SEPP 65 Design Verification Statement

83-99 NORTH TERRACE & 62 THE MALL BANKSTOWN

October 2016

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1. SEPP 65 Design Verification Statement

My full name is Susan Teng. I am a director of H3 Architects, an architectural firm established in 1979.

I hold the following qualifications:
Bachelor of Architecture , HonsII Div I, UNSW 1992
Registered architect NSW Chapter

I have 24 years practical experience in architecture and design of mixed use developments in Sydney. It is my professional opinion that the proposed development complies with the Principles detailed in SEPP 65- Design Quality of Residential Flat Development. Where the proposal varies from the Apartment Design objectives applied to assessing various elements, justification is provided in the submitted SEPP 65- Compliance Table.

This statement has been prepared on behalf of Fioson Pty Ltd to support the proposed development application to be submitted with Canterbury- Bankstown Council for 83-99 North Terrace and 62 The Mall, Bankstown.

This statement addressed the nine (9) Design Quality Principles set out in SEPP 65 and then addresses the applicable objectives contained in the Apartment Design Guide (ADG).

….....
Susan Teng (reg. 8972)
Director H3 Architects

Date: 18 October 2016

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Bankstown Compass Centre

83-99 North Terrace, Bankstown

SEPP 65 Design Verification

I hereby confirm that I have designed, or directed the design of, the architectural façade of the above project and that the Design Quality Principles contained in Apartment Design Guide (ADG) of the State Environmental Planning Policy No. 65 relevant to the façade have been addressed and generally achieved in the documentation for the residential component of the proposed development.

The relevant principles:

1. Context and Neighbourhood Character
2. Built Form and Scale
9. Aesthetics

Yours sincerely

Nettleton Tribe Partnership

JEREMY BISHOP
Registered Architect

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2. Introduction

This SEPP 65 assessment accompanies the Development Application to Canterbury-Bankstown Council for a mixed use development proposal.

This SEPP 65 assessment of the proposal is provided in accordance with the Design Quality Principles as set out in the Apartment Design Guide (ADG).

This statement is intended to form a supporting document to the Development Application for the subject site. The proposed development includes the demolition of the existing structures, and the construction of a new residential mix development comprising 4 multi-level residential towers over a 2-4 storey commercial podium level housing above ground parking and commercial spaces, ground floor retail, 2 levels basement parking and associated ancillary spaces.

In preparing this document, the following documents were reviewed as applicable to this study:-

- Architectural drawings prepared by H3 Architects and Nettleton Tribe;
- Access & Mobility review by Accessible Building Solutions;
- Landscape Plans prepared by LSA Design.

2.1 The Site and It's Context

The subject site is located at 83-99 North Terrace and 62 The Mall, Bankstown within the Bankstown CBD in the Canterbury- Bankstown Local Government Area.

The site is situated within 100 metres walking distance to Bankstown Train Station to the south and Paul Keating Park to the north. It is bounded by four streets- The Mall to the north, North Terrace to the south, Fetherstone Street to the west and the Appian Way to the east.

The total site area is 10,122m² comprising 8173m² for 83-99 North Terrace and 1949m² for 62 The Mall. Currently the site is occupied by retail and commercial uses with a pedestrian through link from North Terrace to Appian Way.

The precinct in which the site is located has been identified by Canterbury- Bankstown Council as a key area for rejuvenation and increased density, all of which is described within council's DCP 2015 Part 1A- Northern CBD Core.

The Northern CBD Core is within a Civic precinct with Paul Keating Park forming a central focus. The precinct to the the north of the railway station has a distinct commercial nature due to the presence of civic centres such as the local courthouse, police station, council chambers and Bankstown Central which is a identified as a regional shopping centre.

Figure 01- Location Map (source-Six Maps)

Council's vision and objective for the Northern CBD Core is to revitalise the area by injecting activity back into the street; renew dilapidated buildings and increasing density of residential dwellings within the town centre.

Council's objectives and desired character for the Northern CBD Core is for it to ' *continue to function as the heart of 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.'*
(Bankstown DCP 2015 pg 6)

The DCP makes this further comment: ' *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...'*
(Bankstown DCP 2015 pg 6)

The design of the proposed development seeks to address the key objectives identified in the DCP which is further described in this statement.

3. Context and Site Analysis

3.1 Topography
The site has a fall from the SW corner (corner Fetherstone Street & North Terrace) to the SE corner of the site (corner The Appian way & North Terrace) of approximately 3.8 metres. Slight falls occur along The Mall and The Appian Way.

3.2 Site Orientation
The site has a north-south orientation with North Terrace frontage facing south and The Mall facing north.

3.3 Vehicular Movement
The site is bounded by four streets which are all one way traffic. North Terrace is a high traffic street with frequent buses due to it's proximity to the train station. Appian Way is a low lying street which has been identified as a flood prone land. The Mall is a short street which has a high traffic thoroughfare.

3.4 Site Constraints and Opportunities
The site is constrained with the following key issues:-

- Physical constraints presented by the adjoining neighbouring property on Fetherstone Street (3-7 Fetherstone Street)
- Constraints of vehicular ingress and exit points around the site perimeter;
- Traffic noise impact;
- South orientation for apartments and impact on amenity.
- Flood prone land particularly along the lower sections of The Mall and The Appian Way.

The key opportunities identified for the site are:-

- Outlook to the north and Paul Keating Park;
- Opportunities for natural surveillance over the Public Domain and surrounding streets;
- Opportunities to revitalise and activate the street with new retail;
- Opportunities to provide a contemporary through site link from North Terrace to Paul Keating Park;
- To increase density and choice of dwelling stock in the Bankstown CBD area including adaptable units.

3.5 Movement Network and Site Entry
For pedestrian flows, the site is currently accessed from North Terrace and The Appian Way via entry points into the retail arcade.

Consistent with the DCP objectives to improve pedestrian movement from the train station by creating a friendly first impression, council has completed upgrade work to Fetherstone Street by ' *creating a central boulevarde 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.'* *(Bankstown DCP 2015- pg6)*

3.6 Massing
The existing massing is generally a two storey retail mass with a commercial tower of 6 storeys.

4. Intent of Controls

The primary instruments applicable to the site are the former Bankstown City Council LEP 2015 and DCP 2015.

The controls under both these documents support a clear desired future character for Bankstown CBD in terms of built form, density, use, spatial quality, amenity and social considerations. The details of the controls are discussed within the Statement of Environmental Effects. The key controls and the intent of these are discussed in relation to the design issues below:-

4.1 LEP 2015

Former Bankstown City Council LEP 2015 is the primary instrument applicable to the site. The current controls for the site is:

- Zoning – B4 Mixed Use
- FSR- 4.5:1
- Building Height- 41m and 53m

A Planning Proposal has been submitted to the Department of Planning to amend the permissible building height applicable to the site to 83 metres for a tower located at the north east corner of the site (identified as Block B in the development proposal) and 72 metres for the remaining parts of the site. The proposed Planning Proposal also seeks to increase the applicable FSR to 5.0:1.

The proposed building height is consistent with the proposed Planning Proposal and consistent with council's DCP objectives for the Northern CBD Core to locate the tallest buildings around Paul Keating Park to define the Civic Precinct.

4.2 DCP 2015

Former Bankstown City Council DCP 2015 as amended includes development controls which references LEP 2015.

DCP 2015- Part A1 is the relevant section under this control. Within this control are the following applicable clauses which relate specifically to the subject site and guide direction for the optimum outcome in spatial design:-

2.0 Building Form

Section 2.3 – Site specific provisions: 83-99 North Terrace in Bankstown

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 midblock connection from the railway station to The Mall and Appian Way.

The development proposal responds by retaining this key strategic site as a single allotment. Building siting and separation has been carefully considered to capture the positive attributes and amenity of the site. Building separation is consistent with the ADG Guidelines and in some instances exceed the building separation

The proposal also includes a midblock connection pedestrian link from North Terrace to The Mall. *(Figure 02)*

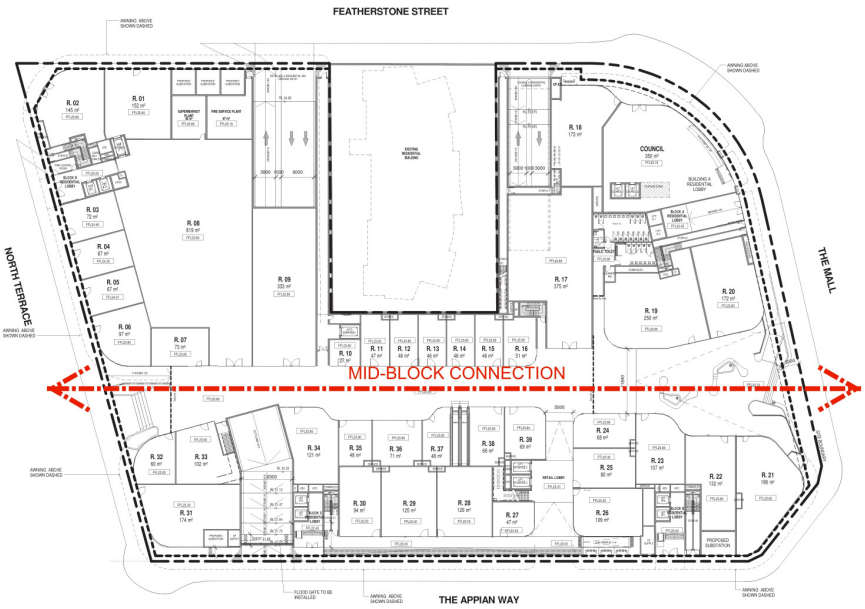

Figure 02- Midblock connection

Section 3.0- Pedestrian amenity and active street frontages
(a.) To improve pedestrian access in the Bankstown CBD by providing new mid block connections and enhancing existing links as redevelopment occurs.

(b.) To strengthen the pedestrian amenity by requiring good physical and visual connections between buildings and street.

(c.) To make vehicular access to buildings more compatible with pedestrian movements and the public domain.

The development proposal responds by ensuring that active frontage to the street is maximised. The proposal provides a minimum of 80% active street frontage. New shopfronts with frontages to the street strengthens pedestrian amenity and encourages activation of pedestrian and retail interface. *(Figure 03)*

Vehicular access to buildings have been located to minimise conflict with pedestrian movements and the public domain.

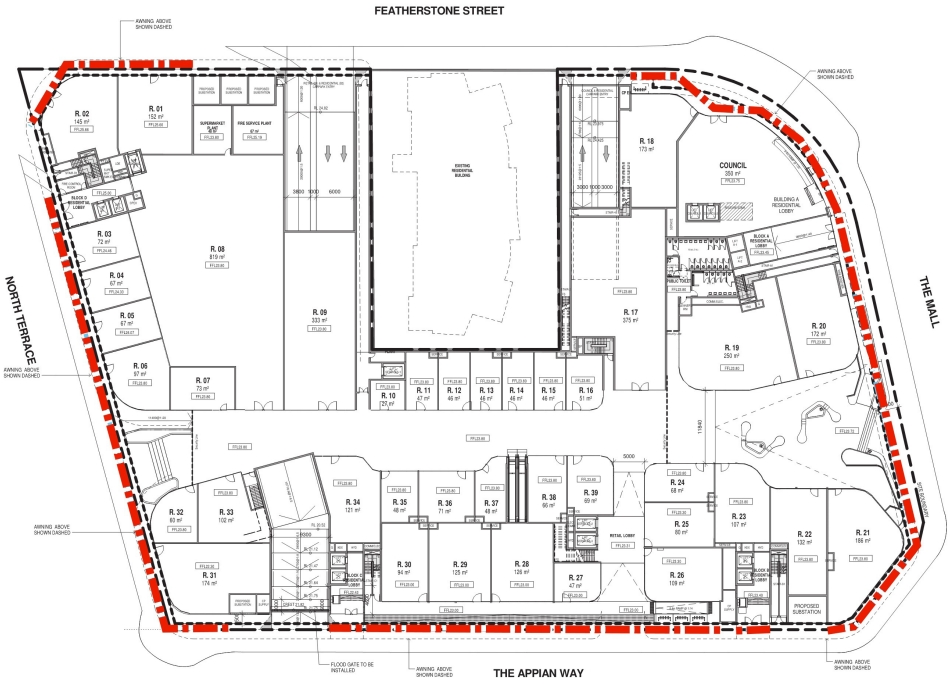

Figure 03- Ground plane active street frontage

Section 3.2- Active street frontages

The design of street frontages must ensure:

(a.) the ground floor is at the same general level as the footpath and accessible directly from the street; and

(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.

Whilst the ground level of the development has been raised in response to the site being located within flood prone zone, active street frontages have been maintained to ensure that retails are highly accessible from the street visually visually and physically. Within the four street frontages, activation is achieved through the placement of apartment lobby entrances, mall entries and clear retail shopfronts.

Section 3.3- Vehicle footpath crossings

Development must optimise the opportunities for active street frontages and streetscape design by:

(a.) making vehicle access points as narrow as possible;

(b.) limiting the number of vehicle accessways to a minimum;

(c.) avoiding the location of carpark entries, driveways and loading docks must locate on lanes and minor streets rather than primary street frontages or streets with high pedestrian activity.

The location of vehicular access points have been carefully considered in light of the site constraints and opportunity. Appian Way is identified as being flood prone land thus driveways off The Appian Way are limited to the loading dock entry point.*(Figure 04)*

All four street frontages are high pedestrian activity streets, however in anticipation that the new through site link will generate and increase pedestrian flow towards the Appian Way, retail and residential vehicular accesspoints have been located off Fetherstone Street.

The benefits of locating the vehicle access points off Fetherstone include aid in evacuation of residents and vehicles during a flood due to Fetherstone Street being on the higher ground and is not not flood affected.

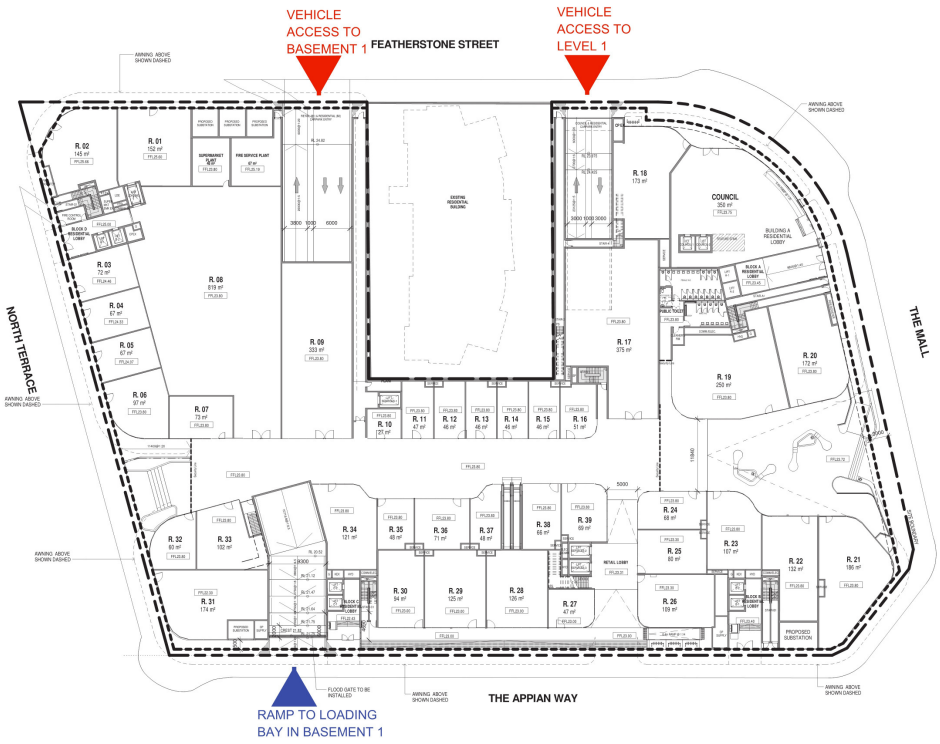

Figure 04- Vehicular Access Points

4.3 Conclusions

The DCP controls create in summary, a built form envelope for the site which responds to the site constraints and captures opportunities for street activation, recognises the benefit and need to provide a pedestrian link through the site connecting the railway station to Paul Keating Park and identifies the ideal locations to site vehicle access points.

Active frontages are achieved via different means such as lobby entries, retail shopfronts, mall entry points, residential balconies overlooking streets to provide passive surveillance culminating in the provision of a Public Domain forecourt to the north.

5. SEPP 65 Comments

5.1 Principle 1: Context and Neighbourhood Character

'Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.'

The Bankstown Town Centre is primarily a low to medium rise built environment dominated by the council Civic Centre (a group of council buildings), Paul Keating Park, shopping centre and train station. It is an area in transition with good infrastructure and transport connectivity that has not yet fulfilled its urban development potential and will undergo significant urban transformation in the near future. The Bankstown railway line is marked to be converted into a metro line as part of the Sydney Metro Project making the precinct more desirable for further urban development.

The subject site is a significant land parcel with 4 frontages in the centre of this urban transformation directly adjacent to the amenity and infrastructure.

- The precinct is characterised by a variety of building types, scales and periods consisting of residential, mixed use, commercial, retail, entertainment and Council buildings.

- The immediate site context is Paul Keating Park and Council buildings to the north, old low rise retail commercial to the East and West, with train station to the South.

- A 12 storey mixed use residential building is on the Western side of the site, the developable area is around this existing building.

- The valuable northern part of the site with park aspect is dominated by on grade parking which is not an inviting environment.

- Council's future desired scale and character for the area is for larger mixed use tower developments with increased activation to street frontages to enhance and extend the transport and retail precinct. In essence to transform and update the town centre to make it a hub of activity that it is capable to be.

◆ **Proposal**

- The proposal responds to the future desired character of the precinct with a high quality mixed use tower and podium development of appropriate scale and built form.

- The proposed street edge retail and commercial podium with a through site link retail arcade forms an axis between the station and Paul Keating Park. There will be

increased street activation and pedestrian access into the once underused northern end of the site and onto the Park.

- The streetscape is transformed to a high quality modern retail and mixed use precinct. Each corner of the street block are nodal points with feature retail, council building, arcade and residential entries to provide points of interest, wayfinding and identity.

- The old library site will be replaced by a new council office building to retain a council presence south of Paul Keating Park to reinforce the Civic precinct.

5.2 Principle 2: Built Form and Scale

'Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.'

- **Proposal**

  - The design for the built form and scale of the proposed development has been a collaborative process between the design team, which included Nettletontribe, H3 Architects, GMU (urban designer) and Higgins Planning in consultation with Bankstown Council, and also through the VPA process. (*Figure 05*)

  - The built form and position of tower elements are generally in accordance to the Bankstown DCP 2015 site layout diagram for the subject site. The towers are nodal points anchoring each corner of the site.

  - The building heights have been manipulated to form a sculptured and varying skyline by reallocation of mass and floor space within permissible FSR. By reallocating the lower masses to the top of selected corner tower elements resulting in more slender tower forms, more pleasing proportions, and greater building separation to improve visual privacy and solar access.

  - The proposed design encompasses a variety of forms and scales to create layering and street hierarchy. The podium addresses the street interface, the Council building is taller with a different façade design to distinguish it from the retail podium for clear identity. The towers are setback from the podium to provide relief and articulation. The towers are different in height to create visual interest and residential identity, with the taller towers addressing prominent corners of the site. Tower B addresses the park and Tower D fronts and interface with the station.

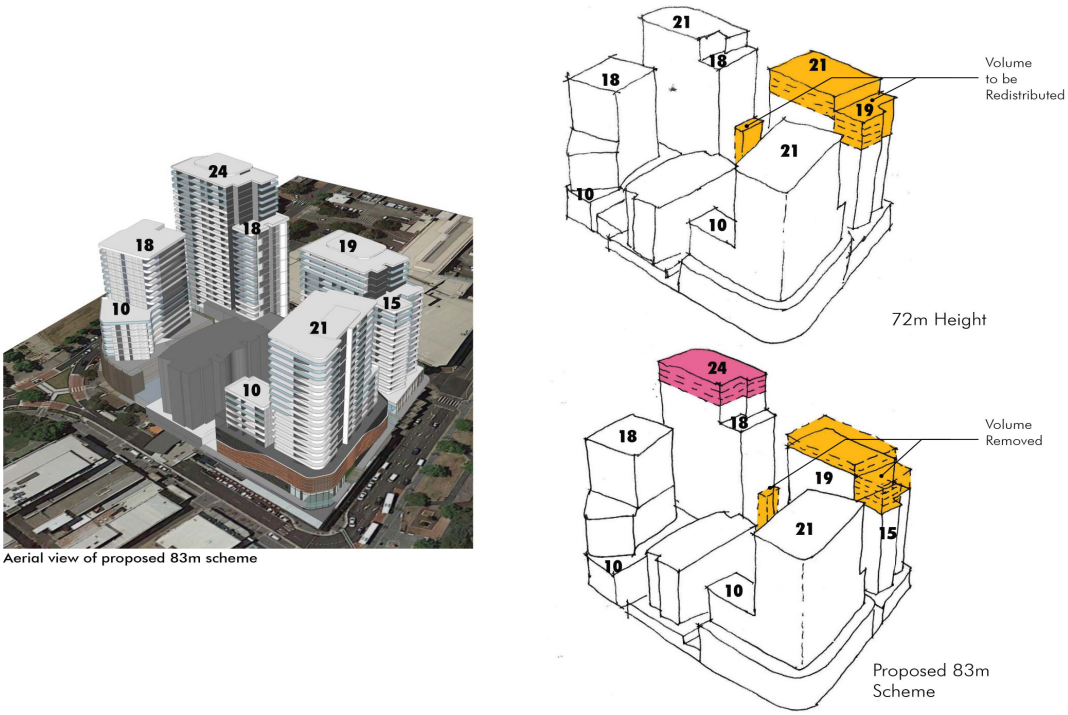

Figure 05- Massing Study

5.3 Principle 3: Density

'Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.'

The total site area is 10,122m² . The permissible FSR for the site is 5.0:1 which equates to 50,610m² GFA. The site is identified by council as being a key strategic parcel of land within the Bankstown CBD. As a prime location, the site has the capacity to support the density proposed, being within 100m of Bankstown Station and situated within a commercial retail and civic hub. The site is highly accessible for pedestrians- public recreation, parks, commercial, civic and retail uses are all accessible being within walking distance of the site.

The proposed density of 471 units consisting of a good unit mix is consistent with council's visions and objectives for this area.

The proposal has been assessed by various consultant to ensure that the proposed density can be sustained by existing infrastructures, public transport, community facilities and the environment.

5.4 Principle 4: Sustainability

'Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.'

The development is designed to embrace simple passive ESD principles. Generous balcony overhangs provides solar control to living spaces, by shading out high angle summer sun. Louvre screens are strategically located on facades that are sensitive to overlooking and high solar exposure to ensure a pleasant living environment.

The design has carefully considered energy efficiency measures. Levels of daylight and ventilation are maximised to the apartments. The Apartment Design Guide (ADG) sets the minimum standard for solar access to apartments as 70% of units should receive a minimum 2 hours solar access during winter. The proposed design exceeds the 70% requirement- a total of 75.80% of apartments receiving a minimum 2 hours solar access.

Where possible, south facing units are limited, with most units orientated with a North, East or West aspect. The layout design ensures that a majority of dwellings are capable of being cross ventilated and kitchens located to take advantage of natural ventilation. The ADG requires a minimum 60% of units to achieve cross ventilation. The proposal provides 64% which exceeds the minimum requirement.

The taller element of the development is located to the north, meaning a large number of units are able to benefit from a north facing aspect.

Extensive roof top gardens are proposed for this development which will create a sustainable passive thermal barrier for the units immediately below.

The ADG provisions limit the number of units which are single aspect and south facing to a maximum of 15%. For the development, this equates to 70 units. The design proposes a total of 22 units which are considered single aspect and south facing equating to 4.7%.

The Basix report prepared by WGE outlines the details of energy and thermal performance of the building achieved through the construction.

In addition to balcony overhangs, sliding louvres are proposed to provide sunshade during summer months.

5.5 Principle 5: Landscape

'Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

An extensive amount of landscaping area is proposed for the development. The ADG provisions requires a minimum 25% of the site area to be landscaped open space. For this development, a minimum of 2530.50m² is required to satisfy the provisions of the ADG. The design proposes a total of 4012m² common landscaped open space equivalent to 39.64% of the total site area, which exceeds the requirements of ADG.

The landscape design prepared by LSA provides for a variety of intimate and communal spaces around the development site. The landscaped rooftop areas not only provides communal space but provides visual outlook for neighbouring residential towers within the development site. (Figure 06)

Figure 06- Level 4 Podium Landscape Plan

5.6 Principle 6: Amenity

'Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.'

The proposed design achieves a good level of amenity for future residents in the following ways:

Dwelling sizes
The development is comprised of a mix of units ranging from 1 bedrooms through to larger 4 bedroom units. All units either meet or exceed the minimum areas set by the ADG. Habitable room sizes also meet the minimum requirements of ADG, with adaptable units sized accordingly to meet relevant Australian Standards.

Private Amenity
All dwellings have access to at least one primary balcony direct from a main living area. The balcony depth is a minimum 2 metres deep for most units, with 3 bedroom and 4 bedroom units having minimum balcony depths of 2.4 metres.

Kitchen
All layouts have been designed to ensure that kitchens are located with direct access to an adjacent window or at least within 8 metres from a window, allowing reasonable access to natural ventilation and light.

Mixed Use
The proposal is a mixed use development is every sense including retail at ground level, commercial use on level 1 and residential apartments above dispersed over 4 residential towers.

Access to retail units is available from all street frontages with the main arcade entry points located off North Terrace and The Mall.

Access to residential lift lobbies are located off The Appian Way, North Terrace and The Mall, spaced to allow the proportions and rhythm of retail units to be retained. The proposed residential access points allows residential entry points to be segregated from vehicle entry/exit points.

Storage
General storage requirements (excluding wardrobes and kitchen storage) for each of the dwellings meet the minimum provisions of ADG.

Daylight
The ADG Compliance Table and shadow diagrams included within the application demonstrate that 357 units out of 471 units (75.80%) receive a minimum 2 hours solar access in mid winter. With the exception of 22 units which are south facing single aspect units, the remaining units receive good daylight.

Natural ventilation
The proposal provides for a total of 142 units out of 222 units (L2-L9) which receive cross ventilation equating to 64% of the total number of units located in levels 2-9. This exceeds the minimum 60% requirement of the ADG.

5.7 Principle 7: Safety

' Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.'

Safety of pedestrians and security of residents in and around the site has been considered in the design. Residential lobby entries are defined with clear glazing enclosures to provide high visibility from within and without. Passive surveillance of public domain spaces are encouraged through strategic placement of dining terraces, casual seating benches, balconies which overlook public common spaces. Delineation of public and private spaces are defined with physical barriers such as doors, gates and the like where required. Other areas are defined through changes in floor finishes, diversions of pathways and wayfinding devices.

Retail shopfronts presents to the street and are clearly visible, which encourages activity and surveillance over the street.
Residential common and shared spaces are highly visible from residential balconies.

5.8 Principle 8: Housing Diversity and Social Interaction

'Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of people, providing opportunities for social interaction amongst residents.'

Within the residential make up of the proposal, the mix and tenure of of the dwellings offers the opportunity to respond to the varying needs of the community in terms of household make up and lifestyle and affordability. This is achieved through a range of dwelling sizes and inclusion of adaptable units.

Both the external and internal environment have been designed to allow for clear and safe access to accommodate different needs, At street level, this includes accessible paths into the building.

5.9 Principle 9: Aesthetics

'Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.'

- **Proposal**
  The proposed architectural language is contemporary with inspiration drawn from the natural environment in response to the close proximity to a generous park space adjacent to the site.

- **The Towers**

  1. The architectural expression consists of simple organic flowing lines and forms, to create the main canvas of the towers to allow a layering of elements and materials within.

  2. The signature tower design elements such as the curved balcony and flowing balustrade lines are repeated in a variety of ways with different materials and colours to create visual interests and identity. The towers have a visual consistency with a design DNA that belong to the same family of buildings.

  3. The general hierarchy of the composition is a solid appearance at lower levels and gradually opens up with more glass at the higher levels to take advantage of the expansive outlook, the composition is varied and rhythmic.

  4. High quality materials and highlight colours are applied to high level soffits to subtly terminate the towers.

  5. Each tower has a DNA theme that is expressed as a graphic that is superimposed to the precast concrete side walls. The DNA theme element is carried down to the lobby design with laser cut panels coated with a durable metallic finish over the lobby entrances at street level to punctuate the retail podium for building identity and design consistency.

- **The Podium**
  1. The retail podium is a simple elegant design providing a transparent backdrop for street interaction and retail activity.

  2. The continuous awning is punctuated by greenwalls and glass sections to highlight residential entries.

3. Carpark screen design is a combination of horizontal solid bands and vertical metal clad panels accentuated with expanses of fritted grey glass. The carpark levels are sleeved with residential units to maintain an active frontage with outlook to the street. The simple composition of above ground parking levels takes its cue from the solid balustrades of the tower element and emulates the residential language so as to provide a smooth and discreet marrying of residential facade to carpark facade. (Figure 07)

Figure 07- View of carpark facade from SE

4. At street level, a pedestrian through site is provided to connect North Terrace and The Mall. The south and north pedestrian entry points become key nodal points to connect foot traffic from the train station to Paul Keating Park and the library.
The south entry is presented as a highly visible entrance, well landscaped and pleasant space into the mall and this is further highlighted with the proposal for a digital signboard set in above the entrance.

The north entrance is envisaged as a food and beverage destination hub overlooking Paul Keating Park.
The vision and quality of the northern forecourt space is to provide a food and beverage destination hub drawing inspiration from the Park and the desire to draw into the space and operate as a extension of the park.
Tall structures which serve to support the glass canopy emulate the trees. Vertical gardens are proposed to one of the 'tree' structure which penetrate the dining terrace located on level 1 allowing visual interaction within the northern forecourt from above and providing a treetop dining experience.
It is also envisaged that one of the 'tree' structures would be further developed into Public Art within this vibrant space. *(Figure 08)*

Figure 08- Northern Forecourt Image

- **The Council Building**

  1. The Council building anchors the development at the corner of Fetherstone St and The Mall facing the Civic precinct.

  2. The distinct podium form and design differentiates it from the rest of the development. There are subtle design elements that are consistent with the development to create a harmonious whole.

  3. The façade design is centred around the desire to create a building with a civic presence and one which exhibits design excellence through sustainable measures. Inspiration was drawn from the current council chambers located to the north of site in Paul Keating Park. (Figure 09)

  The rhythm of the new council glass facade reflects the rhythm and spacing of the windows of the council chamber. The curved form of the new administration building is sympathetic to the council chambers and the organic language of the residential towers above.

  Sustainable measures incorporated in the facade design includes the following:

- Introduction of solar chimneys to facilitate passive cooling;

- Provision of solar panels over solar chimneys and over the main entrance of council building to collect solar energy;

- Provide fixed horizontal louvred sunshade devices to the north facade;

- Provide fixed perforated metal vertical sunshade devices to the western facade.

The overall outcome is a landmark development of high quality which will contribute positively to the desired future character of the Bankstown City Centre, improve the existing streetscape and public domain and will set a benchmark for future developments in the locality. (Figure 10)

Figure 09- Existing Council chambers located on Paul Keating Park
(image courtesy of Canterbury-Bankstown Council)

Figure 10- North-West view of council building