



Bankstown Development Control Plan 2015



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LIST OF AMENDMENTS

Council adopted Bankstown Development Control Plan 2015 on 27 May 2014 and it came into effect on 5 March 2015, as amended by Council on the following dates:

| Amendment number | Adoption date | Effective date | Subject of amendment |
|-------------------------|----------------------|-----------------------|--|
| No. 1 (Part) | 28 April 2015 | 13 May 2015 | Amend the year in the name of the DCP from '2014' to '2015'; transfer certain provisions from the former Bankstown LEP 2001 to the DCP; and incorporate the places of public worship amendments under Bankstown DCP 2005 (Amendment No. 32). |
| No. 1 (Part) | 28 April 2015 | 22 January 2016 | Amend Parts A1, A2 and B2 to implement the North West Local Area Plan. |
| No. 2 (Part) | 23 June 2015 | 8 July 2015 | Transfer a certain provision from the former Bankstown LEP 2001 to the DCP—Parts B2 & B3, and amend Part B5 by correcting a wording error and including an off-street parking rate for semi-detached dwellings. |
| No. 2 (Part) | 23 June 2015 | 22 January 2016 | Amend Part B5 to implement the North West Local Area Plan. |
| No. 3 | 24 November 2015 | 16 December 2015 | Amend Part B11—Tree Preservation Order. |
| No. 5 | 28 June 2016 | 13 July 2016 | Update the document to refer to revised SEPP 65; clarify the application of the development controls for neighbourhood centres; and apply the parking rate for serviced apartments to Zone B5. |

INTRODUCTION

The City of Bankstown is a vibrant and exciting city serving the West Central Subregion.

The City of Bankstown comprises an area of 77 square kilometres and supports a range of land uses. This includes the Bankstown Central Business District, shopping centres, industrial precincts, Bankstown Airport, regional transport infrastructure, Potts Hill Reservoir, Bankstown Hospital, universities and schools, residential neighbourhoods, community facilities, sporting ovals and the Georges River National Park.

Bankstown Local Environmental Plan 2015 is Council's principal planning document to regulate effective and orderly development in the City of Bankstown. The LEP provides objectives, zones and development standards such as lot sizes and floor space ratios.

Bankstown Development Control Plan 2015 supplements the LEP by providing additional objectives and development controls to enhance the function, appearance and amenity of development in the City of Bankstown. The development controls include storey limits, setbacks, building design, landscaping and access.

Name of this DCP

This DCP is called Bankstown Development Control Plan 2015.

Council adopted Bankstown Development Control Plan 2015 on 27 May 2014 and it came into effect on 5 March 2015.

Land where this DCP applies

This DCP applies to all land within the City of Bankstown.

Objectives of this DCP

The objectives of this DCP are:

- (a) To have a single, dynamic document that supplements Bankstown Local Environmental Plan 2015.
- (b) To have objectives and development controls that establish clear guidelines for effective and orderly development in the City of Bankstown.
- (c) To have a high quality urban environment and built form character in the City of Bankstown.
- (d) To have development that contributes to the prosperity of the City of Bankstown.
- (e) To have development that protects and enhances the natural environment in the City of Bankstown.
- (f) To have development that incorporates the principles of ecologically sustainable development including:
 - (i) the conservation of energy and natural resources, particularly water and soil; and
 - (ii) the avoidance of environmentally damaging materials; and
 - (iii) the avoidance of significant adverse impact on the natural environment, particularly areas of remnant vegetation, watercourses and native flora and fauna; and
 - (iv) waste avoidance and waste minimisation; and
 - (v) encouraging the use of public transport.
- (g) To have a safe and secure environment in the City of Bankstown.
- (h) To have development that considers the following general environmental matters:
 - (i) flora and fauna, including threatened species; and
 - (ii) water quality of surface water bodies and ground water; and
 - (iii) any catchment management strategy applying to the land; and
 - (iv) the reduction of stormwater run-off by minimising the area of impervious surfaces, increasing infiltration and the use of rainwater tanks.

Relationship of this DCP to environmental planning instruments and policies

This DCP is to be read in conjunction with the environmental planning instruments and policies that apply to land within the City of Bankstown, namely:

- (a) The Environmental Planning and Assessment Act 1979.
- (b) State Environmental Planning Policies.
- (c) Deemed State Environmental Planning Policy–Georges River Catchment.
- (d) Bankstown Local Environmental Plan 2015.
- (e) Section 94A Development Contributions Plan.
- (f) Bankstown Development Engineering Standards Policy.
- (g) Any policies or studies adopted or recognised by Council that are relevant to development applications.

How to use this DCP

The Environmental Planning and Assessment Act 1979 requires Council to take into consideration Bankstown Development Control Plan 2015 in determining development applications. Bankstown Development Control Plan 2015 is a multi-layered document and it is important to read all parts of this DCP.

The objectives and development controls of any one part of this DCP cannot be read in isolation. Development applications must refer to all relevant parts of this DCP.

The following steps provide a general guide to using this DCP:

Step 1–Refer to Introduction

Refer to the Introduction of this DCP to check the citation and objectives of this DCP. This includes:

- A reference on how this DCP relates to other planning instruments. It is important to confirm the zone and site conditions to identify whether a proposal is permissible on the site.
- An index of the parts and sections in this DCP and an index of amendments to confirm the latest version of this DCP.
- Whether a development application requires public notification and if a site analysis plan is required to be submitted with the application.
- Definitions of certain terms used in this DCP.

Step 2–Check if exempt or complying development

It is important to first check whether a proposal is exempt or complying development (refer to the SEPP (Exempt and Complying Development Codes) 2008 and Bankstown LEP 2015).

Exempt development is development of a minor nature that does not require development approval. Complying development is routine development that can be certified by Council or private certifiers.

If the proposal is not exempt or complying development, a development application is required to be lodged with Council.

Step 3–Check if Part A (precinct controls) apply

Refer to Part A to check the objectives and precinct controls that apply to certain locations in the City of Bankstown. Part A includes:

- A1 Centres
- A2 Corridors
- A3 Key infill development sites

Step 4–Refer to Part B (general controls)

Refer to Part B to check the objectives and general controls that apply to development in the City of Bankstown. Part B includes:

- B1 Residential development
- B2 Commercial centres
- B3 Industrial precincts
- B4 Sustainable development
- B5 Parking
- B6 Child care centres
- B7 Educational establishments
- B8 Places of public worship
- B9 Sex services premises
- B10 Telecommunications facilities
- B11 Tree preservation order
- B12 Flood management risk

Step 5–Lodge development application

Applicants should discuss their proposal with Council to confirm the issues that must be taken into account when preparing development applications, and to check any need for the preparation of reports by specialist consultants.

Council reviews this DCP on a periodic basis. It is important for applicants to refer to the latest version of this DCP when preparing development applications. Applicants should check with Council to confirm the latest version of this DCP.

SECTION 2—SITE ANALYSIS

This section provides the requirements for site analysis plans and applies to development applications that propose:

- (a) three or more lots as part of a Torrens Title subdivision; or
- (b) attached dwellings, multi dwelling housing, serviced apartments, shop top housing, boarding houses, housing estates, mixed use development (containing dwellings) or residential flat buildings.

Objectives

The objectives are:

- (a) To have site analysis plans that identify the site features (opportunities and constraints).
- (b) To have site layouts that:
 - (i) provide a pleasant, attractive, and resource—efficient living environment;
 - (ii) ensure buildings, front fences, and landscaped areas contribute positively to the streetscape;
 - (iii) retain any item of identified conservation or heritage value; and
 - (iv) ensure the siting of development takes into account site features such as topography, views, landmarks, trees, vegetation, structures, drainage, services, access, orientation, and microclimate.

Requirements for site analysis plans

Understanding the site is the first step in designing a development and is a mandatory part of the assessment process. The purpose of a site analysis is to identify how a development responds to the opportunities and constraints of an allotment and the surrounding streetscape.

The results of the site analysis must illustrate the following principles in the form of a site analysis plan:

Principle 1: Context

Good design responds and contributes to its context. Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. This will help a new building to contribute to the quality and identity of an area.

Principle 2: Scale

Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings. Establishing an appropriate scale requires a considered response to the scale of existing development in the street. In precincts undergoing a transition, the proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

Principle 3: Built form

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

Principle 4: Density

Good design has a density appropriate for a site and its context in terms of floor space yields (or number of units). Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density.

In some cases, a sustainable density may mean a development will not achieve the maximum floor space ratio or density if it is to provide an environmental quality appropriate to the site.

Principle 5: Resource, energy, and water efficiency

Good design makes efficient use of natural resources, energy, and water throughout its full life cycle. Sustainability is integral to the design process. Aspects include selection of appropriate and sustainable materials, layouts and built form, passive solar design principles, soil zones for vegetation, and reuse of water.

Principle 6: Landscape

Good design recognises the integration of landscape and buildings results in greater aesthetic quality and amenity for occupants and the adjoining public domain. Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances micro climate, tree canopy and habitat values, positive image to the streetscape and neighbourhood character, privacy, and respect for neighbours' amenity.

Principle 7: Amenity

Good design provides amenity through the physical, spatial and environmental quality of a development. Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook, and ease of access for all age groups and degrees of mobility.

Principle 8: Safety and security

Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, maximising activity on streets, providing clear access, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location, and clear definition between public and private spaces.

Principle 9: Social dimensions

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.

New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.

Principle 10: Aesthetics

Quality aesthetics require the appropriate composition of building elements, textures, materials and colours, and reflect the use, internal design, and structure of the development. Aesthetics should respond to the environment and context particularly to the desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.

SECTION 3–PUBLIC NOTIFICATION OF DEVELOPMENT

Introduction

Council will give notice in accordance with Table 1 to owners of land adjoining or opposite the land to which any development application relates. For strata title properties, each owner will be notified. As a guiding principle, Council will limit neighbour notification to those adjoining properties affected by a proposal.

Modifications to development applications under section 96(2) of the Environmental Planning and Assessment Act 1979 will be notified in the same manner as the original development application. The form of notice for the types of development is detailed below.

Neighbour notified development

3.1 The form of notice for neighbour notified development will include:

- (a) an A4 size plan of the proposed development that depicts its height, external configuration and siting;
- (b) a description of the proposed development;
- (c) the address of the development site;
- (d) the name of the applicant to carry out the proposed development;
- (e) advice that the plans may be inspected at Council during business hours (free of charge); and
- (f) the closing date for written submissions being 14 days from the date of the notice.

Advertised development

3.2 The form of notice for advertised development will include the requirements under the Environmental Planning and Assessment Act 1979.

In addition, a sign will be placed on the development site indicating the details of the proposed development.

For the purpose of this clause, advertised development includes:

- (i) amusement centres, boarding houses, child care centres, community facilities, educational establishments, funeral homes, group homes, pubs, massage parlours, methadone clinics, places of public entertainment, places of public worship, residential flat buildings, restricted premises and sex services premises;

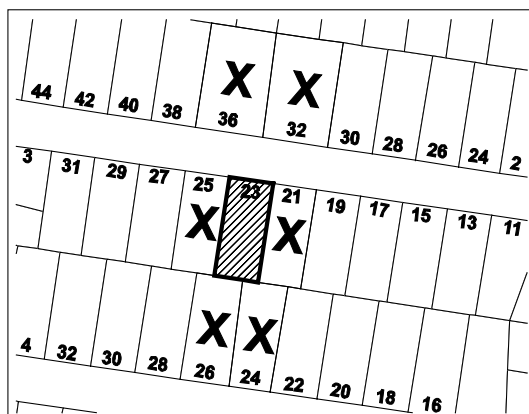
- (ii) the complete or substantial demolition of a heritage item; and
- (iii) the complete or substantial demolition of any significant feature of a heritage item.

Protocol for neighbour notification and advertising

3.3 For neighbour notified and advertised development as shown in Table 1, the following procedures will apply:

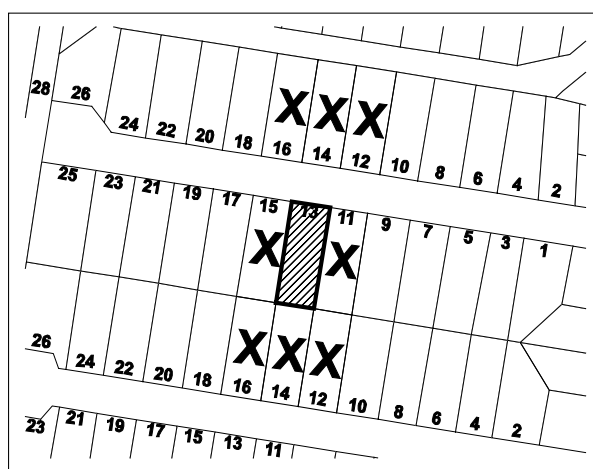
- (a) the owners of land adjoining or opposite a proposed development including properties separated by only a walkway, driveway or laneway will be notified as shown in Maps 1 and 2 and the following approach will be taken:
 - (i) where the proposed development affects the entire site, owners of properties marked X will be notified as shown in Map 1;
 - (ii) where the proposed development affects only the rear of the site (such as rear yard garage, swimming pool, rear dwelling additions/alterations), owners at the sides and rear will be notified as shown in Map 2. Owners on the opposite side of the roadway will not be notified. Similar notification will occur where development is proposed at the front of the premises;
- (b) the plans of the proposed development will be available for inspection at Council's Customer Service Centre during business hours and free of charge;
- (c) submissions to Council must be in writing and be received by Council on or before the last day of notification;
- (d) all written submissions will be considered by Council as part of the assessment of the application;
- (e) Council will give notice of the determination of an application to each person who makes a written submission. For a petition, the instigator will be advised. The notice of determination will specifically address their matters of concern and give reasons for the determination; and
- (f) where a development application is referred to a Council meeting, every effort will be made to advise applicants and objectors of the date of the meeting.

| Table 1–Development Category | | Neighbour notified development | Advertised development |
|-------------------------------------|---|---------------------------------------|-------------------------------|
| Local development–residential zones | Development requiring a development application (except demolition or strata subdivision or subdivision of an approved dual occupancy or modifications of minimal environmental impact). | ✓ | |
| Local development–business zones | Erection of a new building. | ✓ | |
| | Development that adjoins or is opposite residential zoned land where the hours of operation extend outside the hours of 7.00am–7.00pm (except demolition or any subdivision or modifications of minimal environmental impact or where the development is located inside a retail shopping complex). | ✓ | |
| Local development–industrial zones | Erection of a new building. | ✓ | |
| | Development that adjoins or is opposite residential zoned land (except demolition or any subdivision or modifications of minimal environmental impact). | ✓ | |
| Local development–all zones | Development subject to SEPP 33. | ✓ | ✓ |
| | Designated development. | ✓ | ✓ |
| | Advertised development. | ✓ | ✓ |

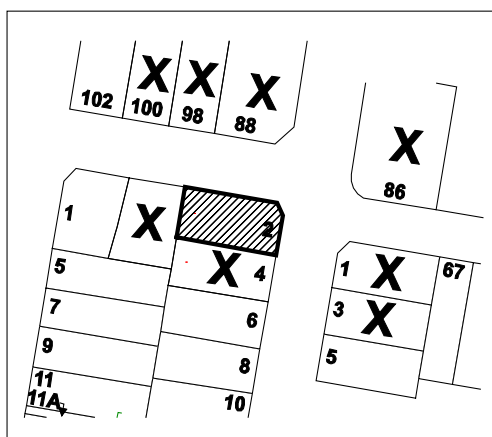


➤ **PLAN 1**

PLAN 2 ➤



➤ **PLAN 3**



Quality
Endorsed
Company
NSW GOVERNMENT
Standard Australia



MAPPING LEGEND

NOTIFICATION MAPS

Proposed Development Site



Neighbours Notified



Scale: NOT TO SCALE

Prepared by: on 15/02/2000.

**ECOLOGICALLY SUSTAINABLE
DEVELOPMENT**

Drawn by:PRATON.....on 16/02/2000.



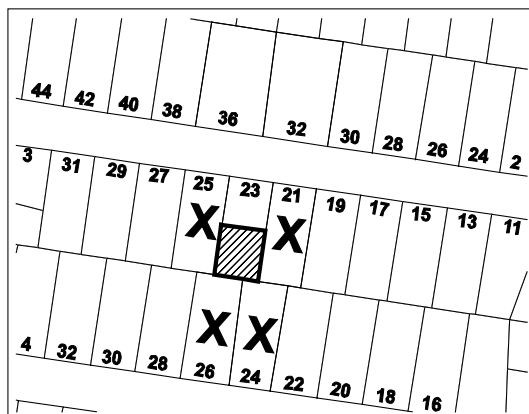
BANKSTOWN CITY COUNCIL

MAP 1

PageN° :

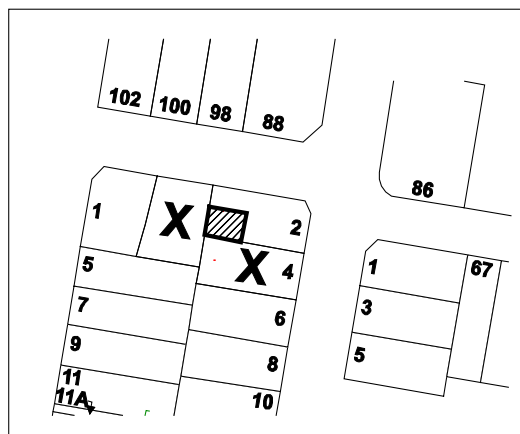
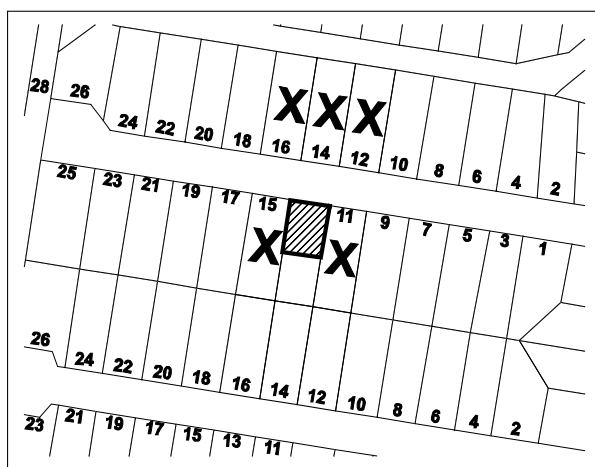
Revision :

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➤ **PLAN 4**

PLAN 5 ➤



➤ **PLAN 6**



Quality
Endorsed
Company

ISO 9001:2015
Standard Certified



MAPPING LEGEND

NOTIFICATION MAPS

Proposed Development Site



Neighbours Notified



Scale: NOT TO SCALE

Prepared by: on 15/02/2020.
**ECOLOGICALLY SUSTAINABLE
DEVELOPMENT**

Drawn by: PRATYUN on 16/02/2020.



BANKSTOWN CITY COUNCIL

MAP 2

PageN° : Revision :

File Name:

SECTION 4–DEFINITIONS

Boarding room means a room or suite of rooms within boarding houses and group homes occupied or so constructed or adapted as to be capable of being occupied by one or more lodgers.

Community event means a function or event open to the public or a section of the public that is a ceremony, cultural celebration, exhibition, fete, fair, gathering, market or sporting event.

DCP means Bankstown Development Control Plan 2015.

Desired character means the ideal image, form, quality (character) of development that this DCP seeks to achieve for the City of Bankstown in the future.

Development control means the minimum control that must be met if Council is to consider a development application for approval.

Fence height means the vertical distance measured from any point along the top of the fence to the ground level (existing) (this is taken to be the level where the fence posts enter the ground) immediately below that point.

Food premises means food premises as defined in the Food Act 2003.

Front dwelling means a dwelling that faces the street at or adjacent to the front building line.

Hardstand means an open paved, concrete, or grassed space designed to allow for car parking.

Landscape buffer zone means an area on an allotment that:

- (a) allows deep soil planting and landscaping works to enhance a locality or an arterial road corridor; and
- (b) may allow an entry and exit driveway to a service lane; but
- (c) does not allow other forms of development such as car parks, buildings, and the like.

Living area means any room or area used for normal domestic activities including living, dining, family, lounge, kitchen, sun room and play room.

Minor addition means:

- (a) in the case of residential development, an addition to an existing dwelling of not more than 10% or 30m² (whichever is the lesser) of the gross floor area which existed as at 21 August 1979; and
- (b) in the case of commercial or industrial development, an addition to an existing premises of not more than 10% of the gross floor area which existed as at 21 August 1979.

Open space means any open or vacant area on an allotment that is designed, constructed, or adapted for living or outdoor recreation, but does not include:

- (a) a driveway, parking area, drying area or other service area, undercroft area, balcony, and the like; or
- (b) any above ground terrace, deck, or verandah where the height of the floor level is more than 300mm above the ground level (existing).

Outbuilding means a detached building or structure used for purposes ancillary to the main dwelling on an allotment.

Primary road frontage means:

- (a) the single frontage where an allotment has a single frontage to the street; or
- (b) the shortest frontage where a corner allotment has two or more frontages to the street; or
- (c) the two frontages where an allotment (not including a corner allotment) runs between two streets.

Riparian corridor means a watercourse, the banks of the watercourse, and the area located within 15 metres of the watercourse (measured from the top of the banks).

Secondary road frontage means:

- (a) the longer frontages where a corner allotment has two or more frontages to the street; and
- (b) any frontage of an allotment that adjoins a lane. A lane is a narrow roadway that measures 6 metres or less in width between the made or unmade kerb alignments.

Wall height means the vertical distance between the ground level (existing) and the underside of the eaves of the wall line or the top of the parapet or the flat roof (whichever is the highest).



Bankstown Development Control Plan 2015



PART A1

CENTRES



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SECTION 1–INTRODUCTION

Bankstown Local Environmental Plan 2015 is Council's principal planning document to regulate effective and orderly development in the City of Bankstown. The LEP provides objectives, zones and development standards such as lot sizes and floor space ratios.

Part A1 of Bankstown Development Control Plan 2015 supplements the LEP by providing additional objectives and development controls to enhance the function and liveability of certain centres in the City of Bankstown. The development controls include storey limits, setbacks and building design.

Applicants must note:

- (a) Development must comply with the other development controls of this DCP. However if applicable to a development application, the development controls of Part A1 will prevail if there is an inconsistency with any other development controls in this DCP.
- (b) Council applies the design quality principles of State Environmental Planning Policy No 65–Design Quality of Residential Apartment Development and the Apartment Design Guide to residential flat buildings, shop top housing, serviced apartments, boarding houses and mixed use development (containing dwellings). This includes buildings that are two storeys or less, or contain less than four dwellings.
- (c) A building envelope is not a building, but a three dimensional shape that may determine the bulk and siting of a building. After allowing for building articulation, the achievable floor space of a development is likely to be less than the building envelope.

Objectives

The objectives of Part A1 of this DCP are:

- (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.

SECTION 2–BANKSTOWN CENTRAL BUSINESS DISTRICT

Introduction

This section applies to the Northern CBD Core, Southern CBD Core and Bankstown City Plaza precincts as shown in Figure 1.

About the Bankstown CBD locality

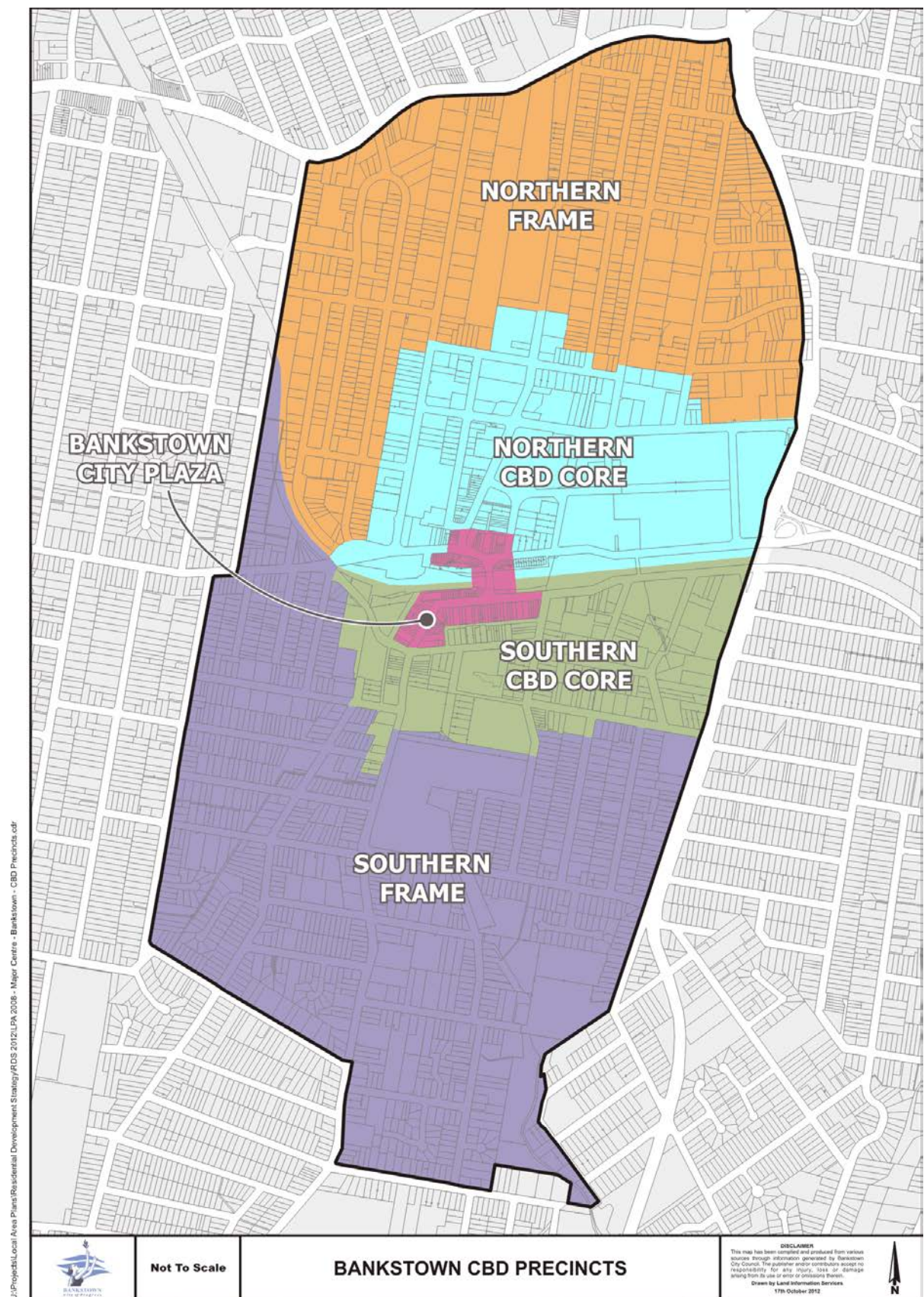
The Bankstown CBD is a Major Centre in the West Central Subregion and the heart of the City of Bankstown. This locality is highly urbanised with civic, retail and commercial activities generally focussed around the railway station. This locality is also densely populated with some 16,000 residents living in the residential areas to the north and south.

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:

- 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);
- 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.

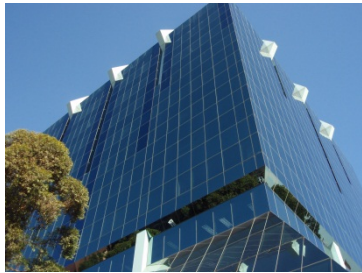
Figure 1: Bankstown CBD precincts



1.0 Desired character for the Bankstown CBD mixed use precincts

There are three precincts of distinctive functional and physical character that make up the mixed use areas in this locality. These are the Northern CBD Core, Southern CBD Core and Bankstown City Plaza precincts as shown in Figure 1. These precincts offer an effective base to outline the desired character objectives to implement the development controls at a local level as follows:

(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 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.

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.

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:

- 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.

- 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.

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.

(ii) Bankstown City Plaza precinct



The Bankstown City Plaza precinct is located around the railway station and bus interchange, and was the first area to develop following the opening of the Bankstown railway line in 1909. The established townscape character is a traditional low density shopping strip based on a small lot subdivision pattern. There is a consistent two storey street wall and a concentration of historic 1920s Art Deco buildings.

There is also considerable pedestrian activity compared to other precincts (mainly around the shops and restaurants) and good solar access to the pedestrian friendly streets.

The desired character is to have the Bankstown City Plaza precinct retain the low density shopping strip, renowned for the consistent two storey street wall and Art Deco buildings. Development will promote retail and commercial activities particularly at the ground and first floors.

The Bankstown City Plaza will also enjoy good solar access to the pedestrian friendly streets, and the building form will require development above the two storey street wall to be stepped back a minimum 3 metres from the street alignment.

(iii) Southern CBD Core precinct



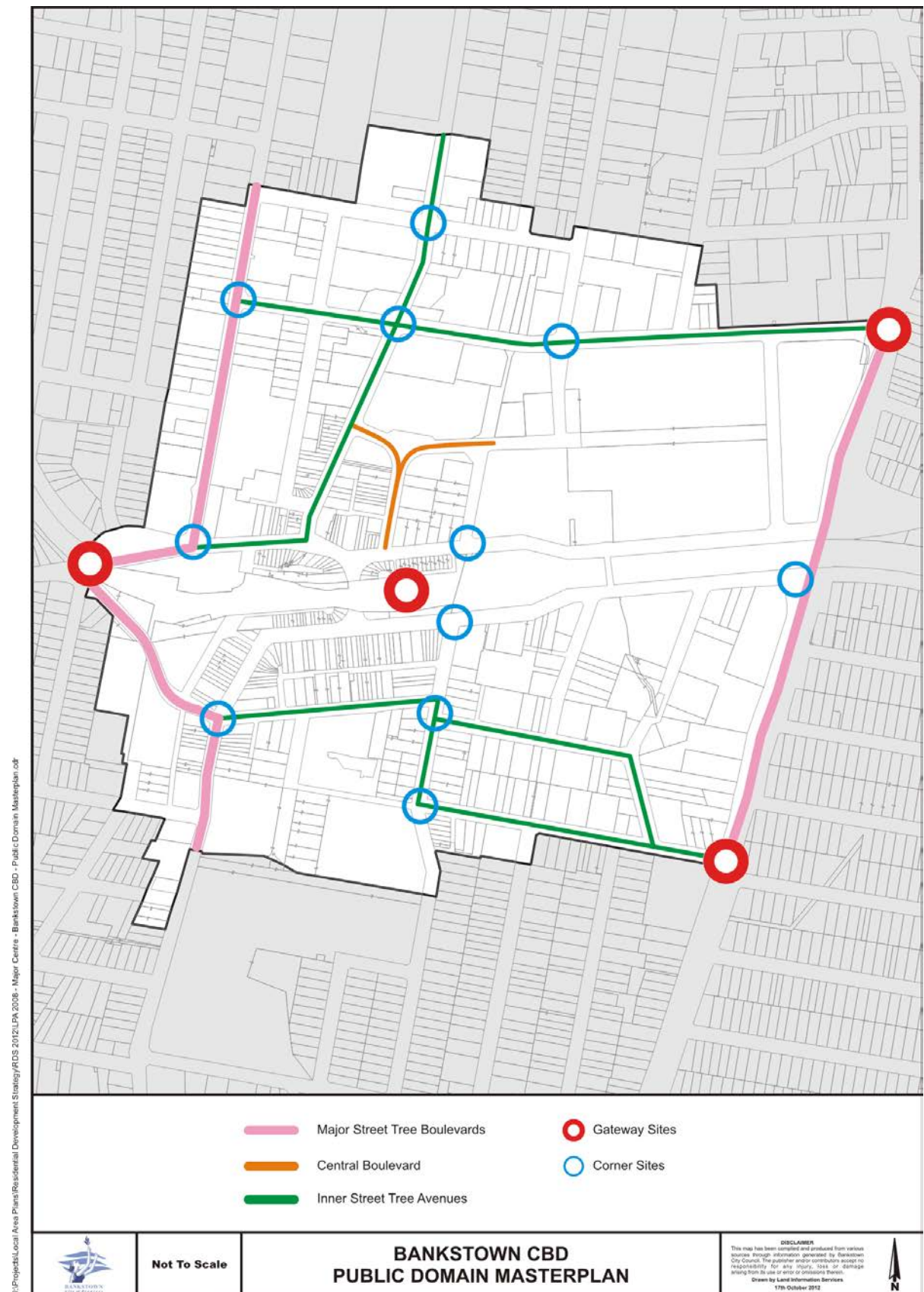
The Southern CBD Core precinct is located to the immediate south of the railway line. The established character is high density mixed use development, together with some cultural and entertainment facilities (namely Bankstown Sports Club and the Regional Arts Centre) and schools. The mature Fig trees along Olympic Parade form an impressive western gateway.

The desired character is to have the Southern CBD Core precinct continue to contain retail activities and high amenity housing around the transport hub. The building form will be a mix of retail and commercial activities on the ground and first floors, and high density living above. The location of the tallest buildings will take advantage of the larger site sizes in proximity to the railway station and bus interchange.

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 an appropriate building scale to pedestrians, to provide sunlight to public spaces or to protect the amenity of neighbouring buildings.

Towards the CBD edge, buildings will have a minimum 3 metre street setback to accommodate street tree avenues. These avenues will form part of a high quality pedestrian environment that connects the exciting regional arts hub at Olympic Parade to the Stanley Street eastern gateway (as shown in Figure 2). This setback along Stanley Street will also act as a transition to the building alignments of the neighbouring residential area.

Figure 2: Key urban renewal and street tree programs as outlined in the Local Area Plan



2.0 Building form

Explanation

Good design achieves an appropriate building form for sites in terms of building proportions and alignments. An appropriate building form defines the public domain, contributes to the streetscape character and provides good internal amenity to residents and workers.

The combination of Bankstown LEP 2015 and this DCP determines the desired building form for the Bankstown CBD. The LEP includes floor space ratios, lot widths and building heights. This section of the DCP contains orientation and setback controls. However, applicants of development proposals must recognise that the combination of these controls is not a building, but a three dimensional shape that may determine the bulk and siting of a building. After allowing for building articulation, the achievable floor space of a development is likely to be less than the building envelope.

Objectives

The objectives to achieve the desired character are:

- (a) To require a continuous built edge to the street at locations where it is essential to have active street frontages.
- (b) To ensure setbacks are compatible with the surrounding context and desired urban character of the Bankstown CBD precincts.
- (c) To provide specific guidelines for key redevelopment sites that will significantly contribute to the desired urban character of the Bankstown CBD precincts.
- (d) 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.
- (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.
- (f) To ensure development and signage in the Bankstown City Plaza precinct is compatible with the distinctive character of the buildings and surrounding context.

Development controls

The development controls to achieve the objectives are:

Northern CBD Core and Southern CBD Core precincts

Setbacks

- 2.1** Development must comply with the minimum street setbacks as shown in Figure 3.
- 2.2** In determining the side and rear setbacks, Council must take into consideration the following matters:
- (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 Apartment Design Guide.

Certain development proposals must submit a site analysis plan to illustrate the site conditions and relationship to the surrounding context.

Figure 3: Minimum street setbacks

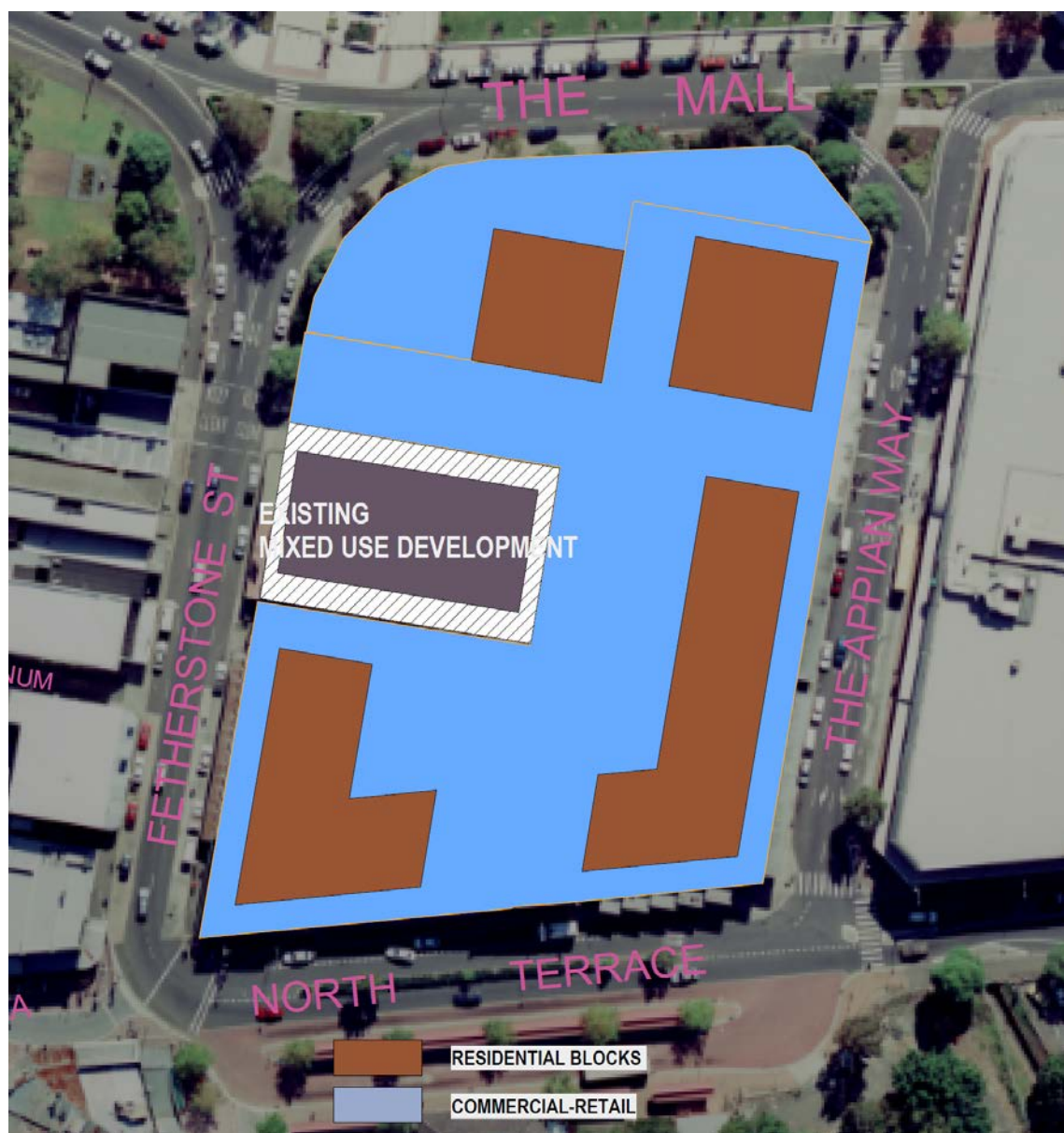


Site specific provisions: Nos. 83–99 North Terrace in Bankstown

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.

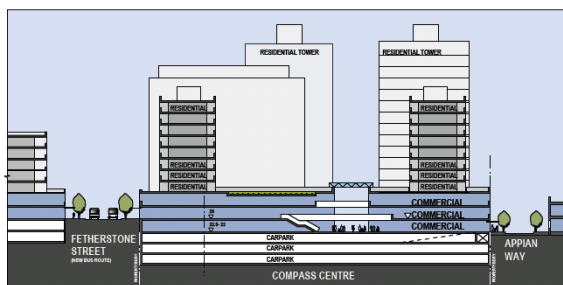
Figure 4: Proposed site layout for mixed use development on this key strategic site (refer to cross-sections for appropriate number of storeys).



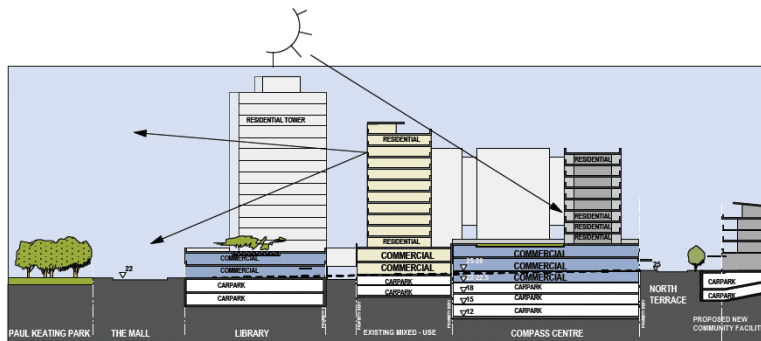
Proposed building envelope for mixed use development on this key strategic site as viewed from The Appian Way (not to scale).



Proposed cross-sections for mixed use development on this key strategic site.



CROSS SECTION EAST-WEST



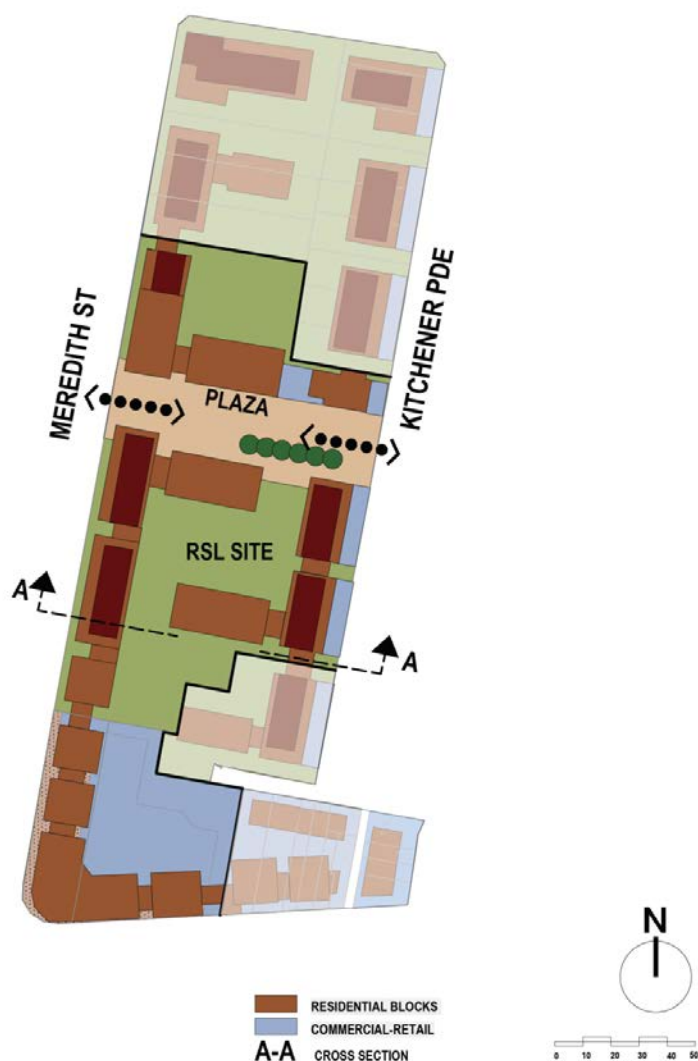
CROSS SECTION NORTH- SOUTH

Site specific provisions: No. 32 Kitchener Parade in Bankstown

2.4 Development must comply generally with the site layout shown in Figure 5, 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) providing a minimum 20 metre wide mid-block connection between Meredith Street and Kitchener Parade. This mid-block connection is essential to creating a pedestrian network that connects the neighbouring residential areas to important destinations such as the Civic Precinct. Active street frontages should locate alongside this mid-block connection.

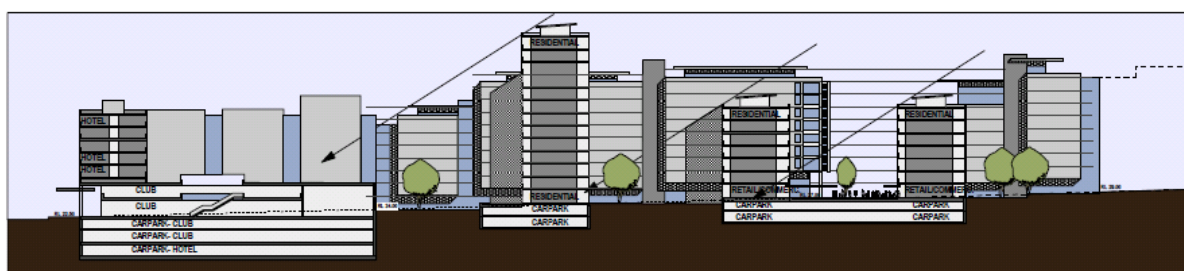
Figure 5: Proposed building envelope for mixed use development on this key strategic site (refer to cross-sections for appropriate number of storeys).



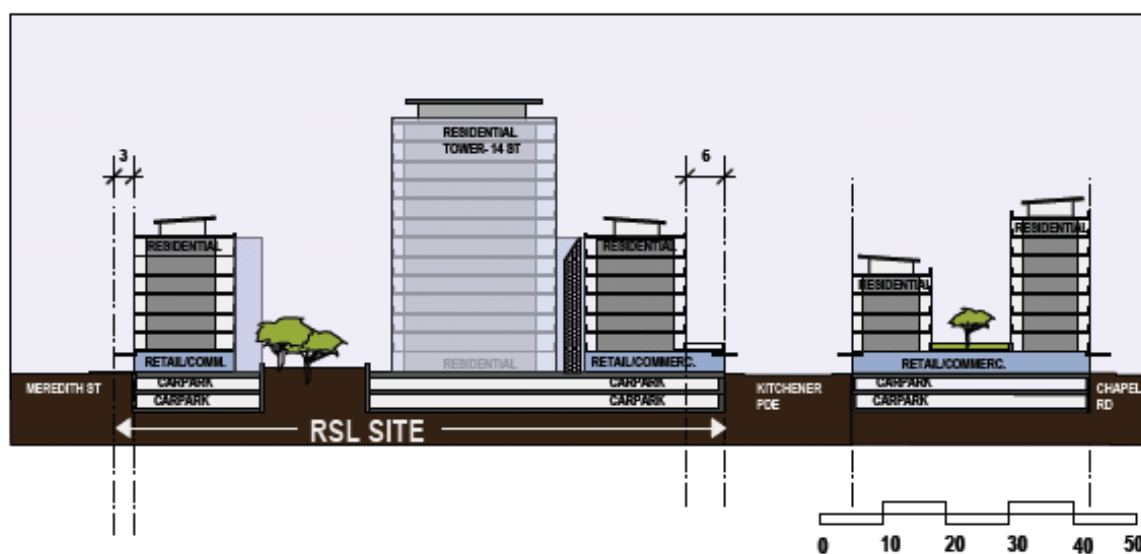
Proposed building envelope for mixed use development on this key strategic site as viewed from Meredith Street (not to scale).



Proposed north-south cross-section for mixed use development on this key strategic site.



Proposed east-west cross-section for mixed use development on this key strategic site.



Building orientation

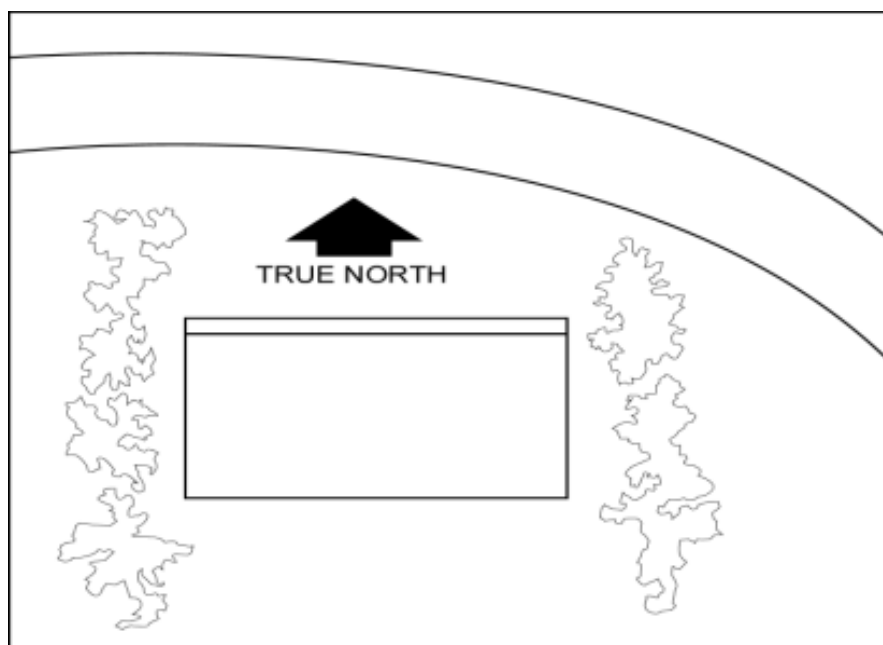
2.5 The orientation of dwellings must consider the Apartment Design Guide.

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.

If the building orientation enables the glazing to primarily face north, this maximises the winter sun penetration and takes advantage of the sun's higher angle in summer, requiring less shading.

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.

Figure 6: Development should orientate the building so that the longest axis is facing true north.



Building design

2.7 Development must articulate the facades to achieve a unique and contemporary architectural appearance that:

- (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.

2.8 Development must use colour, modulation or articulation to improve the appearance of blank party walls when viewed from the street.

Building design (gateway and corner sites)

2.9 Development at gateway and corner sites as shown in Figure 2 must:

- (a) ensure the building facade incorporates one of the following corner elements at the street corner:
 - (i) an architectural roof feature at the street corner that emphasises the corner element; or
 - (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.

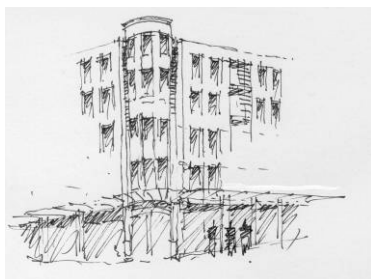


Illustration to clause 2.9:
This sketch illustrates the general principle of an architectural roof feature that emphasises the corner element.



Illustration to clause 2.9:
This sketch illustrates the general principle of providing a different architectural treatment to the building facade at the street corner to emphasise the corner element.

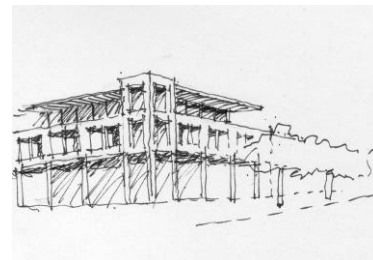


Illustration to clause 2.9:
These sketches illustrate the general principle of achieving a different setback for the top storey at the street corner by emphasising the corner element.

Bankstown City Plaza precinct

Setbacks

- 2.10** The ground and first floors of development must have a zero street setback to create active street frontages closer to pedestrian activity.
- 2.11** The upper floors of development (above the two storey street wall) must achieve a minimum 3 metre street setback.
- 2.12** Development may have a zero side and rear boundary setback.

Building design

- 2.13** Alterations and additions to existing buildings (above the awning level) must retain any of the following architectural features that contribute to the townscape significance of the Bankstown City Plaza precinct:
- (a) The architectural form in terms of:
 - (i) the continuous two storey built edge to the street;
 - (ii) the vertical facade articulation which reflects the predominant pattern of narrow fronted buildings;
 - (iii) the location of doors and windows, and the use of vertical (versus square) shaped windows;
 - (iv) the continuous solid box awnings; and
 - (v) the consistent parapet heights.
 - (b) The architectural detailing characteristic of the precinct, namely the 1920s Art Deco style.
 - (c) The traditional colour, texture and type of materials and finishes (face brickwork and painted rendered masonry).
- 2.14** Alterations and additions to existing buildings (above the awning level) must remove any non-contributory or intrusive structures or signs that obscure the architectural features that contribute to the townscape significance of the Bankstown City Plaza precinct.
- 2.15** The building design of infill development must be compatible with the architectural features that contribute to the townscape significance of the Bankstown City Plaza precinct.

Building design (business and building identification signs)

- 2.16** Business and building identification signs must integrate with the architectural features of the building to which they are attached as follows:
- (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.
 - (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.
 - (c) Signs that are painted or attached to a building must not screen windows and other significant architectural features of the building.
- 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).

3.0 Pedestrian amenity and active street frontages

Explanation

Good design achieves a lively, diverse and safe pedestrian environment to move around in, with pleasant facades at street level to stroll alongside and observe. The pedestrian environment provides people with their primary experience of the Bankstown CBD, and it is essential to offer a choice of pedestrian routes that are interesting and connect important destinations.

Encouraging continuous business or retail land uses that open directly to the footpath also helps to provide active, people oriented street frontages. It enhances public security and passive surveillance, and can assist in supporting the economic viability of the Bankstown CBD. The active street frontages should incorporate clear glazing to allow views into shops when they are open and also at night when they are closed. The effect of security roller doors tends to create the perceptions and potential of an unsafe environment.

This section of the DCP aims to increase the amenity of the pedestrian environment by encouraging active street frontages and mid-block connections, and mitigating adverse impacts on the street arising from driveway crossings.

Objectives

The objectives to achieve the desired character are:

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

Development controls

The development controls to achieve the objectives are:

Mid-block connections

- 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.

Active street frontages

3.2 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.

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.

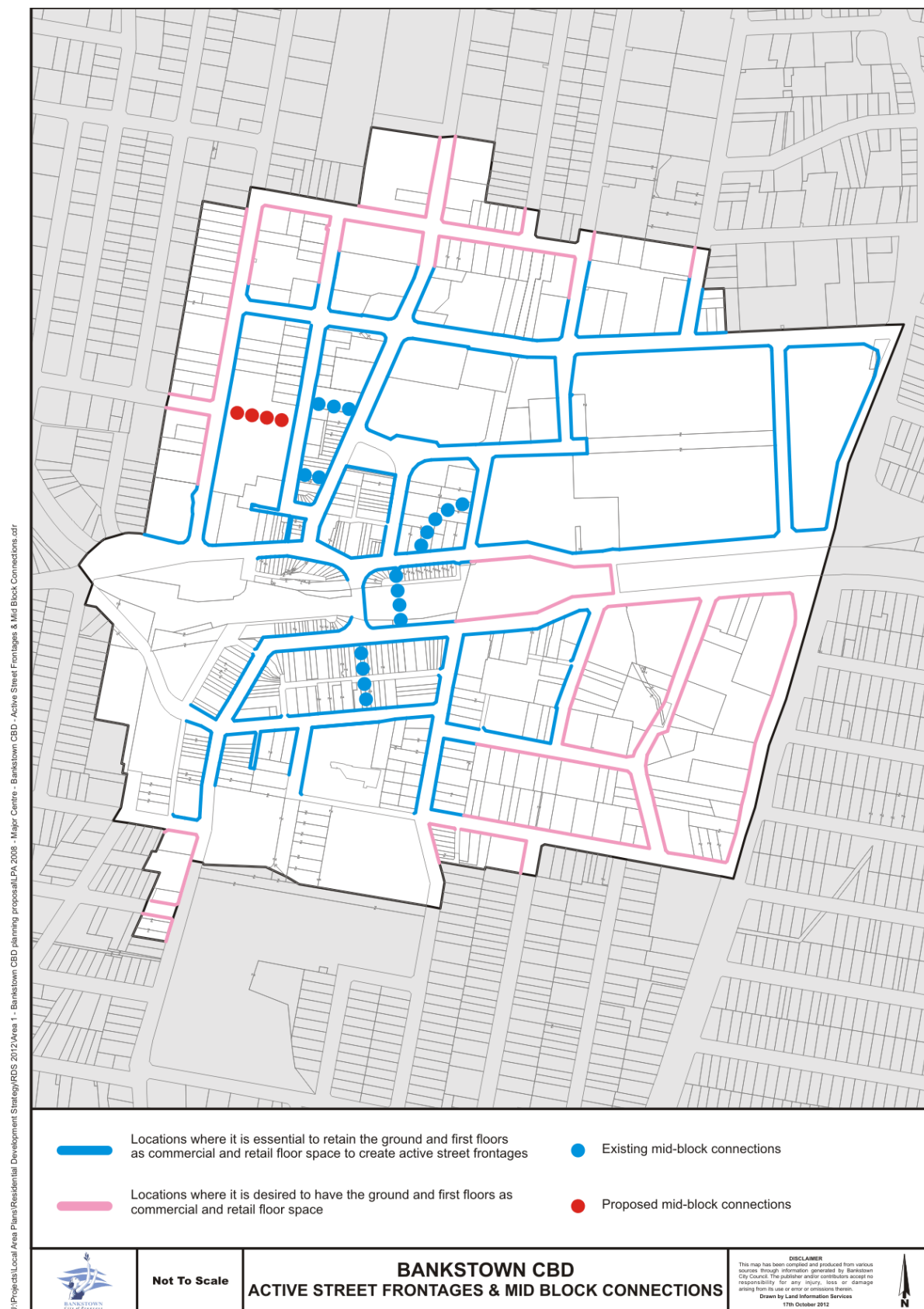
Vehicle footpath crossings

3.3 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; and
- (c) avoiding the location of car park entries, driveways and loading docks at the corners of street intersections.

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.

Figure 7: Active street frontages and mid-block connections.



SECTION 3–REVESBY VILLAGE CENTRE

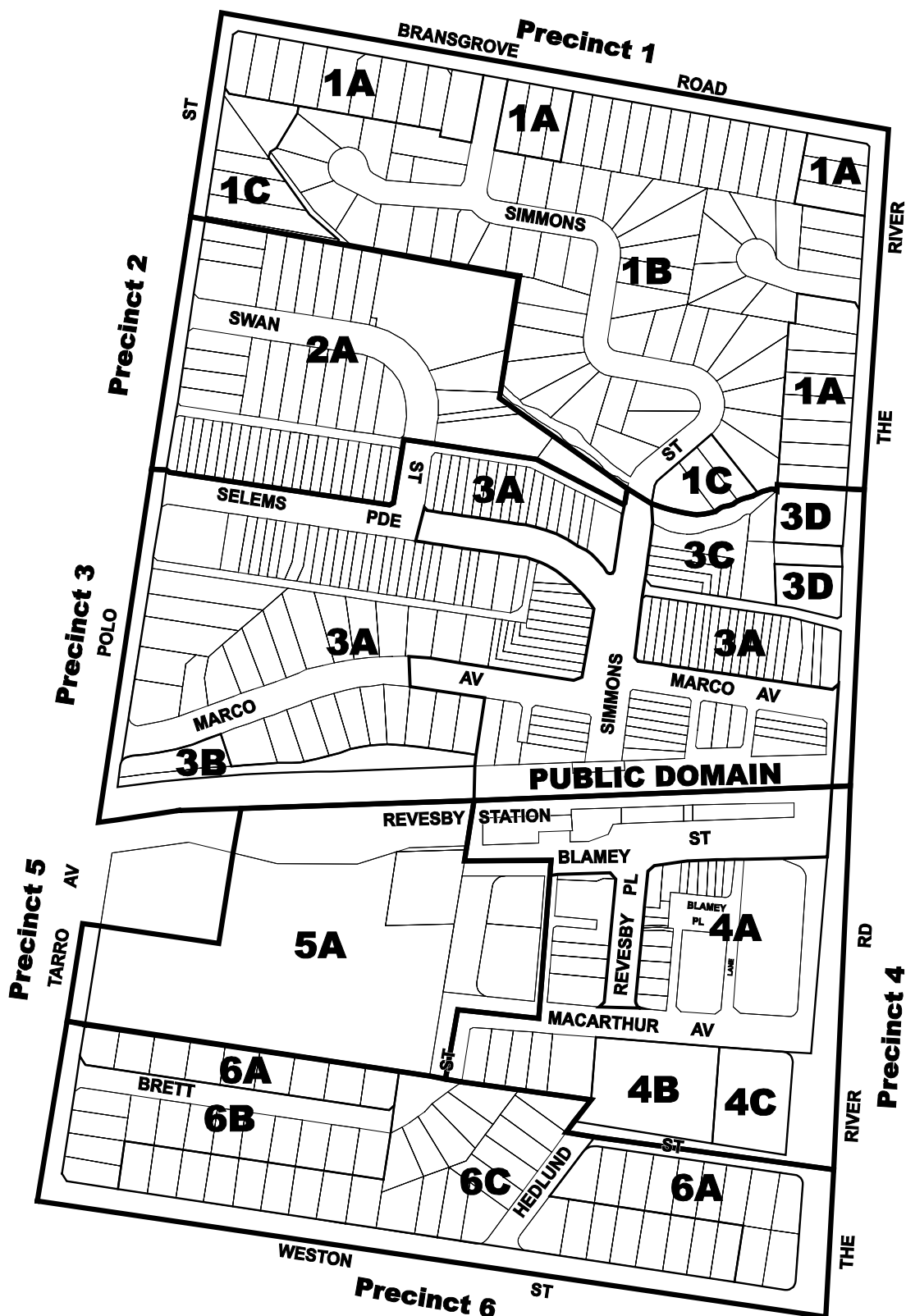
This section is based on the Bankstown Housing Strategy (1997) and the Revesby Village Masterplan (2001), which Council adopted to guide development in the Revesby village centre. The masterplan sets the desired character and provisions to achieve the design outcomes which are consistent with Council's vision, namely:

- (a) To have a strong and 'individual' character that is reflected through residential design cohesion, community artworks and active public domain spaces.
- (b) To have a variety of housing types ranging from dwelling houses to shop top housing.
- (c) To have a range of facilities that are complemented by entertainment and recreation areas. The streets in the retail centre will evolve in a way that encourages pedestrian activity and vitality. Inclusion of consistent and themed paving, street furniture and landscaping will enrich the visual amenity of the environment, particularly for pedestrians.
- (d) To have safe and accessible vehicular movements and car parking in the retail centre. The continuity of street level shopping will be retained in new development. Outdoor cafes, portable market stalls, artworks, shelters and other public amenities will be abundant, particularly in the retail centre.
- (e) To have a safe and visually interesting environment that enables pedestrians to move easily between the part of Revesby village centre to the north of the railway and the part to the south of the railway.
- (f) To have residential streetscape treatments that provide for the creation of safe and attractive environments that reinforce the village theme. Retention of existing street trees and additional planting of theme trees will be encouraged.
- (g) To have new architectural styles that 'fit' with surrounding buildings. The character and diversity of the residential areas will be enriched by retaining historic elements (facades), incorporating community artworks and providing visually enticing public open spaces.

Desired character objectives

There are 16 precincts that make up the Revesby village centre as shown in Figure 1.

Figure 1: Precincts in the Revesby village centre.



The desired character objectives for the Revesby village centre are:

(1) Precinct 1A (Bransgrove Road and The River Road)

The desired character specific to Precinct 1A is to have a range and mix of residential accommodation without jeopardising the streetscape character that is currently defined by detached housing on individual allotments. Dual occupancy scale development should retain and reinforce the existing subdivision pattern.

The placement and arrangement of new buildings should be such that garages do not dominate the streetscape, and should maximise the amount of private open space by enabling verandahs or porches to open onto communal and public areas.

(2) Precinct 1B (Simmons Street and surrounds) and Precinct 1C (Polo Street and Simmons Street)

The desired character specific to Precincts 1B and 1C is to maintain the subdivision pattern and residential character as defined by detached buildings on separate allotments to ensure a consistent streetscape is achieved as the density of the precinct increases.

Development that enhances the range and mix of residential accommodation should retain or enhance the existing “cottage” and “bungalow” architectural styles, and retain the existing narrow and “intimate” character of Simmons Street and Lillian Crescent.

The materials of construction, colours, building detail and form of development should be compatible with the existing architectural style in these precincts, which is characterised by pitched tile roofs, ‘earthy’ colours and weatherboard, fibre–cement or brick cladding. This may occur through the articulation of elevations which utilise facade elements such as bay windows, gables, balconies and verandahs, and use materials that improve the energy efficiency of the design.

The placement and arrangement of new buildings should be such that garages do not dominate the streetscape, and should maximise the amount of private open space by enabling verandahs or porches to open onto communal and public areas.

(3) Precinct 2A (Swan Street)

The desired character specific to Precinct 2A is to have higher density residential development than that at present, towards the village centre consisting of a mixture of multi dwelling housing and residential flat buildings. The range and mix of residential types should cater for changing demographic needs in the community.

Development which supports higher density residential development should encourage site amalgamation, and provide open space and legible pedestrian links to the Public Domain Precinct.

Attractive and private open space will be integral to any new development, and should include landscaped communal areas that are linked by pedestrian routes back to the public domain in the village centre. The placement and arrangement of new buildings should maximise the amount of private open space by enabling verandahs or porches to open onto communal and public areas.

Footpaths in Swan Street should be progressively replaced with new 2 metre wide concrete footpaths. Such upgrading should be a requirement of site redevelopment consent. Similarly, electrical reticulation should be progressively changed to an underground service.

(4) Precinct 3A (Central Revesby)

The desired character specific to Precinct 3A is to have a central shopping area of Revesby that is characterised by a predominance of individual shopfronts along Selems Parade and the eastern end of Marco Avenue, interspersed with some larger buildings accommodating uses such as supermarkets and banks.

To help invigorate these areas both during normal business hours and after hours, shop top housing along Selems Parade and Marco Avenue, and studios or loft units and townhouses at the rear of shops will provide opportunities for small businesses and home occupation activities. Active street frontages should be encouraged by introducing retail and business uses as well as by encouraging residential foyers to be incorporated on all developments. Development should retain the consistent building alignment along the street front.

Shop top housing should be achieved on either individual or amalgamated sites, with a consistent building alignment along the street-front, and setbacks for apartments above. The streetscape should express the commercial nature of the precinct, while making adequate provision for residential access, privacy and amenity.

Development on rear lanes should be achieved on either individual or amalgamated sites, with upper level studios or loft units built up to the boundary above service or car park areas, provided there is adequate provision for separate access.

(5) Precinct 3B (Revesby Station)

The desired character specific to Precinct 3B is to have the public reserve land at the western end of Marco Avenue and the land adjacent to the railway rezoned and car parking and access facilities designed and constructed to provide for a well-landscaped, safe environment. Such areas must be provided with perimeter landscaping and entrance feature.

A two-way vehicular link should be provided from the western end of the existing car parking area abutting the northern boundary of the Revesby Railway Station and an existing unformed car parking area currently located on public reserve land on the corner of Marco Avenue and Polo Street.

This will provide a continuous east–west vehicular link through the car park that exists behind the existing Woolworths supermarket to the proposed roundabout facility on the corner of Marco Avenue and Polo Street. The public benefits associated with these works include:

- (a) enhanced traffic movement flexibility;
- (b) enhanced car parking capacity;
- (c) improved lighting and safety; and
- (d) improved visual amenity (through tree planting, car parking definition and street furniture provision).

The unformed car park located at the corner of Marco Avenue and Polo Street should be line marked and landscaped with deciduous trees planted to provide summer shade. Perimeter planting and an entrance feature must be provided. The car park should be well lit at night.

(6) Precinct 3C (Simmons Street)

The desired character specific to Precinct 3C is to have a car park adjacent to Simmons Street retained as an at–grade car park with vehicular entry and exit provision to Simmons Street.

As this precinct is situated between the residential area of Simmons Street and the commercial area of the village, the design of the car park should provide for a well–landscaped, safe environment that is sensitive to the amenity and character of the adjoining residential area in Simmons Street. Lighting of the car park should be improved. A two-way vehicular access connection to The River Road should be provided. The public benefits associated with these works include:

- (a) increased traffic flexibility in the study area generally;
- (b) increased traffic access and egress options; and
- (c) greater natural surveillance of the areas around the car park and nearby retail and residential areas due to increased traffic circulation.

In order to reduce the impact of through–traffic on the precinct, a detailed traffic study should be undertaken in conjunction with any development proposal.

(7) Precinct 3D (The River Road)

The desired character specific to Precinct 3D is to have the future redevelopment of this area into ground floor retail or business activities, that contain dwellings above, should be encouraged. As a transition zone between residential areas along The River Road and the village centre of Revesby, this precinct should contain three storey scale mixed use buildings that provide a consistent building alignment along the street front.

The frontage along Haydock Lane should become a more vibrant and well-used thoroughfare with smaller tenancy spaces of around 20 square metres that attract service type uses that complement existing retail activities in the area.

(8) Precinct 4A (Revesby Place)

The desired character specific to Precinct 4A is to have this precinct activated during normal business hours and after business hours by the development of new retail activities that incorporate shop top housing along Revesby Place, Blamey Street and Macarthur Avenue, and by creating opportunities for small businesses and home occupation activities.

Shop top housing and residential flat buildings should occur on amalgamated sites, and have a consistent building alignment along the street-front, with setbacks for dwellings above. The streetscape should express the commercial nature of the precinct, while making adequate provision for residential access, privacy and security.

Residential flat buildings should have communal open spaces at their centre that will be overlooked, in parts, by balconies and living areas, making them safe recreation and relaxation areas.

These spaces should be designed so that they have a pleasant micro-climate that maximises the efficiency of natural heating and cooling systems within rooms in the surrounding buildings. Secure car parking for residents and users of the retail and commercial tenancies will be located below the courtyards at half basement level.

(9) Precinct 4B (Ray McCormack Reserve)

The desired character specific to Precinct 4B is to have Ray McCormack Reserve function as a public open space for residents in precincts south of the railway line, should be enhanced. Its function of providing passive recreation opportunities should be retained.

In the long term, there is potential for relocating the activities associated with the existing community building and possibly removal of the building, but only with further community consultation. The relocation of the community hall would allow a significant physical extension to the Reserve enhancing informal active play opportunities. In this regard, any extension to the Reserve should consist of open grassed areas with tree planting limited to the periphery. Pathways to, and through, the reserve should be well lit and suitable for use by people of all ages and people with disabilities.

New development adjacent to Ray McCormack Reserve should address the reserve and have windows and balconies/verandahs from living areas located on the side of the building that faces the reserve. This will improve the surveillance and security of the reserve.

(10) Precinct 4C (The River Road)

The desired character specific to Precinct 4C is to have a transition zone between residential areas along The River Road and the Revesby village centre, this precinct should be a lively community uses precinct that has a strong visual and functional relationship to the adjacent reserve.

The frontage to Ray McCormack Reserve should be enlivened by the integration of activities such as cafes, youth play zones and so on, which open up onto the streets. New development must “address” Ray McCormack Reserve and improve the surveillance and security of that reserve by its building design.

(11) Precinct 5A (Revesby Workers Club)

The rail corridor, Blamey Street, Dixon Lane, Macarthur Avenue, Brett Street and Tarro Avenue bound the precinct. The desired character specific to Precinct 5A is to provide opportunities for the sustainable growth and redevelopment of the Revesby village centre, with a mix of retail, commercial, recreational, community and residential land uses. Development in the precinct should:

- (a) achieve high quality architectural and landscaping outcomes;
- (b) minimise visual bulk and scale by having multiple built forms;
- (c) create active street frontages, particularly to Blamey Street, Dixon Lane and Macarthur Avenue with good natural surveillance;
- (d) achieve high quality public open spaces and wide footpaths, which contribute to the amenity of the shopping centre;
- (e) minimise the impact of traffic movements in the shopping centre and surrounding residential streets; and
- (f) provide generous setbacks to neighbouring residential properties in Tarro Avenue and Brett Street (the preference is have residential and business land uses with basement car parking adjacent to Tarro Avenue and Brett Street to integrate with the residential streetscape).

(12) Precinct 6A (Brett Street and Hedlund Street) and Precinct 6B (Brett Street)

The desired character specific to Precinct 6A and Precinct 6B is to have a range and mix of residential accommodation without jeopardising the streetscape character that is currently defined by detached housing on individual allotments. Dual occupancy scale development should retain and reinforce the existing subdivision pattern, and multi dwelling housing may achieve a density of not less than 175m² per dwelling with new buildings. The placement and arrangement of new buildings should be such that garages do not dominate the streetscape, and should maximise the amount of private open space by enabling verandahs or porches to open onto communal and public areas.

(13) Precinct 6C (Weston, Brett and Hedlund Streets)

The desired character specific to Precinct 6C is to maintain the subdivision pattern and residential character as defined by detached buildings on separate allotments to ensure a consistent streetscape is achieved as the density of the precinct increases. Single, detached house scale development of one or two storeys should retain or enhance the existing “cottage” and “bungalow” architectural styles, and may include family housing.

The materials of construction, colours, building detail and form of development should be compatible with the existing architectural style in these precincts, which is characterised by pitched tile roofs, ‘earthy’ colours and weatherboard, fibre–cement or brick cladding. This may occur through the articulation of elevations which utilise facade elements such as bay windows, gables, balconies and verandahs, and use materials that improve the energy efficiency of the design.

The placement and arrangement of new buildings should be such that garages do not dominate the streetscape, and should maximise the amount of private open space by enabling verandahs or porches to open onto communal and public areas.

(14) Public domain precinct

The desired character specific to the public domain is to have a visually cohesive, safe and functional public space in the village centre that will be a vibrant meeting and gathering place for the local community and visitors. The public domain will also be a place for the expression of culture and ideas through artworks, market days and public festive activities.

The micro–climate and comfort level of the public domain, for pedestrians, will be pleasant throughout all seasons of the year. This will be enhanced through the application of uniform design elements and details (e.g. new landscaping, seating, shade structures, lighting, paving, new playground facilities and public artworks) and improved physical access techniques. Additional tree planting along Marco Avenue, Blamey Street and Selems Parade will also assist with achieving this goal.

Construction of the public domain space will result in a strong visual and physical pedestrian link across the railway line. This will be enhanced through the application of uniform design elements and details (e.g. paving, street tree species) and improved physical access techniques. All spaces within the public domain should be accessible by people with disabilities (including those in wheelchairs) and elderly people.

Traffic calming techniques should be adopted for all roads within the public domain. This will enhance the public domain as an attractive destination whilst discouraging through–traffic movement. Shared pedestrian / vehicular zones should be provided as an extension to the major north–south pedestrian link across the railway line and will provide a safe and attractive environment for all users, including elderly, disabled and young people.

Development controls

The development controls to achieve the desired character objectives are:

Storey limit (not including basements)

3.1 The storey limit within Zone B2 Local Centre are:

- (a) 2 storeys where the building height is 11 metres.
- (b) 3 storeys where the building height is 14 metres.
- (c) 4 storeys where the building height is 14 metres.
- (d) 8 storeys where the building height is 26 metres.

3.2 Development up to 3 storeys within Zone B2 Local Centre may contain attics provided:

- (a) the pitch of the roof creating the space does not exceed 35 degrees; and
- (b) the gross floor area of the attic does not exceed 60% of the gross floor area of the storey immediately below; and
- (c) one or more dormers may form part of the attic.

3.3 The storey limit within Zone R2 Low Density Residential is 2 storeys and dwelling houses, dual occupancies, attached dwellings and multi dwelling housing may contain attics provided:

- (a) the attic does not give the external appearance of a storey; and
- (b) the pitch of the roof creating the space does not exceed 35 degrees; and
- (c) the external enclosing walls do not exceed a height of 300mm measured vertically from the floor level of the attic, but does not include gabled end walls; and
- (d) there is no balcony, terrace, and the like forming part of the attic; and
- (e) the attic accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and an ensuite plus an internal link to the storey below; and
- (f) the gross floor area of the attic does not exceed 60% of the gross floor area of the storey immediately below; and
- (g) one or more dormers may form part of the attic.

3.4 The design of dormers:

- (a) must be compatible with the scale, form, and pitch of the roof; and
- (b) must not project above the ridgeline of the main roof; and
- (c) must not exceed a width of 2 metres; and
- (d) the number of dormers must not dominate the roof plane.

Precinct 1A, Precinct 6A and Precinct 6B (setbacks and parking)

3.5 The minimum setback for a building wall to the primary road frontage is 4.5 metres, and to the secondary road frontage is 3 metres.

3.6 Multi dwelling housing may provide off–street car parking at the following rate:

- (a) 1 car space per 1 or 2 bedroom dwelling;
- (b) 2 car spaces per 3 or more bedroom dwelling.

Precinct 1B, Precinct 1C and Precinct 6C (facade design)

3.7 Within any front elevation, at least 50% of the building must incorporate one or more facade elements, such as bay windows, gables, awnings, balconies and verandahs, and use materials which improve the energy efficiency of the building.

Precinct 2A (setbacks and parking)

3.8 The minimum setback for a building wall to the primary road frontage is 4.5 metres.

3.9 For multi dwelling housing, the minimum setback for a building wall to the side and rear boundary of an allotment is 4.5 metres.

3.10 Multi dwelling housing may provide off–street car parking at the following rate:

- (a) 1 car space per 1 bedroom dwelling;
- (b) 1.5 car spaces per 2 bedroom dwelling;
- (c) 2 car spaces per 3 or more bedroom dwelling.

3.11 Residential flat buildings may provide off–street car parking at the following rate:

- (a) 1 car space per 1 bedroom dwelling;
- (b) 1.2 car spaces per 2 bedroom dwelling;

- (c) 1.5 car spaces per 3 or more bedroom dwelling.

Precinct 3A, Precinct 3D and Precinct 4A (setbacks and parking)

- 3.12** The front alignment of buildings incorporating ground level commercial space should be located on the alignment of the front property boundary, or on the same alignment as the majority of other buildings in the street, where more than 50% of the total length of building facade is setback.
- 3.13** The front alignment (of all levels other than ground level) of buildings incorporating shop top housing on levels above ground level must be setback 4 metres from the front property boundary. An encroachment into the setback area of up to 4 metres for a distance of 10–20 metres (from the boundary nearest the street corner) along the property boundary is permitted on buildings located on the intersection of two streets. Similarly, an encroachment of up to 4 metres is permitted for terraces and balconies.
- 3.14** The front alignment of buildings incorporating ground level residential development or the front alignment of courtyard walls in a residential development should be located on the alignment of the front property boundary (including The River Road) or on the same alignment as the majority of other buildings in the street where more than 50% of the total length of building facade, or buildings immediately adjacent to the proposed development, are setback.
- 3.15** 1 car space per dwelling plus 1 car space per 5 dwellings for visitor car parking.
- 3.16** Car parking in accordance with Part B5 of this DCP applies for commercial uses in mixed use developments. This includes 1 car space per 40m² of gross floor area for most commercial uses and off-street loading facilities. Part B5 should be checked for variations to this rate in relation to certain uses.

Precinct 3B and Precinct 3C (landscaping and security)

- 3.17** The preferred tree species for Precinct 3B is *Fraxinus oxycarpa* ‘Raywood’ (ash).
- 3.18** The preferred tree species for Precinct 3C is *Tristania laurina* (water gum).
- 3.19** All car parking must be lit at night. Lighting levels must conform to category P2 levels specified in AS/NZS 1158.3.1.1999.

Precinct 5A (setbacks and parking)

- 3.20** Development must comply with the minimum setbacks shown in Figure 2.

Despite this clause, Council may allow an above ground car park to achieve a zero setback to the electricity substation at No. 28 Tarro Avenue in Revesby provided:

- (a) the minimum setback to Tarro Avenue is 15 metres; and
- (b) the minimum setback to the southern boundary of the site is 15 metres.

3.21 The minimum setback to the western boundary and southern boundary of the site must contain a landscaped area to integrate with the residential streetscape, and:

- (a) the setbacks should be adequately landscaped with advanced trees;
- (b) the setbacks may contain access driveways; and
- (c) above ground car parking is not permitted within the setbacks.

3.22 The setback to Dixon Lane must reserve a minimum 1.2 metre wide corridor for use as a pedestrian public footpath.

3.23 Development must pave and landscape the adjacent public areas as shown in Figure 3 as the development is likely to impact these areas.

For the public areas requiring Type 1 paving as shown in Figure 3, the development must:

- (a) ensure all pavement is CBD Type 1 Pavement Standard;
- (b) provide pedestrian scale lighting and street furniture;
- (c) ensure street tree planting is at the rate of one 200 litre tree per 8 metres of frontage; and
- (d) ensure the pavement, trees, street furniture and street lighting comply with the Revesby village centre materials palette.

For the remaining public areas requiring Type 2 paving as shown in Figure 3, the development may provide standard 1.2 metre wide concrete footpaths.

3.24 Development must submit a traffic study to quantify and model the traffic impact the proposal will have on the surrounding area. The traffic study must:

- (a) quantify the impact the proposal may have on vehicle movements and parking in the southern side of the Revesby shopping centre and surrounding residential streets;

- (b) recommend how semi-trailers, delivery trucks and private buses will access the site from The River Road;
- (c) recommend practical locations for drop-off/pick-up areas and taxi ranks;
- (d) recommend traffic management measures and funding to address the impacts, including proposed measures on regional roads;
- (e) recommend traffic management measures to minimise through traffic in Brett Street and Tarro Avenue;
- (f) recommend measures to create pleasant and safe public pedestrian footpaths; and
- (g) consider any other issue as identified by Council.

Precinct 4B (active park frontages)

3.25 Commercial or residential development fronting Ray McCormack Reserve should comply with the relevant character precinct requirements and other parts of this DCP.

3.26 The preferred tree species is *Fraxinus oxycarpa* 'Raywood' (ash).

Public domain precinct (works plan)

3.27 The public domain area should be developed in accordance with the Recommended Village Centre Public Domain Works Plan.

Figure 2: Proposed height and setback controls for development on the site.

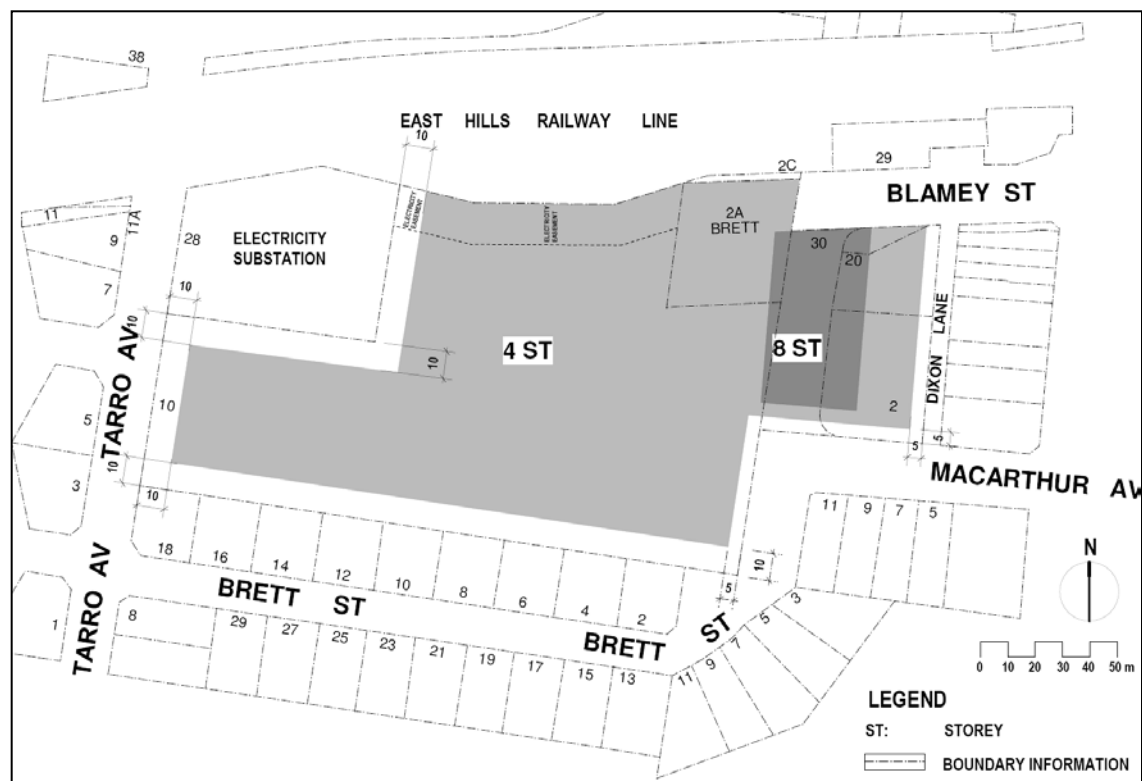


Figure 3: Footpath paving types for the public areas adjacent to the site.

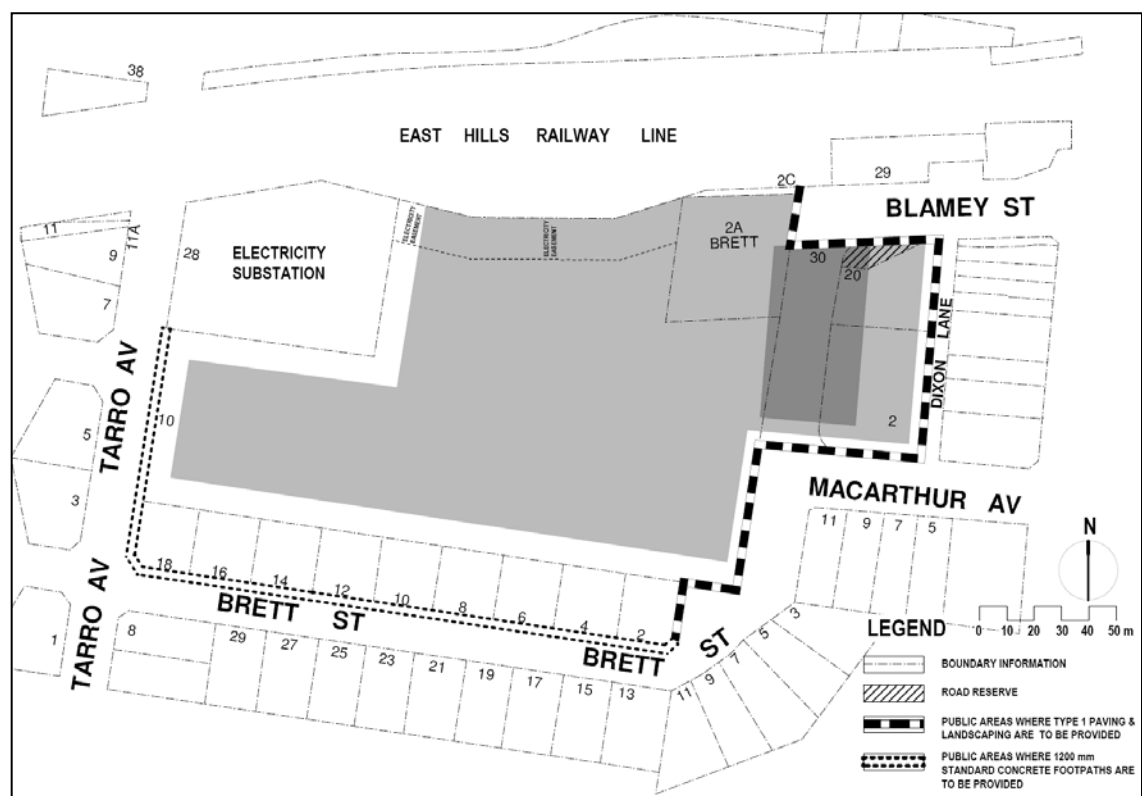


Figure 4: Proposed building envelope for development on the site as viewed from Brett Street (not to scale).

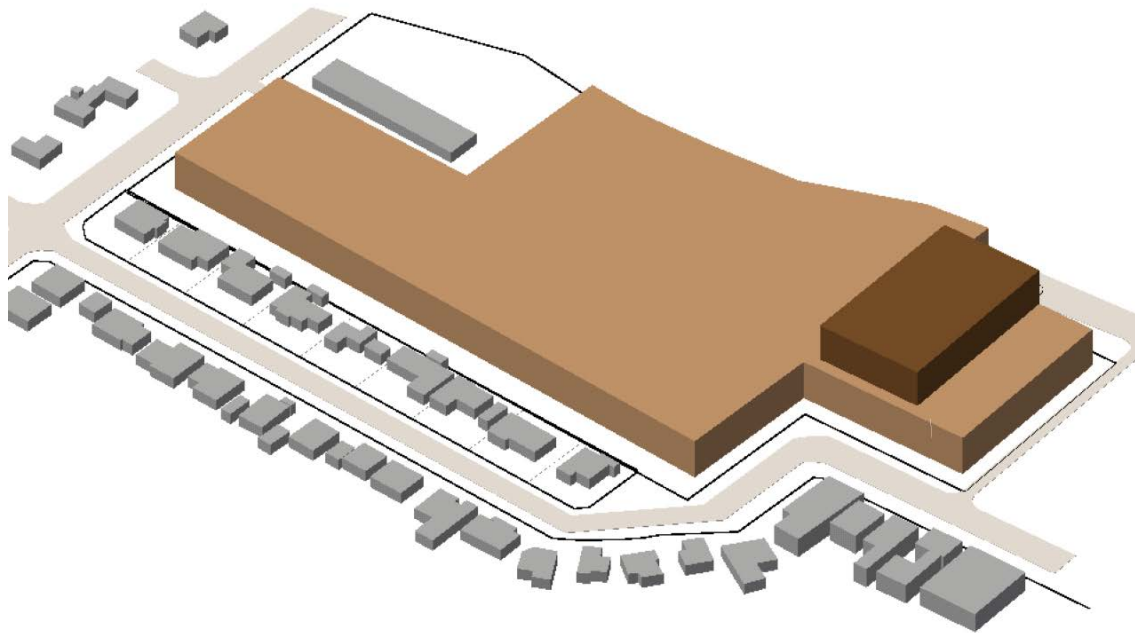
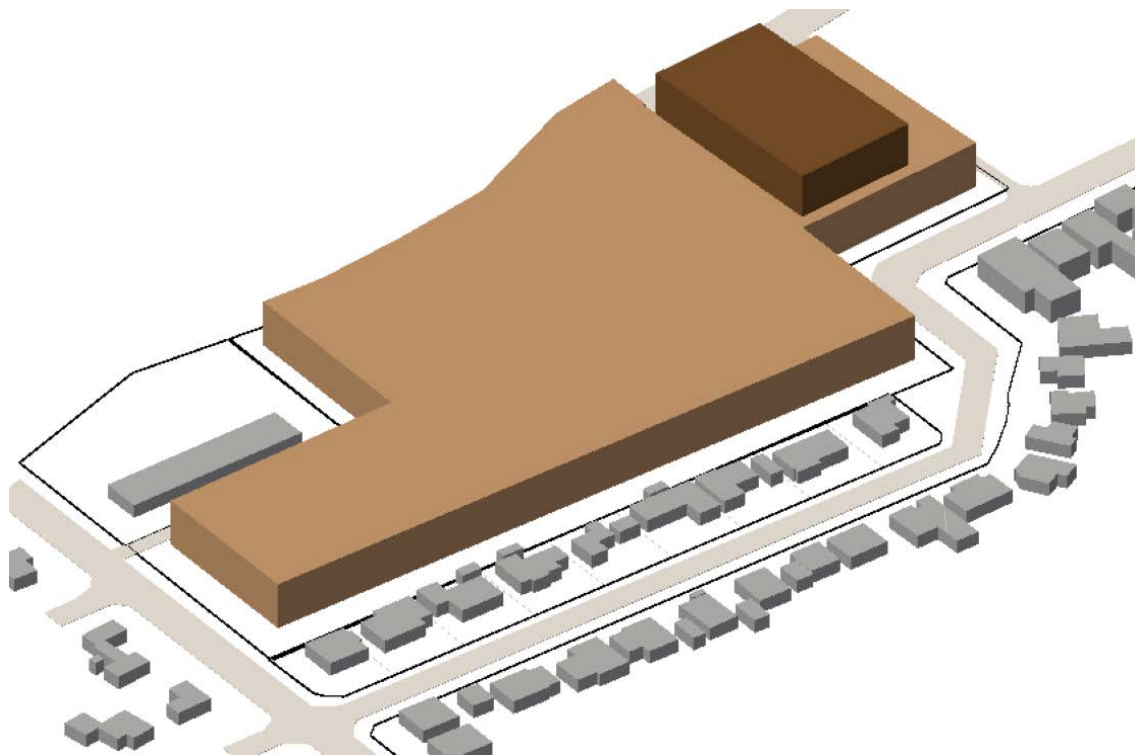


Figure 5: Proposed building envelope for development on the site as viewed from Tarro Avenue (not to scale).



SECTION 4–CHESTER HILL VILLAGE CENTRE AND SEFTON SMALL VILLAGE CENTRE

Introduction

This section applies to the Chester Hill Village Centre and Sefton Small Village Centre as shown in Figure 1.

About the Chester Hill Village Centre and Sefton Small Village Centre locality

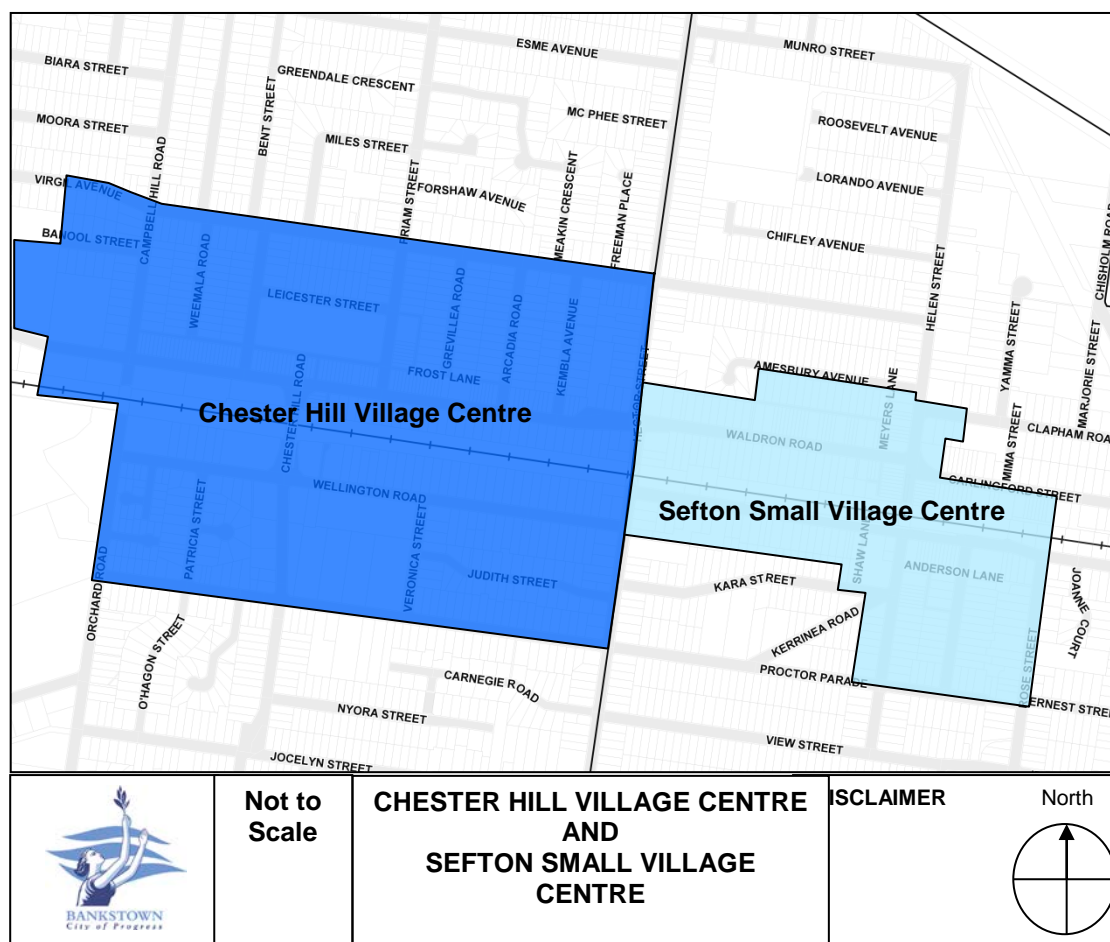
The Chester Hill Village Centre and Sefton Small Village Centre are generally bound by Virgil Avenue to the north, Rose Street to the east, Proctor Parade to the south and Miller Road to the west. Development is mainly focused around the railway line and Waldron Road, which runs through the middle of the village centre and the small village centre.

In 2013, Council adopted the North West Local Area Plan to set out the vision and specify the best ways to accommodate residential and employment growth. By 2031, the North West Local Area is expected to grow by 4,925 residents and 2,363 dwellings. The urban structure and actions contained in the Local Area Plan are based on sustainability principles derived from Government and Local Council policies, namely:

- to increase housing capacity and have around 60% of the 2,363 dwellings within the walking catchments of the Chester Hill Village (i.e. a 600 metre radius measured from the railway station) and Sefton Small Village Centre (i.e. a 400 metre radius from the railway station);
- to strengthen the function of village and small village centres as an important provider of retail, commercial and community uses in the North West Local Area;
- to encourage urban renewal and sustainable development in centres;
- to integrate retail, commercial, residential and other development in village and small village centres to maximise public transport patronage and encourage walking and cycling;
- to accommodate taller buildings in the village and small village centres and provide an appropriate transition in building heights to neighbouring areas.

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

Figure 1: Chester Hill Village Centre and Sefton Small Village Centre



1.0 Desired character for the Chester Hill Village Centre and Sefton Small Village Centre

The Chester Hill Village Centre and Sefton Small Village Centre are connected by Waldron Road and the railway line. These two precincts complement and support each other in their role as a village centre and a small village centre for the North West Local Area. Figure 2 outlines the desired structure plan with a retail core along Waldron Road and a surrounding residential transitional area. The two precincts offer an effective base to outline the desired character objectives to implement the development controls at a local level as follows:

(i) Chester Hill Village Centre

The Chester Hill Village Centre is characterised by retail, community and residential uses. The retail areas are located to the north of the railway line, at the Chester Square shopping centre and along Waldron Road. These areas comprise a supermarket and a good range of shops and services (post office and banks).

Most shops are traditional shop top housing with servicing from the rear. Community facilities are located to the south of the railway line and include Chester Hill Public School, an RSL, a community centre, library and Nugent Park. Residential uses surrounding the community facilities provide a transitional area to the retail core. Much of the housing stock is reaching the end of its life cycle and consists of a mix of residential flat buildings, dual occupancies and dwelling houses.

The desired character is for the Chester Hill Village Centre to continue to function as the largest shopping precinct servicing the northern suburbs of the North West Local Area. The built form will offer a wide range of medium and high density living within easy walking distance of the railway station and civic spaces.

Waldron Road will transform into the main street for the Chester Hill Village Centre. This will generally be in the form of a mix of retail and commercial activities on the ground and first floors with high density living above. This will strengthen the retail core, activate the street level and enhance natural surveillance.

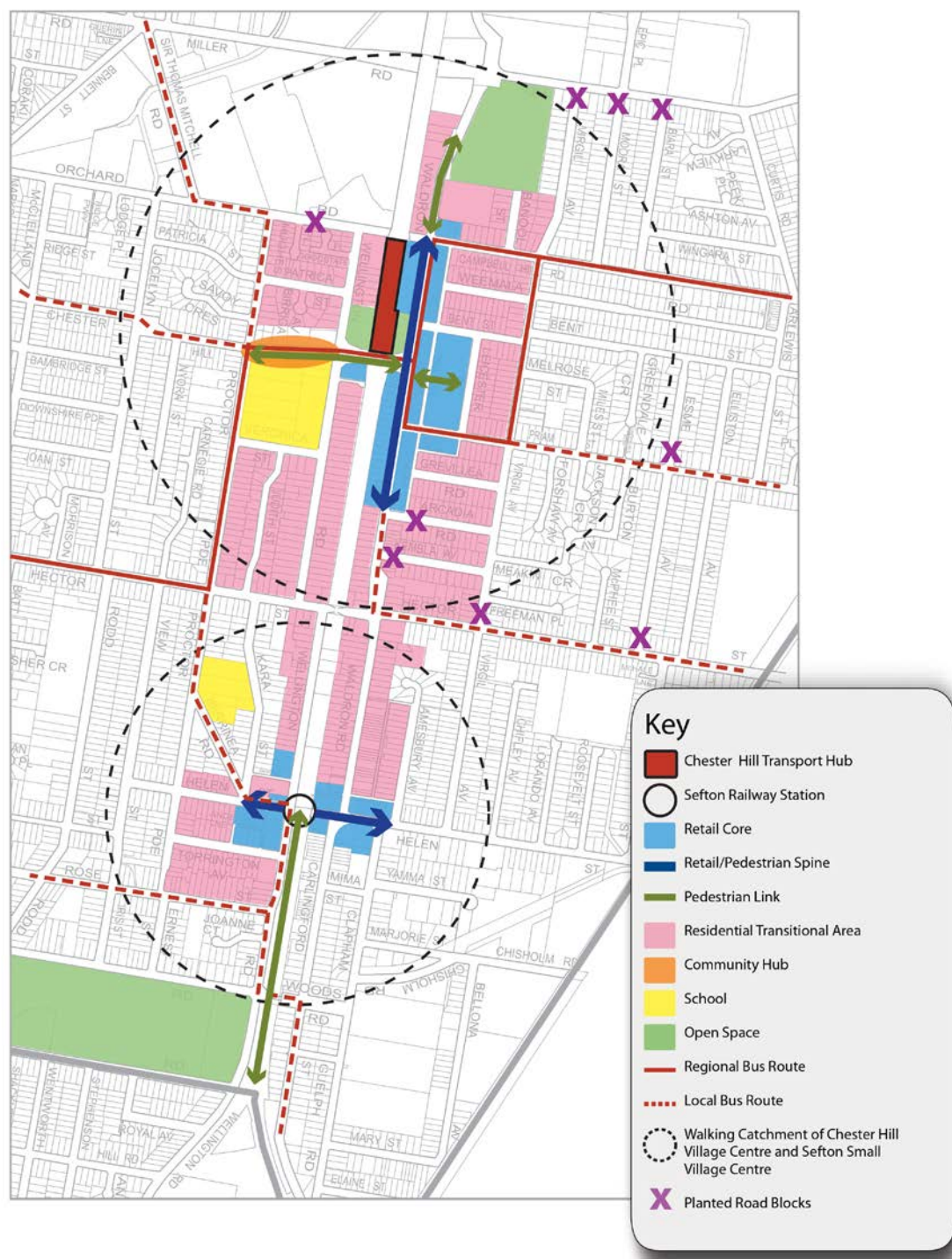
The south side of the precinct will provide a conveniently located and highly valued community hub for the residents of the northern suburbs to gather and meet, comprising the multi-purpose community centre, library and meeting spaces.

(ii) Sefton Small Village Centre

The Sefton Small Village Centre supports the village centre role of Chester Hill. It is characterised by local shops, shop top housing and a residential transitional area. Local shops are generally single storey with some shop top housing. These shops service the day-to-day needs of residents and workers of the nearby industrial precinct. It is the proximity to the Chester Hill Village Centre which significantly hinders the ability for Sefton to become an independent centre as the centres are in direct competition.

The desired character is for the Sefton Small Village Centre to support the residential growth of the Chester Hill Village Centre particularly along Waldron Road, a major public transport corridor. The built form will offer a range of medium and high density living set within a safe and high quality environment, whilst maintaining the low density historic character of Kara Street and Kerrine Road. The local shops and Birrong Leisure Centre will service the day-to-day needs of residents and workers.

Figure 2: Chester Hill Village Centre and Sefton Small Village Centre Structure Plan



2.0 Building form

Explanation

Good design achieves an appropriate building form for sites in terms of building proportions and alignments. An appropriate building form defines the public domain, contributes to the streetscape character and provides good internal amenity to residents and workers.

The combination of Bankstown LEP 2015 and this DCP determines the desired building form for the Chester Hill Village Centre and Sefton Small Village Centre. The LEP includes floor space ratios, lot widths and building heights. This section of the DCP contains setbacks, storey limits and building design guidelines. However, applicants of development proposals must recognise that the combination of these controls is not a building, but a three dimensional shape that may determine the bulk and siting of a building. After allowing for building articulation, the achievable floor space of a development is likely to be less than the building envelope.

Objectives

The objectives to achieve the desired character are:

- (a) To provide storey limits for the Chester Hill Village Centre and Sefton Small Village Centre.
- (b) To ensure setbacks are compatible with the surrounding context and the desired character of the area.
- (c) To ensure the building form and building design of residential development provide appropriate amenity to residents in terms of access to sunlight, privacy and protection from freight railway noise.
- (d) To require a continuous built edge to the street at locations where it is essential to have active street frontages.
- (e) To ensure signage in the retail core is compatible with the architectural features of buildings and the desired character of the area.

Development controls

The development controls to achieve the objectives are:

Storey limit

- 2.1** Development within the Chester Hill Village Centre and Sefton Small Village Centre 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:

| 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) |
| 14 metres | 4 storeys (no attic) |
| 20 metres | 6 storeys (no attic) |
| 26 metres | 8 storeys (no attic) |

Setbacks to the primary road frontage of allotments

- 2.2** The minimum setbacks to the primary road frontage of an allotment within Zone B2 Local Centre are:

- (a) zero setback for the basement level, the first storey (i.e. the ground floor) and second storey; and
- (b) 5 metres for the third storey and above.

Setbacks to the secondary road frontage and the side boundary of allotments

- 2.3** The minimum setback to the secondary road frontage and the side boundary of an allotment within Zone B2 Local Centre is zero setback for all storeys. Where development is adjacent to residential zoned land, Council may increase the minimum setback to the secondary road frontage and side boundary.

Setbacks to the rear boundary of allotments

- 2.4** The minimum setbacks to the rear boundary of an allotment within Zone B2 Local Centre are:

- (a) zero setback for the first storey (i.e. the ground floor) and second storey where the site adjoins a rear lane; or
- (b) 3 metres for the first storey (i.e. the ground floor) and second storey where the site does not adjoin a rear lane; and
- (c) 3 metres for the third storey and above.

2.5 Despite clause 2.4, dwellings on allotments identified in Figure 3 must comply with:

- (a) the minimum setbacks shown in Figure 3; or
- (b) incorporate appropriate measures to ensure that the following LAeq levels are not exceeded:
 - (i) in any bedroom in the building–35 dB(A) at any time between 10.00 pm and 7.00 am; and
 - (ii) anywhere else in the building (other than a garage, kitchen, bathroom or hallway)–40 dB(A) at any time.

This clause applies to certain allotments in the Chester Hill Village Centre affected by the Southern Sydney Freight Line. The rear setback should form part of a landscape buffer zone.

Figure 3: Minimum rear setback for dwellings on certain allotments in the Chester Hill Village Centre



Building design (car parking)

2.6 Where an allotment adjoins a rear lane, Council may allow above ground car parking at the rear of the allotment provided that

- (a) the car park occupies only the rear of the first storey (i.e. the ground floor) and second storey; and
- (b) the car park must be setback a minimum 18 metres from the front building line to allow the gross floor area at the front of the building to be used for commercial, retail, or residential purposes; and
- (c) the building design must promote natural surveillance on the lane.

Building design (signage)

2.7 Business and building identification signs must integrate with the architectural features of the building to which they are attached as follows:

- (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.
- (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.
- (c) Signs that are painted or attached to a building must not screen windows and other significant architectural features of the building.

2.8 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.

3.0 Active street frontages

Explanation

Encouraging continuous business or retail land uses that open directly to the footpath also helps to provide active, people oriented street frontages. It enhances public security and passive surveillance, and can assist in supporting the economic viability of the Chester Hill Village Centre and Sefton Small Village Centre. The active street frontages should incorporate clear glazing to allow views into shops when they are open and also at night when they are closed. The effect of security roller doors tends to create the perceptions and potential of an unsafe environment.

This section of the DCP aims to encourage active street frontages and mitigate adverse impacts on the street arising from driveway crossings.

Objectives

The objectives to achieve the desired character are:

- (a) To ensure that active street frontages are present in the Chester Hill Village Centre and Sefton Small Village Centre.
- (b) To make vehicle access to buildings more compatible with the public domain.

Development Controls

The development controls to achieve the objectives are:

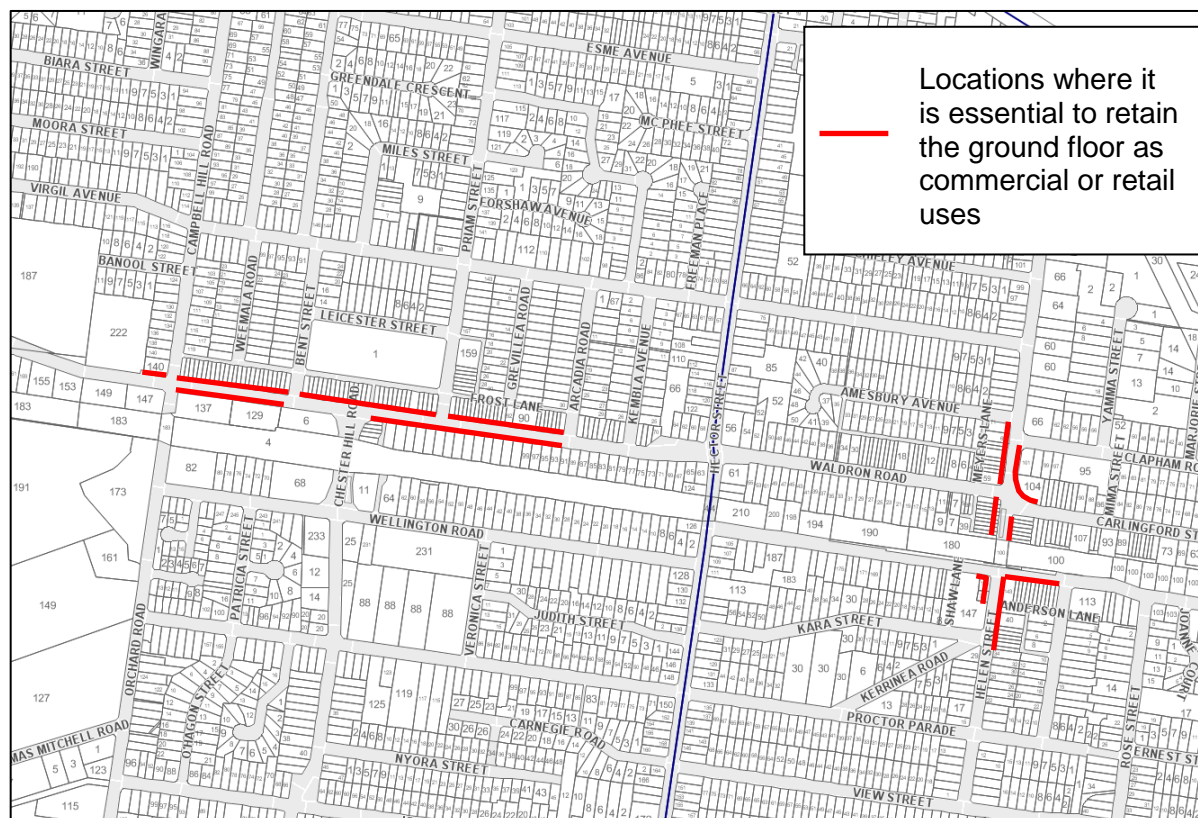
Active street frontages

3.1 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.

This clause applies to locations where it is essential to retain the ground floor as commercial and retail floor space as shown in Figure 4.

Figure 4: Active street frontages



Vehicle footpath crossings

3.2 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; and
- (c) avoiding the location of car park entries, driveways and loading docks at the corners of street intersections.

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.



Bankstown Development Control Plan 2015

PART A2

CORRIDORS

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SECTION 1–INTRODUCTION

Bankstown Local Environmental Plan 2015 is Council's principal planning document to regulate effective and orderly development in the City of Bankstown. The LEP provides objectives, zones and development standards such as lot sizes and floor space ratios.

Part A2 of Bankstown Development Control Plan 2015 supplements the LEP by providing additional objectives and development controls to enhance the function and liveability of certain corridors in the City of Bankstown. The development controls include storey limits, setbacks and building design.

Applicants must note:

- (a) Development must comply with the other development controls of this DCP. However if applicable to a development application, the development controls of Part A2 will prevail if there is an inconsistency with any other development controls in this DCP.
- (b) Council applies the design quality principles of State Environmental Planning Policy No 65–Design Quality of Residential Apartment Development and the Apartment Design Guide to residential flat buildings, shop top housing, serviced apartments, boarding houses and mixed use development (containing dwellings). This includes buildings that are two storeys or less, or contain less than four dwellings.
- (c) A building envelope is not a building, but a three dimensional shape that may determine the bulk and siting of a building. After allowing for building articulation, the achievable floor space of a development is likely to be less than the building envelope.

Objectives

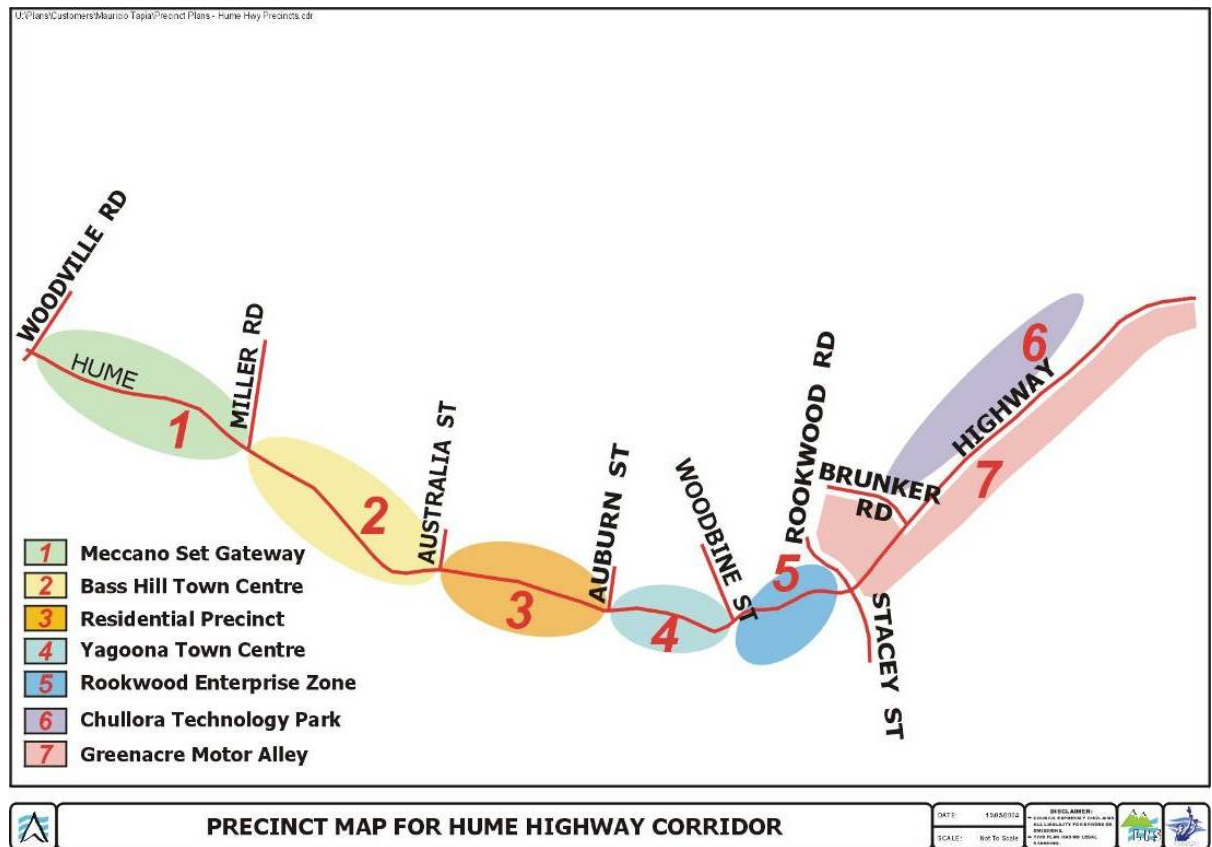
The objectives of Part A2 of this DCP are:

- (a) To have development that is compatible with the desired character and role of the particular corridor.
- (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 corridors.

SECTION 2–HUME HIGHWAY CORRIDOR

Introduction

This section applies to the seven precincts that make up the corridor as it passes through the City of Bankstown as shown in Figure 1.



About the Hume Highway Corridor

The Hume Highway Corridor is a national and historical landmark.

Commissioned by Governor Macquarie in 1813, the Hume Highway today functions as:

- a national highway linking Sydney with Canberra and Melbourne;
- a front door to the City of Bankstown, with over 62,000 motorists travelling through the municipality (via the Hume Highway) every day; and
- a major investment and employment zone for the City of Bankstown, with major employers including News Limited, Australia Post, Western Foods and Rydges.

In addition, there are many national, state and regional significant features located along the Hume Highway Corridor as it passes through the City of Bankstown. These include the Remembrance Driveway landscape corridor, the Dunc Grey Velodrome and Olympic cycling venue, the Meccano Set intersection and the historic Water Tower at the Stacey Street intersection.

The Metropolitan Plan nominates the Hume Highway as an enterprise corridor where the aim is to strengthen local employment and services that benefit from high levels of exposure. Retail activity needs to be limited to ensure that corridors do not detract from the centres hierarchy. Opportunities for urban consolidation along busy roads may be pursued and some residential accommodation uses may be included, including land within Zone B6 Enterprise Corridor if considered appropriate.

This section is based on the Hume Highway Corridor Strategy (2004) and the Yagoona Town Centre Renewal Strategy (2006), which Council adopted to guide development in the Hume Highway Corridor. The strategies set the desired character and provisions to achieve the design outcomes consistent with Council's vision.

1.0 Desired character for the Hume Highway Corridor precincts

There are seven precincts of distinctive functional and physical character that make up the Hume Highway Corridor as shown in Figure 1. These precincts offer an effective base to outline the desired character objectives to implement the development controls at a local level as follows:

(i) Precinct 1 (Meccano Set Gateway)

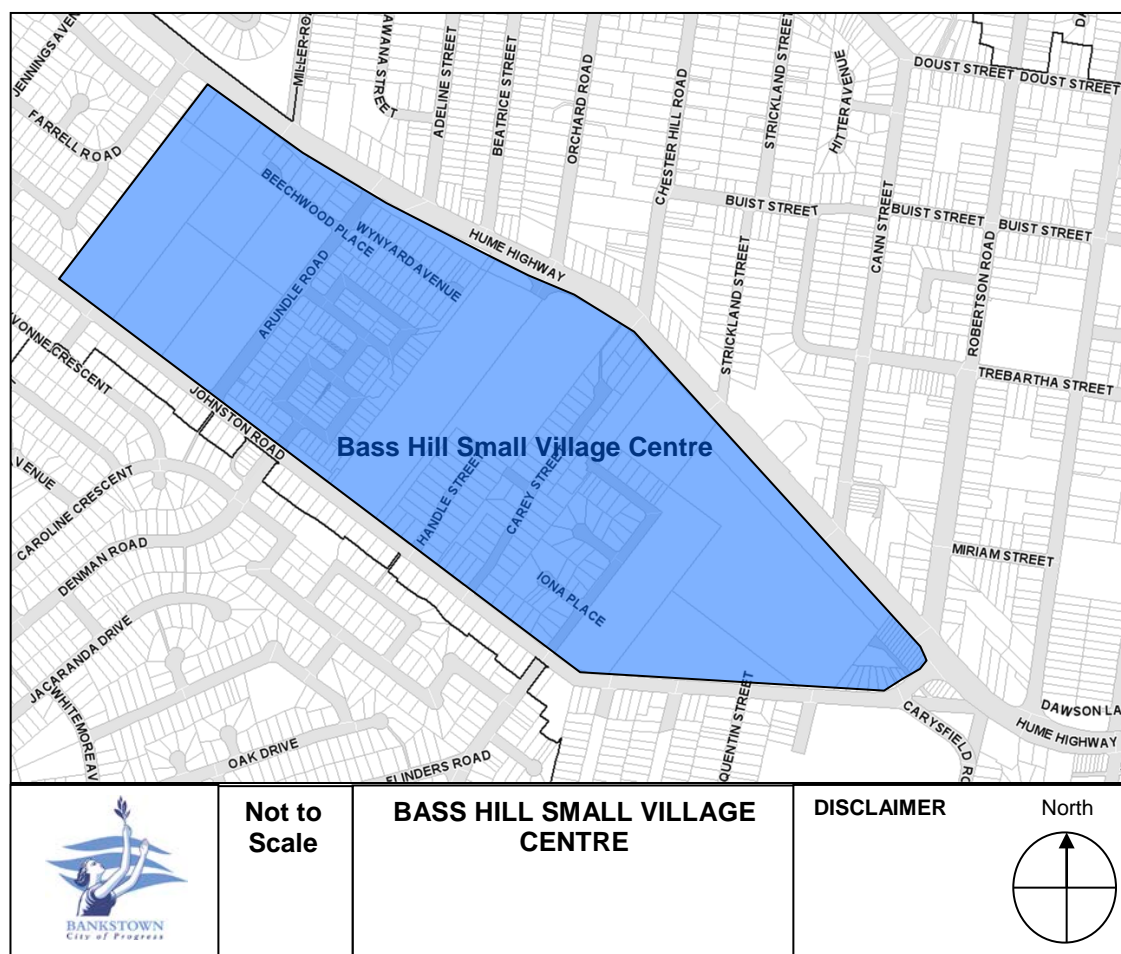
The desired character specific to Precinct 1 (Meccano Set Gateway) is to have a low-density residential precinct that forms a major gateway to the City of Bankstown, and promotes the image of a suburban area with high amenity. This includes reintroducing people to the Corridor through the creation of shared pathways and connectivity between the Villawood and Bass Hill residential areas.

(ii) Precinct 2 (Bass Hill Small Village Centre)

The Bass Hill Small Village Centre (as shown in Figure 2) is generally bound by the Hume Highway to the north, Johnston Road to the south, Carysfield Park to the east and Arundle Road to the west. The small village centre is segregated into long north-south segments between the Hume Highway and Johnston Road, and is located along a regional bus route.

The Bass Hill Small Village Centre is dominated by the Bass Hill Plaza, which includes supermarkets, a department store and specialty stores, and the Hume Highway. Adjacent to the Bass Hill Plaza are large land holdings, such as the Twin Willows Hotel and a caravan park site and the Remembrance Driveway landscape corridor. New housing stock is located at the former Bass Hill Drive-In theatre site, situated to the west of the Bass Hill Plaza.

Figure 2: Bass Hill Small Village Centre

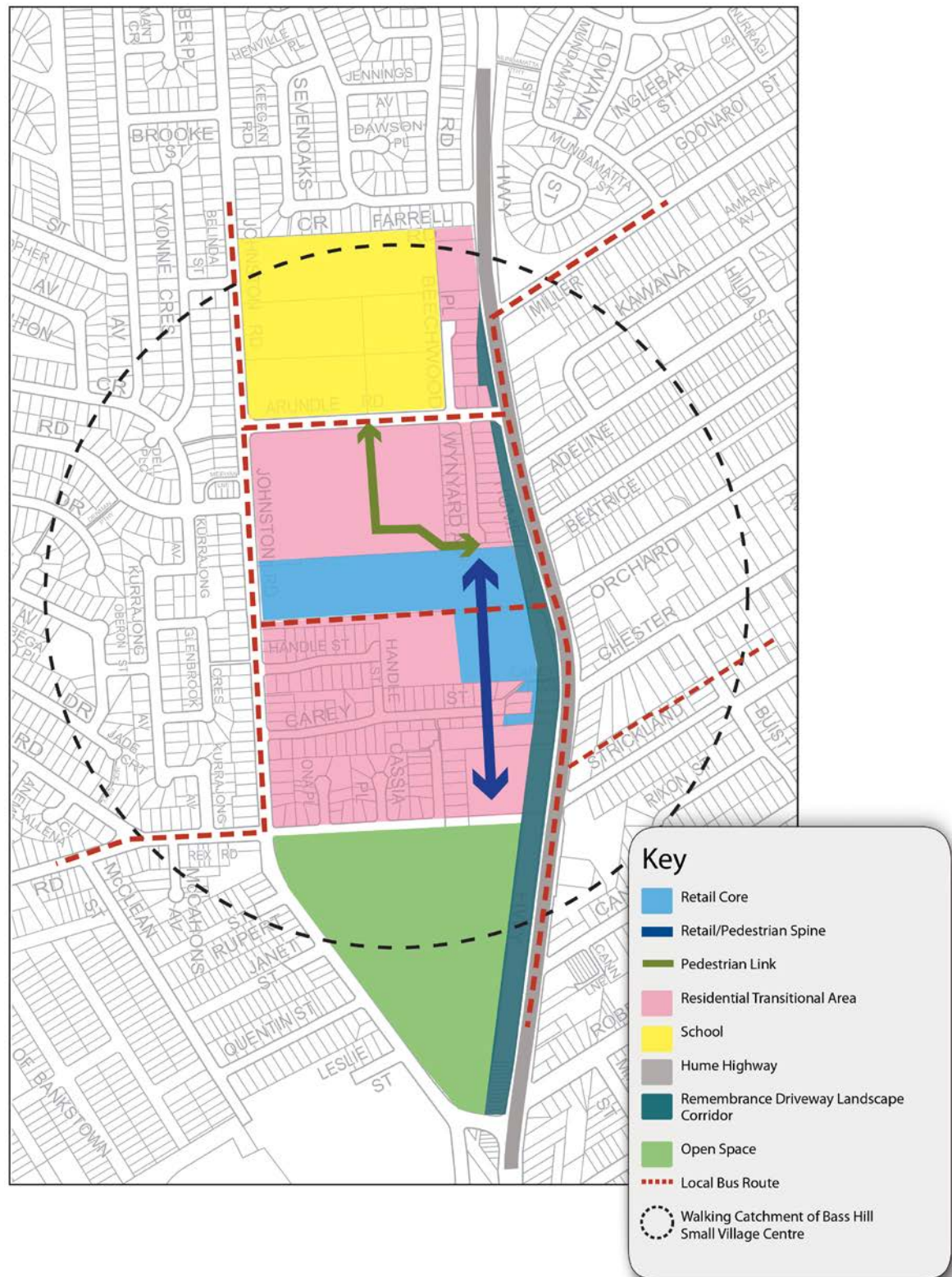


The Bass Hill Small Village Centre currently lacks an identity from the Hume Highway with the Bass Hill Plaza being the key recognisable marker. The Plaza has no relation to its surroundings and presents as a car park to the public domain. The small village centre comprises north–south pedestrian and vehicular links from the Hume Highway to Johnston Road through the Plaza. The east–west linkages from the Plaza to the large land holdings are limited.

The desired character is for the Bass Hill Small Village Centre to continue to function as a major shopping precinct along the Hume Highway Enterprise Corridor and the Remembrance Driveway landscape corridor. Medium and high density housing within a generous landscape setting, together with the long term development of a main street, will support the retail function of this precinct. Figure 3 outlines the structure plan with a retail core, residential transitional area and a new east–west linkage from the Plaza to the large land holdings.

The continuation of the Remembrance Driveway Landscape Corridor on allotments with direct frontage to the Hume Highway is also desired to improve the landscape character of the area.

Figure 3: Bass Hill Small Village Centre Structure Plan



(iii) Precinct 3 (Residential)

The desired character specific to Precinct 3 (Residential) is to have a high amenity suburban area. New development must deliver quality architectural and landscape outcomes. The potential also exist to provide extraordinary character through this zone with the planting of trees and groundcover along the median strips to announce the arrival to the Yagoona village centre.

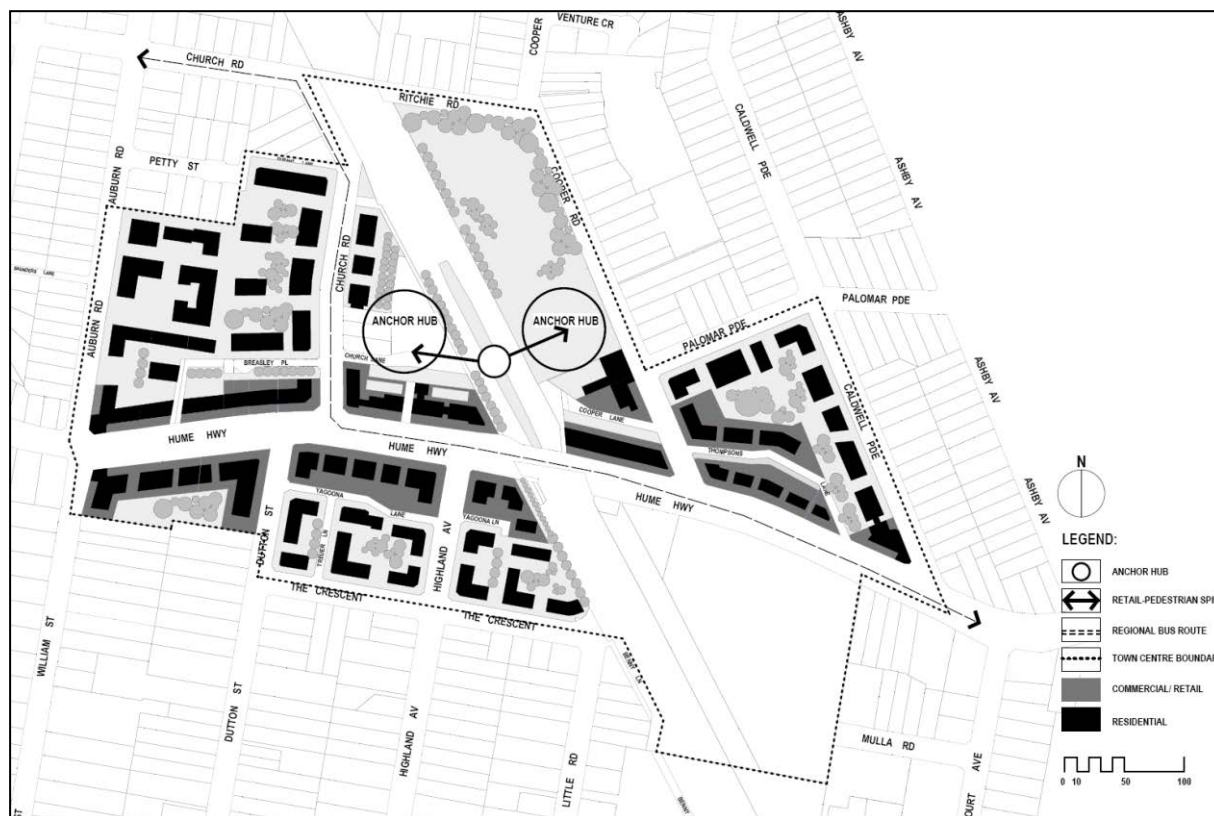
(iv) Precinct 4 (Yagoona Village Centre)

The desired character specific to Precinct 4 (Yagoona Village Centre) is to have a village centre that:

- Creates a new central place as the focus for retail activities, with the potential for the development or expansion of a large scale supermarket anchor.
- Consolidates community facilities presently spread across the village centre into a community hub, potentially on the site of the present senior citizen centre and community buildings. This site allows for future mixed-use development in addition to the community hub.
- Creates better connections across the highway
- On the northern side of the Hume Highway, creates a new east-west pedestrian street that connects the retail and community anchor hubs to the railway station (with lift access).
- Restricts the opportunities for the dispersal of retail activities outside of the consolidated retail core area. In addition, allow the reuse of large sites in the retail core area to attract new retail development anchors.
- Allows opportunities for residential development within the village centre and the immediate surrounding area that achieve high quality architectural and landscaping outcomes.
- Improves the physical environment for retail along the Hume Highway frontages with street tree and median planting, improvement of pedestrian crossings, slowing traffic to a design speed of 60km/h and encourage highway parking outside peak hours.
- Improves car parking provision by upgrading the car park to the east of the railway line. At the same time focus on improved pedestrian access into the village centre.
- Reinforces access to the retail and community anchor hubs and to the railway station. Improve the drop-off facilities for the railway station and schools through extending Cooper Lane.

- Upgrades the recreational facilities available in Gazzard Park as a village green, with improved passive visual surveillance and active recreational facilities (such as playground equipment and walking/cycle trails).

Figure 4: Yagoona Village Centre Structure Plan



(v) Precinct 5 (Rookwood Road)

The desired character specific to Precinct 5 (Rookwood Road) is to have a large scale enterprise zone that forms a major gateway to the City of Bankstown, and a connecting spine to the Bankstown Central Business District. This precinct will primarily promote commercial, hospitality, tertiary and highway related uses, with opportunities for some medium density home units surrounded by a generous landscaped setting.

The desired character is to also have a landscape buffer zone to the Hume Highway that enhances the Remembrance Driveway landscape corridor, and to have:

- dwellings that are setback from the Hume Highway to provide residents with good amenity in terms of air quality and acoustic privacy; and
- development that provides a 2 storey buffer to George Street to minimise any adverse impact on other land in the vicinity of these key development sites.

(vi) Precinct 6 (Chullora Technology Park)

The desired character specific to Precinct 6 (Chullora Technology Park) is to have an upmarket industrial precinct, surrounded by a generous landscaped setting and high environmental amenity.

(vii) Precinct 7 (Greenacre Motor Alley)

The desired character specific to Precinct 7 (Greenacre Motor Alley) is to have an employment zone that primarily promotes the precinct as Bankstown's Motor Alley. This would involve:

- creating a new enterprise zone that offers high technology industries, businesses, car yards and highway related uses in a landscaped setting;
- allowing opportunities for home units on large sites within the enterprise zone where the residential use is setback from the Hume Highway and do not impact on neighbours to the south; and
- consolidating village centre activities around the Chullora shopping centre.

2.0 Building Form (Bass Hill Small Village Centre)

Explanation

Good design achieves an appropriate building form for sites in terms of building proportions and alignments. An appropriate building form defines the public domain, contributes to the streetscape character and provides good internal amenity to residents and workers.

The combination of Bankstown LEP 2015 and this DCP determines the desired building form for the Bass Hill Small Village Centre. The LEP includes floor space ratios, lot widths and building heights. This section of the DCP contains storey limits, setbacks and building design guidelines.

However, applicants of development proposals must recognise that the combination of these controls is not a building, but a three dimensional shape that may determine the bulk and siting of a building. After allowing for building articulation, the achievable floor space of a development is likely to be less than the building envelope.

Objectives

The objectives to achieve the desired character are:

- (a) To ensure the bulk and density of development is compatible with the location of the development to shopping centres and public transport, and the desired character of the Hume Highway Corridor.
- (b) To provide the Hume Highway Corridor with environments that are safe, well landscaped and achieve high amenity.
- (c) To have a landscape buffer zone to the Hume Highway that enhances the Remembrance Driveway landscape corridor and improves the amenity of development.
- (d) To have a minimum setback to arterial roads that improves the amenity of dwellings in terms of air quality and acoustic privacy.
- (e) To encourage business activities and active street frontages to the Hume Highway.
- (f) To have appropriate bulk, density and vehicle access that will not have an adverse impact on land in the vicinity of the key development sites.
- (g) To identify gateway sites and ensure the built form marks the entrance into the Bass Hill Small Village Centre.

Development controls

The development controls to achieve the objectives are:

Storey limit

2.1 Development within the Bass Hill Small Village Centre 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:

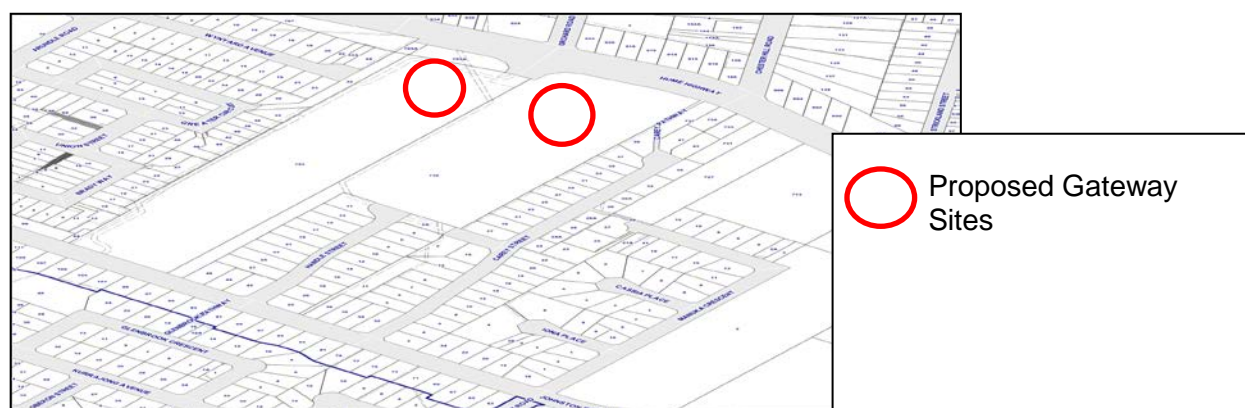
| Maximum building height as shown on the Height of Buildings Map (Bankstown LEP 2015) | Storey limit (not including basements) |
|--|--|
| 9 metres | 2 storeys (plus attic) |
| 13 metres | 4 storeys (no attic) |
| 14 metres | 4 storeys (no attic) |
| 16 metres | 5 storeys (no attic) |

Building design (gateway sites)

2.2 Development at gateway sites as shown in Figure 5 must:

- (a) ensure the building facade incorporates one of the following corner elements at the street corner:
 - (i) an architectural roof feature at the street corner that emphasises the corner element; or
 - (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.

Figure 5: Gateway sites



Site specific provisions: Nos. 731–737 and No. 753 Hume Highway in Bass Hill

- 2.3** The minimum setback to the primary road frontage for the allotments at Nos. 731–737 and No. 753 Hume Highway in Bass Hill is 5 metres. The front setback must contain a landscape buffer zone that forms part of the Remembrance Driveway landscape corridor.
- 2.4** In determining the setbacks to the secondary road frontage and the side and rear boundaries of allotments, Council must take into consideration the following matters:
- (a) whether the proposed setbacks respond to site conditions; and
 - (b) whether the proposed setbacks are compatible with the surrounding context and the desired character of the precinct; and
 - (c) whether the proposed setbacks comply with the Apartment Design Guide.
- 2.5** For the allotment at No. 737 Hume Highway in Bass Hill, the minimum setback to the Carey Pathway is 2 metres with no dividing fence. The intended outcome is to create a wide pedestrian accessway with active frontages.

Site specific provisions: Nos. 713–727 Hume Highway in Bass Hill

- 2.6** Council may apply the storey limit (not including basements) shown in Figure 6 to the allotments at Nos. 713–727 Hume Highway in Bass Hill only if it is satisfied that:
- (a) development will consolidate all the allotments into a single allotment; and
 - (b) development within 20 metres of the southern and western boundaries of the allotment does not exceed 2 storeys (not including the building at the north–west corner of the allotment); and
 - (c) development in the remaining area of the allotment does not exceed 5 storeys. Council does not allow development with 4 or more storeys to have attics.

If in Council's opinion a development does not satisfy this clause, a 2 storey limit will apply to each allotment.

- 2.7** Development must comply with the minimum setbacks shown in Figure 6 and must ensure:
- (a) dwellings are setback a minimum 20 metres from the Hume Highway boundary of the allotment or a road related area (within the meaning of the Roads Act 1993) adjoining or associated with the Hume Highway; and
 - (b) development provides appropriate solar access to the existing dwellings that adjoin the side and rear boundaries of the allotment.
- 2.8** Development must provide a minimum 20 metre wide landscape buffer zone to the Hume Highway boundary of the allotment to enhance the Remembrance Driveway landscape corridor.
- 2.9** Development must provide a minimum 5 metre wide landscape buffer zone to the eastern boundary of the allotment to minimise any impact on Carysfield Park. The landscape buffer zone may include private open spaces.
- 2.10** Vehicle access to the allotment may be permitted from the Hume Highway, but is not permitted from Manuka Crescent.

Figure 6: Proposed storey limit and setback controls for development that consolidates the allotments at Nos. 713–727 Hume Highway in Bass Hill into a single allotment.

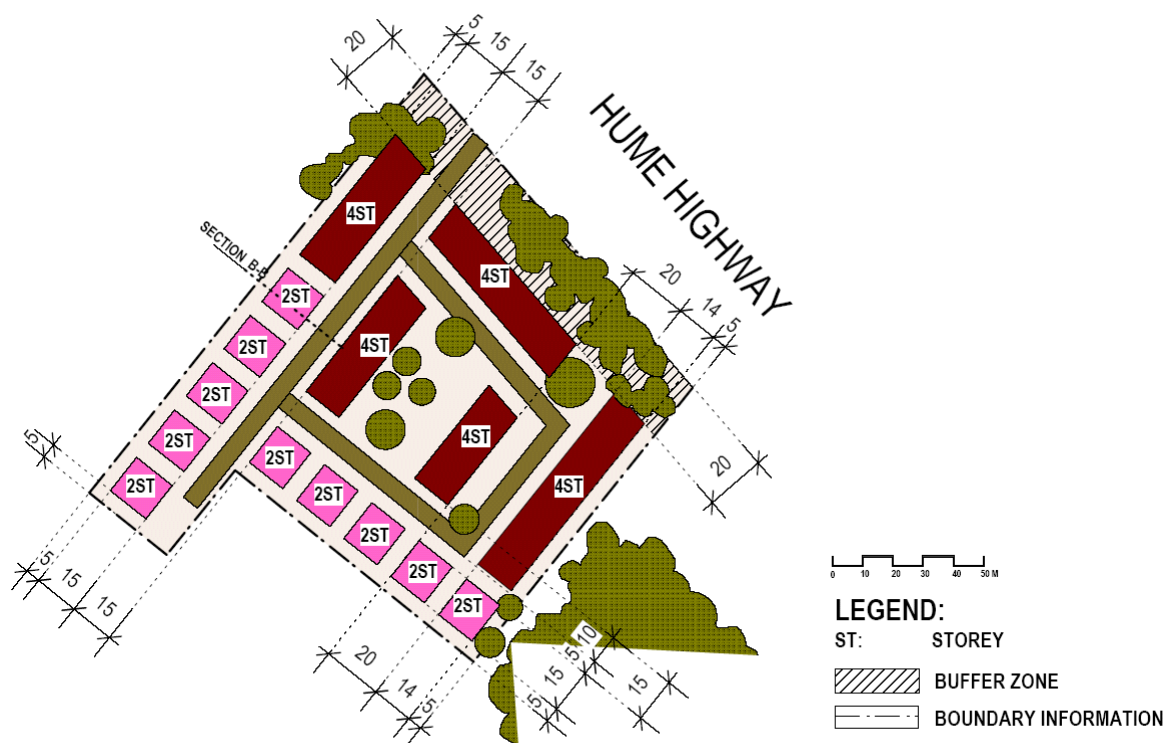


Figure 7: Proposed building envelope for development on the consolidated allotment as viewed from the Hume Highway (not to scale).

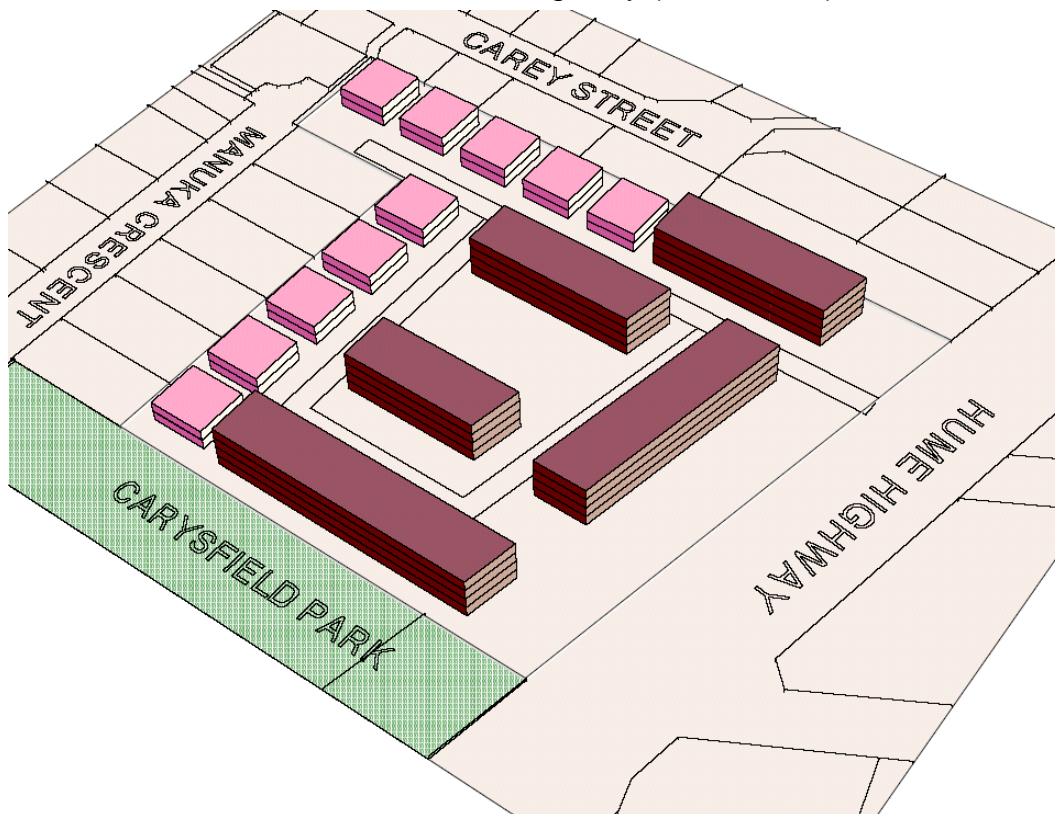
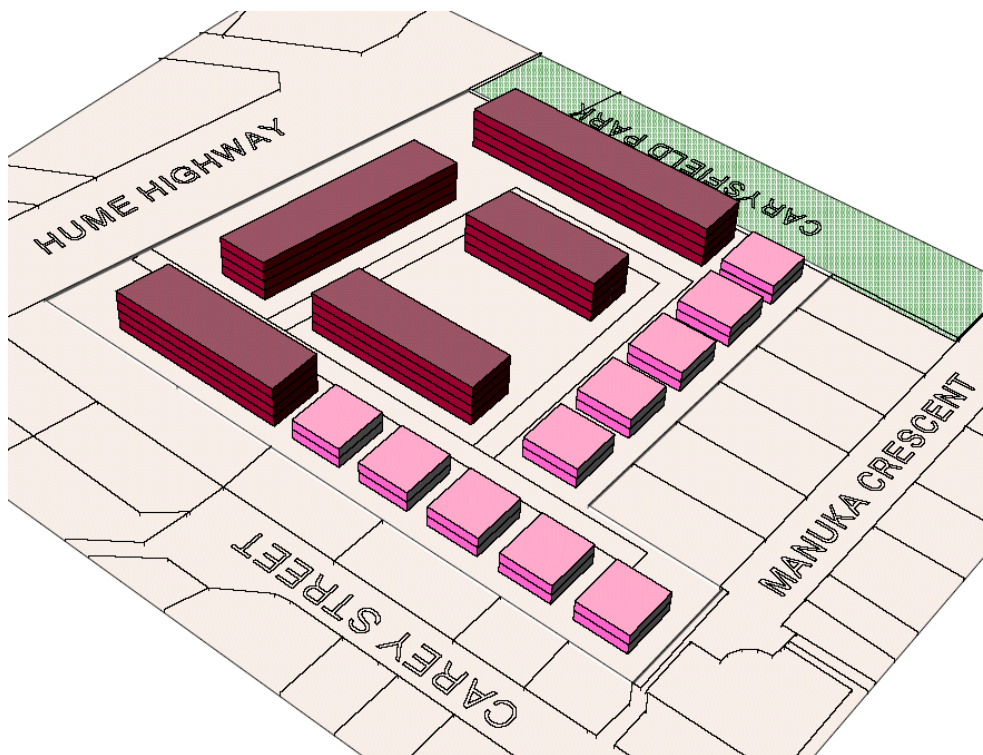


Figure 8: Proposed building envelope for development on the consolidated allotment as viewed from Manuka Crescent at the rear (not to scale).



Site specific provisions: No. 739 Hume Highway in Bass Hill (within Zone B2 Local Centre)

- 2.11** Development must comply with the storey limit (not including basements) shown in Figure 9 and must ensure:
- (a) development within 20 metres of the eastern boundary of the allotment does not exceed 2 storeys; and
 - (b) development in the remaining area of the allotment does not exceed 4 storeys. Council does not allow development with 4 storeys to have attics.
- 2.12** Development must comply with the minimum setbacks shown in Figure 9 and must ensure:
- (a) dwellings are setback a minimum 20 metres from the Hume Highway boundary of the allotment or a road related area (within the meaning of the Roads Act 1993) adjoining or associated with the Hume Highway; and
 - (b) development provides appropriate solar access to the existing dwellings that adjoin the eastern boundary of the allotment.
- 2.13** Development must provide a minimum 20 metre wide landscape buffer zone to the Hume Highway boundary of the allotment to enhance the Remembrance Driveway landscape corridor.
- 2.14** Vehicle access to the part of the allotment within Zone B2 Local Centre may be permitted from the Hume Highway, but is not permitted from:
- (a) the access handle to Johnston Road; or
 - (b) Handle Street.

Figure 9: Proposed storey limit and setback controls for mixed use development at the part of the allotment at No. 739 Hume Highway in Bass Hill that is within Zone B2 Local Centre.

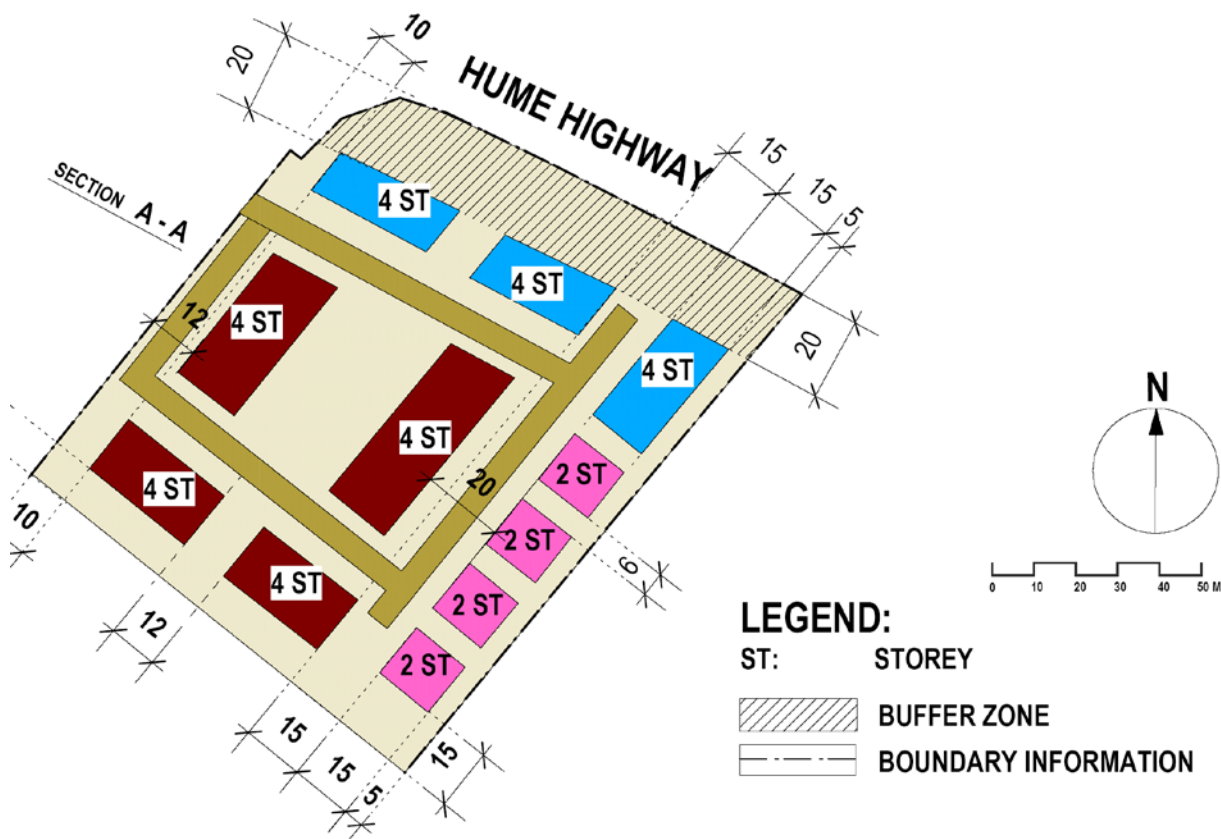


Figure 10: Proposed storey limit for mixed use development at the part of the allotment at No. 739 Hume Highway in Bass Hill that is within Zone B2 Local Centre.

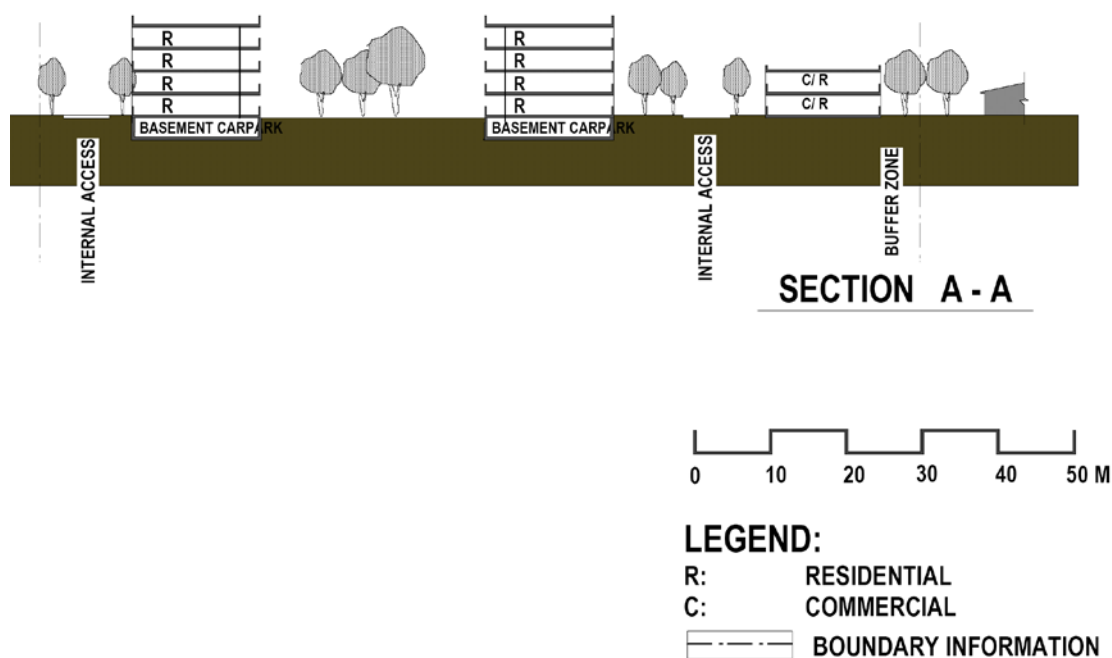


Figure 11: Proposed building envelope for development on the allotment as viewed from the Hume Highway (not to scale).

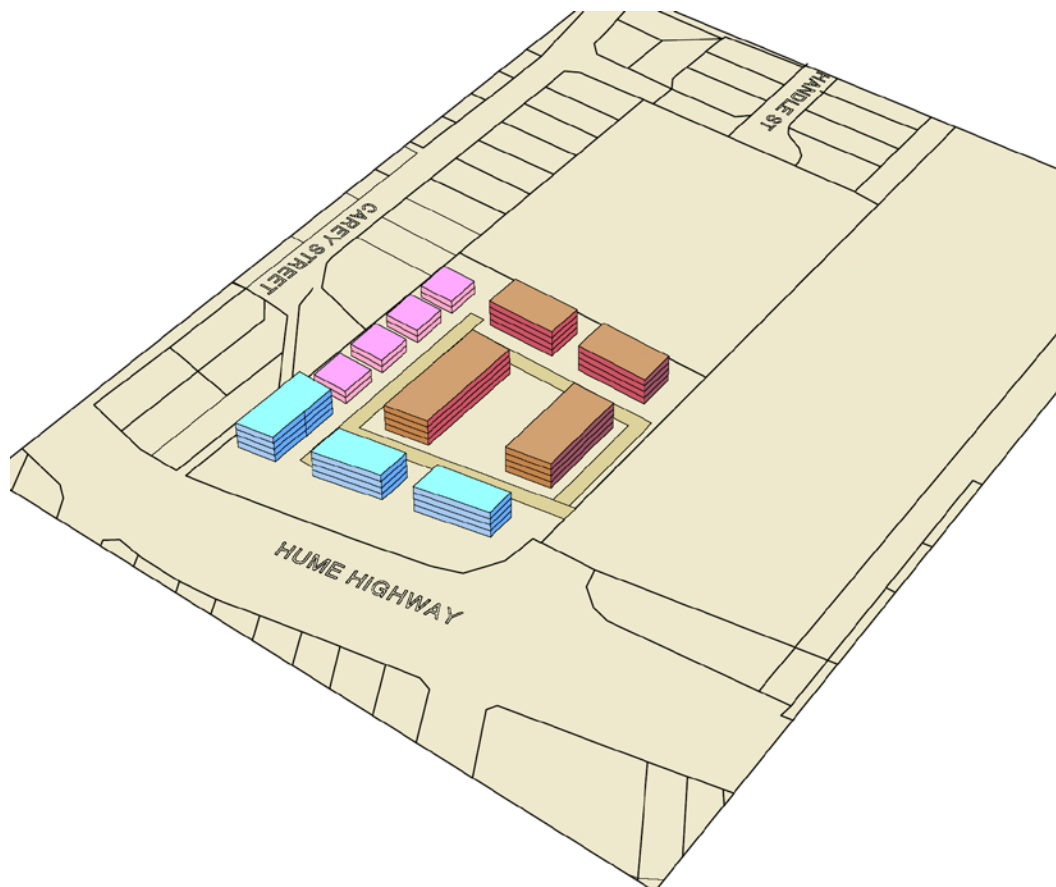
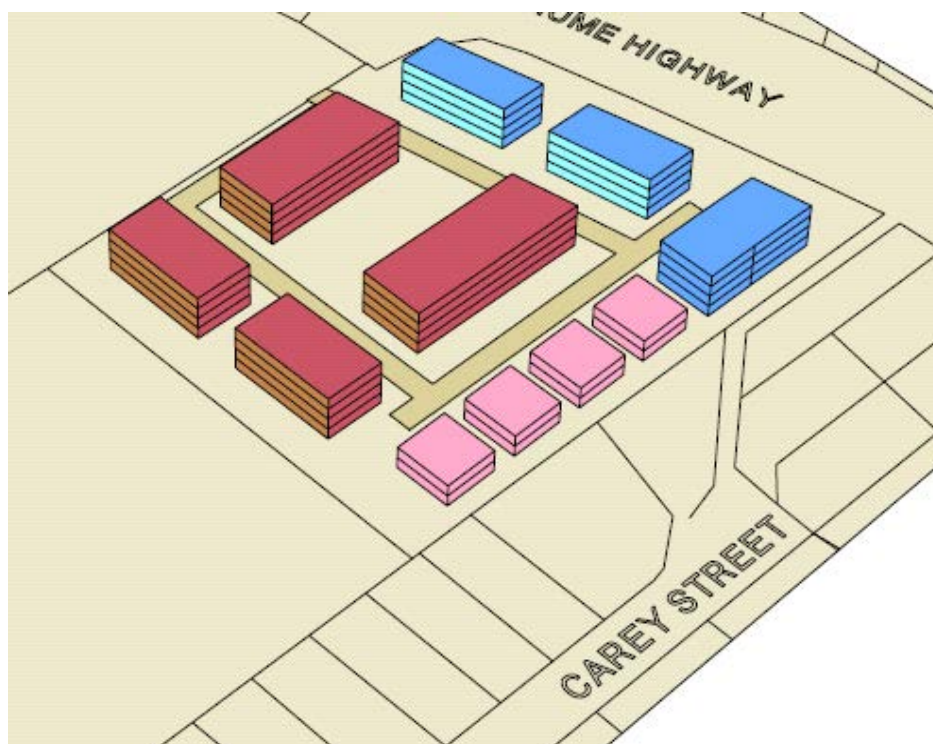


Figure 12: Proposed building envelope for development on the allotment as viewed from the rear (not to scale).



Site specific provisions: No. 739 Hume Highway in Bass Hill (within Zone R4 High Density Residential)

- 2.15** Development must comply with the storey limit (not including basements) shown in Figure 13 and must ensure:
- (a) development within 20 metres of the southern and eastern boundaries of the allotment does not exceed 2 storeys; and
 - (b) development in the remaining area of the allotment does not exceed 4 storeys. Council does not allow development with 4 storeys to have attics.
- 2.16** Development must comply with the minimum setbacks shown in Figure 13 and must ensure a development provides appropriate solar access to the existing dwellings that adjoin the southern and eastern boundaries of the allotment.
- 2.17** Vehicle access to the part of the allotment that is within Zone R4 High Density Residential may be permitted from the access handle to Johnston Road, but is not permitted from Handle Street.

Figure 13: Proposed storey limit and setback controls for development on the part of the allotment at No. 739 Hume Highway in Bass Hill that is within Zone R4 High Density Residential.

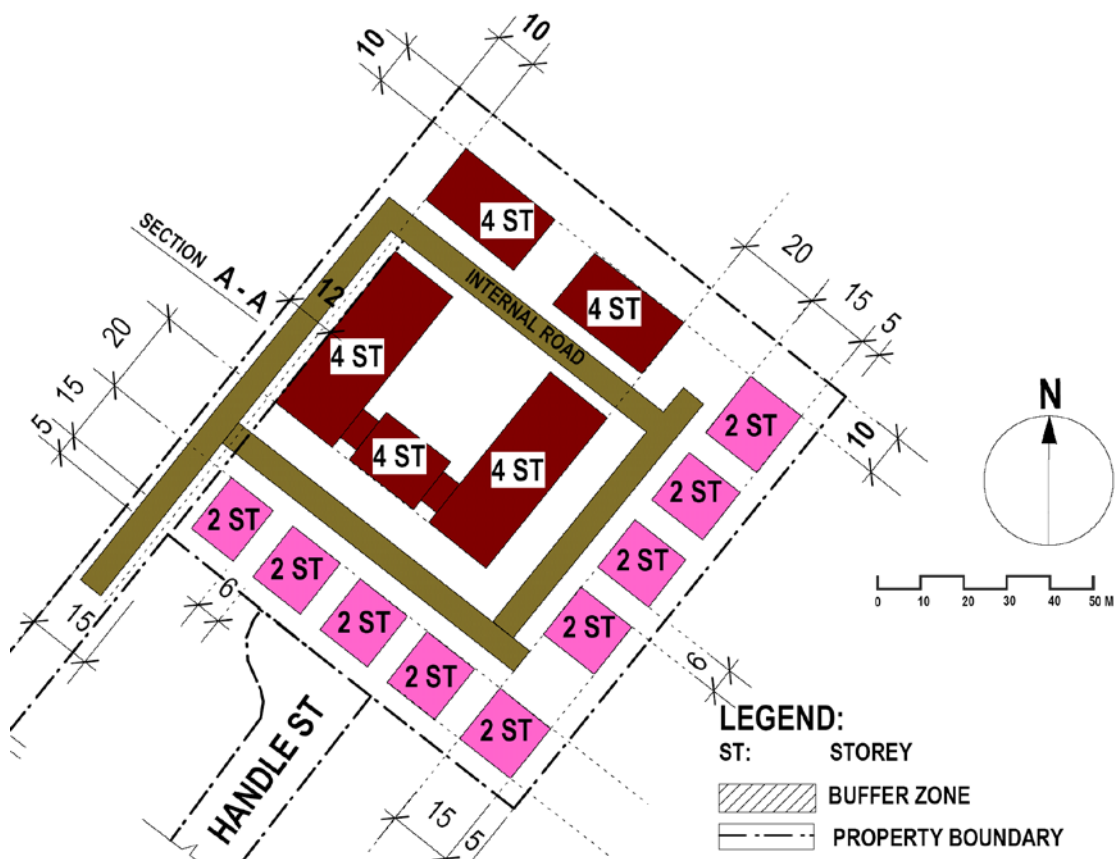


Figure 14: Proposed storey limit for development on the part of the allotment that is within Zone R4 High Density Residential.

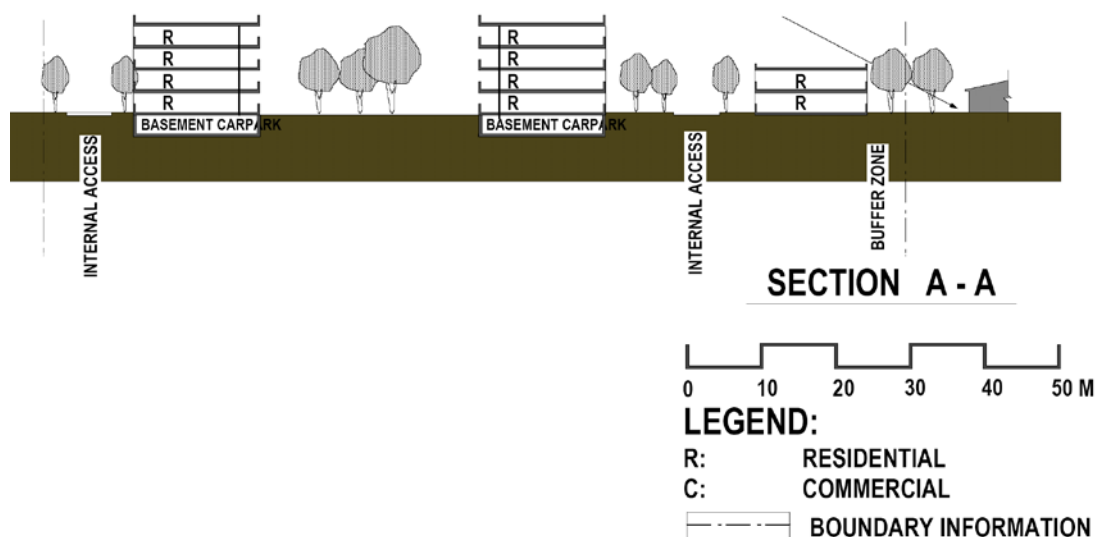
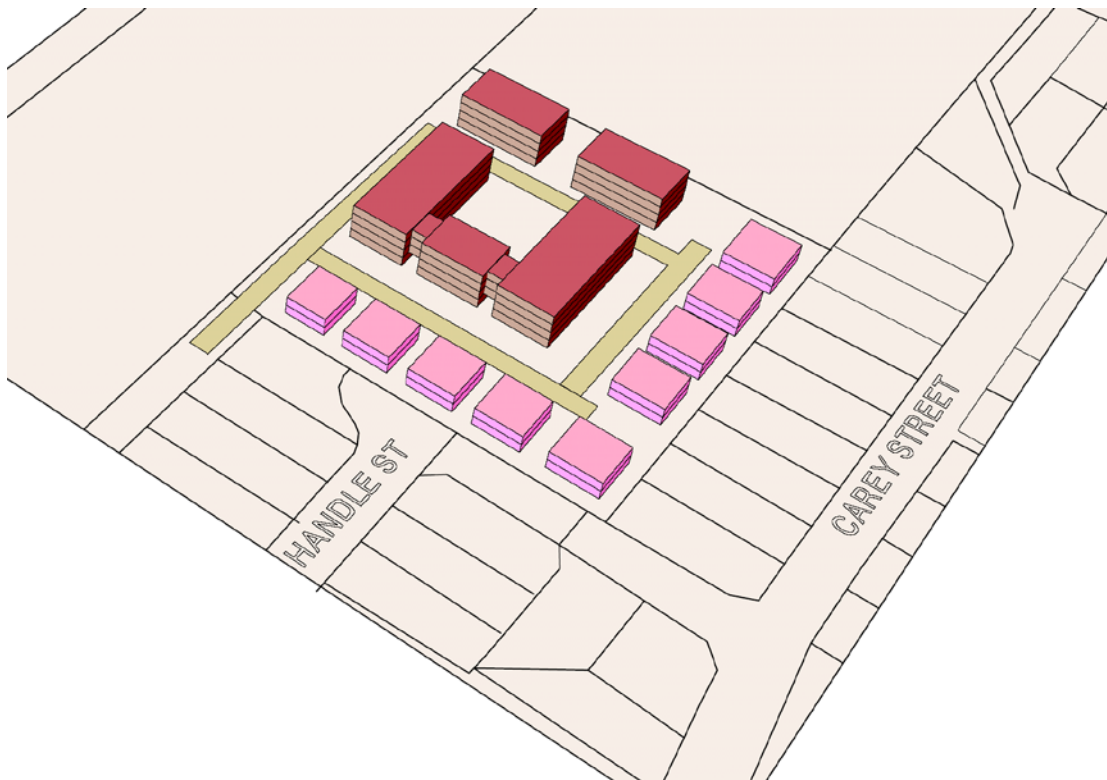


Figure 15: Proposed building envelope for development on the allotment as viewed from the Hume Highway (not to scale).



Figure 16: Proposed building envelope for development on the allotment as viewed from Johnston Road at the rear (not to scale).



Site specific provisions: Former Bass Hill Drive–In Theatre Site in Bass Hill

Desired character

2.18 The desired character is to have a site that contains a new residential neighbourhood with elements, visual patterns and a scale generally found in Bass Hill. It will provide a mix of housing types including single and two storey attached and detached dwelling houses on small lots. The streets will form a legible access network conducive to safety and a sense of community from the continuous orientation of house frontages. Based on a simple pattern, the internal streets will maximise accessibility through direct connections and provide an environment conducive to walking and cycling. To assist in the establishment of the Duck River–Lansdowne Reserve Biodiversity Corridor, development on land directly adjacent to Johnston Road will be restricted. This land is to be planted with indigenous species and developed into a passive open space area, with access through this area provided to the general public.

2.19 The maximum number of dwellings for the site is 140.

Streetscape

2.20 The distribution of the open space and residential dwelling types must be generally in accordance with that shown in Figure 17.

2.21 Development on the 11 metre wide access handle fronting the Hume Highway must be designed in consultation with Council. This land is not considered suitable for separate residential development.

2.22 Development that requires “significant architectural treatment” as shown in Figure 18 must:

- (a) incorporate particular architectural features in the external treatment such as entry corner features, stronger roof elements, feature stone walls, prominent veranda elements, domestic character above garages and the like; and
- (b) ensure the architectural features are appropriate to the situation such as marking the head of a vista or marking an intersection.

Figure 17: Development master plan.



**based on indicative house types

building envelope plan
1:1000



Greater Union Drive-In Site | building envelope plan

broham | Cnr. Johnston & Arundle Roads

19 | 01 | 07
0 10 20m

drawn: gl
checked: amb

issue for amended Development Application c 30/10/09
issue for amended Development Application b 09/07/08
issue for Development Application a 26/09/07
amendments Date

integrated **DESIGN** group
architects bathurst | sydney

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integratedDESIGNgroup p/l
abn 21 995 789 058
nominated architect tony mcburney reg. no. 5273 | simon thorne reg. no. 7093

issue c



- (b) adjoining properties will not be affected and management of property on common boundaries minimise neighbour conflict.

Open space

2.25 Development must provide private open space in accordance with the following controls:

- (a) Lots that are greater than 300m² in area must provide a minimum 80m² of private open space. This can be provided as two separate spaces provided:
 - (i) each space contains an area greater than 35m² and a minimum width of 3.5 metres throughout; and
 - (ii) the remaining contributory spaces must have a minimum width of 2 metres.
- (b) Lots that are 300m² or less in area must provide a minimum 60m² of private open space. This can be provided as two separate spaces provided:
 - (i) each space contains an area greater than 25m² and a minimum width of 3.5 metres throughout; and
 - (ii) the remaining contributory spaces must have a minimum width of 2 metres.
- (c) Lots 73 to 96 as shown in Figure 17 may include the space forward of the front building line as private open space provided the maximum height of the front fence is 1.2 metres.

Energy efficiency

2.26 Street layout, subdivision and buildings should be designed and located to minimise overshadowing of neighbours and maximise sunlight into windows of living areas of dwellings during the winter months. In the design of attached dwellings and multi dwelling housing this should be possible by careful siting, varied roof profile and setbacks.

2.27 At least one living area of each dwelling must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.

2.28 At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.

2.29 A minimum 50% of the required private open space for:

- (a) each proposed dwelling on an allotment; and
- (b) each dwelling on an adjoining allotment, must receive at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox.

Where this clause cannot be met for a dwelling on an adjoining allotment, the development must not result with additional overshadowing on the affected private open space.

Figure 19: Building envelope controls for each dwelling on each lot

- 19.1** Council must not grant consent to the erection of a dwelling house unless the proposed lot is at least 7 metres wide at the front building line.
- 19.2** Council may require one car parking space per dwelling to locate forward of the front building line (in the form of a hardstand) to avoid garages and driveways dominating the front of a dwelling and landscaped area when viewed from the street.
- 19.3** The schedule and diagrams of indicative houses (Types A to J) are for guidance purposes only.
- 19.4** The building envelope controls for each dwelling on each lot are shown in the following table:

| Lot | Minimum Lot Size (m ²) | Maximum Gross Floor Area (m ²) | Minimum setback to north boundary (metres) | Minimum setback to south boundary (metres) | Minimum setback to east boundary (metres) | Minimum setback to west boundary (metres) | Indicative house | Special Requirements |
|-----|------------------------------------|--|--|--|---|---|------------------|--|
| 2 | 410 | 225 | 1 | 2 | Nil setback | 6 | B2 | No vehicle access to Arundle Road. Dwelling must have minimum 2 metre setback measured from the landscape easement to the south. |
| 3 | 419 | 293 | 1 | 1 | Nil setback | 6 | B | No vehicle access to Arundle Road. Garage may have nil setback to the south boundary. |
| 4 | 391 | 270 | 1 | 1 | Nil setback | 6 | B | |
| 5 | 375 | 313 | 7.5 | 4.5 | Nil setback | 1 | D | Tree preservation if possible. Garage must have minimum 5.5 metre setback to the south boundary. |
| 6 | 375 | 317 | 7.5 | 4.5 | Nil setback | 1 | D | Garage must have minimum 5.5 metre setback to the south boundary. |

| Lot | Minimum Lot Size (m ²) | Maximum Gross Floor Area (m ²) | Minimum setback to north boundary (metres) | Minimum setback to south boundary (metres) | Minimum setback to east boundary (metres) | Minimum setback to west boundary (metres) | Indicative house | Special Requirements |
|-----|------------------------------------|--|--|--|---|---|------------------|--|
| 7 | 375 | 317 | 7.5 | 4.5 | Nil setback | 1 | D2 | Tree preservation if possible. Garage must have minimum 5.5 metre setback to the south boundary. |
| 8 | 315 | 251 | 7.5 | 4.5 | Nil setback | 1 | E | Garage must have minimum 5.5 metre setback to the south boundary. |
| 9 | 375 | 317 | 7.5 | 4.5 | Nil setback | 1 | D | |
| 10 | 315 | 266 | 7.5 | 4.5 | Nil setback | 1 | E | |
| 11 | 376 | 317 | 7.5 | 4.5 | Nil setback | 1 | D | |
| 12 | 316 | 251 | 7.5 | 4.5 | Nil setback | 1 | E | |
| 13 | 376 | 317 | 7.5 | 4.5 | Nil setback | 1 | D | |
| 14 | 451 | 313 | 7.5 | 4.5 | 1 | 1 | A0 | Tree preservation if possible. Garage must have minimum 5.5 metre setback to south boundary. |
| 15 | 445 | 313 | 7.5 | 4.5 | 1 | 1 | A0 | Tree preservation if possible. Setback to south is measured from street boundary. |
| 16 | 467 | 313 | 7.5 | 3.5 | 1 | 1 | S | – |
| 17 | 558 | 290 | 1 | 1 | 4 | 4 | S | Tree preservation if possible. Garage must have minimum 5.5 metre setback to west boundary. |

| Lot | Minimum Lot Size (m ²) | Maximum Gross Floor Area (m ²) | Minimum setback to north boundary (metres) | Minimum setback to south boundary (metres) | Minimum setback to east boundary (metres) | Minimum setback to west boundary (metres) | Indicative house | Special Requirements |
|-----|------------------------------------|--|--|--|---|---|------------------|---|
| 18 | 403 | 281 | 1 | 1 | 4 | 4.5 | F3 | Tree preservation if possible. Garage must have minimum 5.5 metre setback to west boundary, and may have nil setback to north boundary. |
| 19 | 339 | 236 | 1 | 1 | 4 | 4.5 | F | Garage must have minimum 5.5 metre setback to west boundary, and may have nil setback to north boundary. |
| 20 | 403 | 322 | Nil setback | 1 | 9 | 4.5 | D | Tree preservation if possible. Garage must have minimum 5.5 metre setback to west boundary. |
| 21 | 393 | 295 | 1 | 1 | 9 | 4.5 | D2 | Tree preservation if possible. Garage must have minimum 5.5 metre setback to west boundary, and may have nil setback to north boundary. |
| 22 | 492 | 325 | 1 | 1 | 4 | 4.5 | S | Tree preservation if possible. Garage must have minimum 5.5 metre setback to west boundary. |
| 23 | 602 | 360 | 4.5 | 3 | 2 | 1 | S | Garage must have minimum 5.5 metre setback to north boundary. |
| 24 | 361 | 228 | 3.5 | 4 | 1 | 1 | F | |
| 25 | 379 | 249 | 3.5 | 1 | 1 | 3.5 | C2 | Garage must have minimum 5.5 metre setback to north boundary, and may have nil setback to south boundary. |

| Lot | Minimum Lot Size (m ²) | Maximum Gross Floor Area (m ²) | Minimum setback to north boundary (metres) | Minimum setback to south boundary (metres) | Minimum setback to east boundary (metres) | Minimum setback to west boundary (metres) | Indicative house | Special Requirements |
|-----|------------------------------------|--|--|--|---|---|------------------|---|
| 26 | 390 | 272 | 1 | 1 | 2 | 3.5 | G | Garage must have minimum 5.5 metre setback to west boundary, and may have nil setback to south boundary. |
| 27 | 390 | 272 | 1 | 1 | 2 | 3.5 | G | |
| 28 | 390 | 272 | 1 | 1 | 2 | 3.5 | G | |
| 29 | 407 | 286 | 1 | 2.5 | Nil setback | 3.5 | C2 | Garage must have minimum 4 metre setback to south boundary. |
| 30 | 379 | 258 | 2 | 3.5 | 1 | 1 | F2 | Garage must have minimum 5.5 metre setback to south boundary. |
| 31 | 494 | 330 | 7 | 3.5 | 2 | 1 | A2 | Tree preservation if possible. Garage must have minimum 5.5 metre setback to south boundary. |
| 32 | 651 | 336 | 1 | 1 | 4 | 1 | S | Tree preservation if possible. Garage must have minimum 5.5 metre setback to west boundary. |
| 33 | 380 | 222 | 1 | 1 | 4 | 4.5 | F3 | Tree preservation if possible. Garage must have minimum 5.5 metre setback to west boundary, and may have nil setback to north boundary. |
| 34 | 380 | 265 | 1 | 1 | 4 | 4.5 | F2 | Tree preservation if possible. Garage must have minimum 5.5 metre setback to west boundary, and may have nil setback to south boundary. |
| 35 | 380 | 265 | 1 | 1 | 4 | 4.5 | F2 | |
| 36 | 380 | 265 | 1 | 1 | 4 | 4.5 | F2 | |

| Lot | Minimum Lot Size (m ²) | Maximum Gross Floor Area (m ²) | Minimum setback to north boundary (metres) | Minimum setback to south boundary (metres) | Minimum setback to east boundary (metres) | Minimum setback to west boundary (metres) | Indicative house | Special Requirements |
|-----|------------------------------------|--|--|--|---|---|------------------|--|
| 37 | 380 | 265 | 1 | 1 | 4 | 4.5 | F2 | Tree preservation if possible. Garage must have minimum 5.5 metre setback to west boundary, and may have nil setback to south boundary. |
| 38 | 450 | 293 | 1 | 1 | 4 | 4.5 | F2 | Garage must have minimum 5.5 metre setback to west boundary, and may have nil setback to south boundary. |
| 39 | 586 | 288 | 1 | 15 | 2 | 1 | S1 | Tree preservation if possible. |
| 40 | 488 | 252 | Nil setback | 3.5 | 1.5 | 1 | C | Dwelling front door to face the biodiversity corridor. Garage may have nil setback to west boundary and shared driveway. |
| 41 | 400 | 240 | Nil setback | 3.5 | 1 | 1 | C | Dwelling front door to face the biodiversity corridor. Garage must have minimum 5 metre setback to west boundary, and may have nil setback to east boundary and shared driveway. |
| 42 | 345 | 275 | Nil setback | 3.5 | 1 | 1 | C | Dwelling front door to face the biodiversity corridor. Garage must have minimum 5 metre setback to west boundary, and may have nil setback to east boundary. |

| Lot | Minimum Lot Size (m ²) | Maximum Gross Floor Area (m ²) | Minimum setback to north boundary (metres) | Minimum setback to south boundary (metres) | Minimum setback to east boundary (metres) | Minimum setback to west boundary (metres) | Indicative house | Special Requirements |
|-----|------------------------------------|--|--|--|---|---|------------------|--|
| 43 | 345 | 275 | Nil setback | 3.5 | 1 | 1 | C | Dwelling front door to face the biodiversity corridor. Garage must have minimum 5 metre setback to west boundary, and may have nil setback to east boundary. |
| 44 | 345 | 275 | Nil setback | 3.5 | 1 | 1 | C | Dwelling front door to face the biodiversity corridor. Garage must have minimum 5 metre setback to west boundary, and may have nil setback to east boundary. |
| 45 | 403 | 282 | Nil setback | 1.5 | 1 | 3.5 | C2 | Garage may have nil setback to east boundary. |
| 46 | 439 | 284 | 1 | 1 | 3.5 | 1 | G2 | Dwelling front door to face the biodiversity corridor. Garage must have minimum 5.5 metre setback to east boundary. |
| 47 | 429 | 299 | 2 | 1 | 3.5 | 1 | B | Garage must have minimum 5.5 metre setback to north boundary. |
| 48 | 330 | 263 | Nil setback | 3.5 | 1 | 1 | C | Dwelling front door to face the biodiversity corridor. Garage must have minimum 4.5 metre setback to west boundary, and may have nil setback to east boundary. |
| 49 | 330 | 263 | Nil setback | 3.5 | 1 | 1 | C | |

| Lot | Minimum Lot Size (m ²) | Maximum Gross Floor Area (m ²) | Minimum setback to north boundary (metres) | Minimum setback to south boundary (metres) | Minimum setback to east boundary (metres) | Minimum setback to west boundary (metres) | Indicative house | Special Requirements |
|-----|------------------------------------|--|--|--|---|---|------------------|--|
| 50 | 425 | 263 | Nil setback | 3.5 | 1 | 1 | C | Dwelling front door to face the biodiversity corridor. Garage must have minimum 4.5 metre setback to east boundary, and may have nil setback to west boundary. |
| 51 | 535 | 263 | Nil setback | 3.5 | 1 | 1 | C | |
| 52 | 450 | 239 | 1 | Nil setback | 4.5 | 1.5 | C2 | Dwelling and garage may have nil setback to shared driveway and landscape easement. |
| 53 | 420 | 251 | 1 | 1 | 4.5 | 2 | H | Garage must have minimum 5.5 metre setback to east boundary. |
| 54 | 300 | 239 | Nil setback | 1 | 4.5 | 2 | F | Garage must have min. 5.5 metre setback to east boundary. |
| 55 | 420 | 251 | 1 | 1 | 4.5 | 2 | H | |
| 56 | 300 | 239 | Nil setback | 1 | 4.5 | 2 | F | |
| 57 | 420 | 245 | 1 | 1 | 4.5 | 2 | H | |
| 58 | 384 | 250 | Nil setback | 1 | 2.5 | 2 | F3 | Garage must have minimum 3.5 metre setback to east boundary. |
| 59 | 640 | 355 | 4 | 1 | 1 | 4 | S | Dwelling front door to locate on south elevation. Garage may have nil setback to east boundary and shared driveway. |

| Lot | Minimum Lot Size (m ²) | Maximum Gross Floor Area (m ²) | Minimum setback to north boundary (metres) | Minimum setback to south boundary (metres) | Minimum setback to east boundary (metres) | Minimum setback to west boundary (metres) | Indicative house | Special Requirements |
|-----|------------------------------------|--|--|--|---|---|------------------|---|
| 60 | 454 | 252 | 3.5 | 3 | 1 | 1 | B | Garage may have nil setback to shared driveway. |
| 61 | 392 | 275 | Nil setback | 2.5 | 3.5 | 1 | B2 | Garage may have nil setback to west boundary. |
| 62 | 456 | 293 | 1 | 1 | 3.5 | 1 | B | Garage may have nil setback to west boundary and shared driveway. |
| 63 | 476 | 321 | 1 | 1 | 3.5 | 1 | B | Garage may have nil setback west boundary and shared driveway. |
| 64 | 439 | 307 | 3.5 | Nil setback | 3.5 | 1 | B2 | Garage must have minimum 4.5 metre setback to north boundary and minimum 1 metre setback to south boundary. |
| 65 | 393 | 266 | 3.5 | Nil setback | 1 | 1 | CS | No vehicle access to north boundary. Garage may have nil setback to east boundary and shared driveway. |
| 66 | 419 | 266 | 3.5 | Nil setback | 1 | 1 | CS | No vehicle access to north boundary. Garage may have nil setback to east boundary and shared driveway. |
| 67 | 485 | 295 | 3.5 | 8 | 1 | 1 | CS | No vehicle access to north boundary. Garage may have nil setback to east boundary. |
| 68 | 506 | 357 | 3.5 | 6 | 1 | 1 | A0 | Garage must have minimum 5.5 metre setback to north boundary, and may have nil setback to east boundary. |

| Lot | Minimum Lot Size (m ²) | Maximum Gross Floor Area (m ²) | Minimum setback to north boundary (metres) | Minimum setback to south boundary (metres) | Minimum setback to east boundary (metres) | Minimum setback to west boundary (metres) | Indicative house | Special Requirements |
|-------|------------------------------------|--|--|--|---|---|------------------|--|
| 69 | 396 | 326 | 3.5 | 6 | 1 | 1 | A0 | Garage must have minimum 5.5 metre setback to north boundary, and may have nil setback to east boundary. |
| 70 | 431 | 272 | 3.5 | 1 | Nil setback | 2.5 | B2 | Garage must have minimum 3.5 metre setback to west boundary. |
| 71–72 | – | – | – | – | – | – | – | These allotments do not exist in Figures 17 or 18. |
| 73 | 371 | 295 | 1 | Nil setback | 1 to shared driveway | 5.5 | C2 | Garage must have minimum 1 metre setback to south boundary. |
| 74 | 275 | 196 | Nil setback | Nil setback | 1 to shared driveway | 5.5 | J | – |
| 75 | 298 | 217 | Nil setback | Nil setback | Nil setback to shared driveway | 5.5 | J2 | May allow studio over garage to provide natural surveillance to lane. |
| 76 | 296 | 217 | Nil setback | Nil setback | Nil setback to shared driveway | 5.5 | J | |
| 77 | 281 | 196 | Nil setback | Nil setback | 1 to shared driveway | 5.5 | J | – |

| Lot | Minimum Lot Size (m ²) | Maximum Gross Floor Area (m ²) | Minimum setback to north boundary (metres) | Minimum setback to south boundary (metres) | Minimum setback to east boundary (metres) | Minimum setback to west boundary (metres) | Indicative house | Special Requirements |
|-----|------------------------------------|--|--|--|---|---|------------------|---|
| 78 | 266 | 196 | Nil setback | Nil setback | 1 to shared driveway | 5.5 | J | – |
| 79 | 371 | 295 | Nil setback | 1 | 1 to shared driveway | 5.5 | C2 | Garage must have minimum 1 metre setback to north boundary. |
| 80 | 371 | 295 | Nil setback | 1 | 5.5 | 1 to shared driveway | C2 | Garage must have minimum 1 metre setback to north boundary. |
| 81 | 275 | 196 | Nil setback | Nil setback | 5.5 | 1 to shared driveway | J | Garage must have minimum 1 metre setback to north boundary. |
| 82 | 298 | 196 | Nil setback | Nil setback | 5.5 | 1 to shared driveway | J | – |
| 83 | 296 | 217 | Nil setback | Nil setback | 5.5 | Nil setback to shared driveway | J2 | May allow studio over garage to provide natural surveillance to lane. |
| 84 | 281 | 217 | Nil setback | Nil setback | 5.5 | Nil setback to shared driveway | J2 | |
| 85 | 266 | 196 | Nil setback | Nil setback | 5.5 | 1 to shared driveway | J | – |

| Lot | Minimum Lot Size (m ²) | Maximum Gross Floor Area (m ²) | Minimum setback to north boundary (metres) | Minimum setback to south boundary (metres) | Minimum setback to east boundary (metres) | Minimum setback to west boundary (metres) | Indicative house | Special Requirements |
|-----|------------------------------------|--|--|--|---|---|------------------|---|
| 86 | 371 | 295 | 1 | Nil setback | 5.5 | 1 to shared driveway | C2 | Garage must have minimum 1 metre setback to south boundary. |
| 87 | 268 | 224 | Nil setback | Nil setback | Nil setback | 4.5 | J | Garage must have minimum 0.5 metre setback to south boundary. |
| 88 | 324 | 280 | Nil setback | Nil setback | Nil setback | 4.5 | J | – |
| 89 | 324 | 224 | Nil setback | Nil setback | Nil setback | 4.5 | J | – |
| 90 | 272 | 224 | Nil setback | Nil setback | Nil setback | 4.5 | J | Garage must have minimum 0.5 metre setback to north boundary. |
| 91 | 263 | 224 | Nil setback | Nil setback | 4.5 | Nil setback | J | – |
| 92 | 296 | 280 | Nil setback | Nil setback | 4.5 | Nil setback | J | – |
| 93 | 296 | 269 | Nil setback | Nil setback | 4.5 | Nil setback | J | – |
| 94 | 258 | 239 | Nil setback | Nil setback | 4.5 | Nil setback | J | Garage must have minimum 0.5 metre setback to south boundary. |
| 95 | 382 | 294 | 3.5 | 2 | 1 | 1 | S | Garage must have minimum 1 metre setback to north boundary. |
| 96 | 385 | 294 | 3.5 | 2 | 1 | 1 | S | Garage must have minimum 1 metre setback to north boundary. |
| 201 | 385 | 273 | 1 | 3.5 | Nil setback | 4 | B | Consider corner treatment of house as it faces two streets. |

| Lot | Minimum Lot Size (m ²) | Maximum Gross Floor Area (m ²) | Minimum setback to north boundary (metres) | Minimum setback to south boundary (metres) | Minimum setback to east boundary (metres) | Minimum setback to west boundary (metres) | Indicative house | Special Requirements |
|-----|------------------------------------|--|--|--|---|---|------------------|--|
| 202 | 423 | 269 | Nil setback | 3.5 | 1 | 2 | B | Dwelling front door to face the biodiversity corridor. |
| 203 | 383 | 234 | Nil setback | 1 | 1 | 2 | S1 | Dwelling front door to face east boundary. |
| 204 | 320 | 224 | 1 | 1 | 1 | 4 | S | Garage may have nil setback to east boundary. |
| 205 | 449 | 313 | 1 | 1 | 6 | 5.5 | A | – |
| 206 | 449 | 313 | 1 | 1 | 6 | 5.5 | A2 | – |
| 207 | 449 | 334 | 1 | 1 | 6 | 5.5 | A | – |
| 208 | 449 | 334 | 1 | 1 | 6 | 5.5 | A | – |
| 209 | 449 | 313 | 1 | 1 | 6 | 5.5 | A | – |
| 210 | 449 | 313 | 1 | 1 | 6 | 5.5 | A | – |
| 211 | 447 | 312 | 1 | 1.5 | 6 | 5.5 | A | – |
| 212 | 419 | 313 | 1 | 1 | 6 | 6 | A | – |
| 213 | 420 | 313 | 1 | 1 | 6 | 6 | A | – |

Bass Hill Drive-In Theatre Site

3.1. Typical House Types

TYPICAL HOUSE A

"Traditional" Lot 450m2
Frontage and garage to street

ORIENTATION

North to front, side and rear

PROPOSED

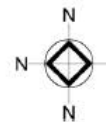
Lots 205,207-213
TYPE A2: 31,206
TYPE A0: 14,15,68-69

REF. EDEN BRAE "ESPERENCE"

NOTE:
MINOR PLAN VARIATIONS TO SUIT LOT
SPECIFIC CONDITIONS MAY OCCUR TO
MAXIMISE SOLAR ACCESS AND PRIVACY



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garage
location
variable
according
to site



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Bass Hill Drive-In Theatre Site

Typical House Types (continued)

TYPICAL HOUSE B

Dual courtyard home
Frontage to street
Entry to front or side
Garage to rear

ORIENTATION
North to front, rear and side

PROPOSED
Lots 3,4,47,60,62-63,201-202
TYPE B2: 2,61,64,70

NOTE:
MINOR PLAN VARIATIONS TO SUIT LOT
SPECIFIC CONDITIONS MAY OCCUR TO
MAXIMISE SOLAR ACCESS AND PRIVACY



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Bass Hill Drive-In Theatre Site

Typical House Types (continued)

TYPICAL HOUSE C

Frontage to street
Garage to rear
Entry to front or side

ORIENTATION
North to front, rear and side

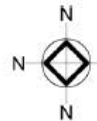
PROPOSED
Lots 40-44, 48-51
TYPE C2: 25, 29, 45, 52, 73, 79-80, 86
TYPE C5: 65-67

NOTE:
MINOR PLAN VARIATIONS TO SUIT LOT
SPECIFIC CONDITIONS MAY OCCUR TO
MAXIMISE SOLAR ACCESS AND PRIVACY

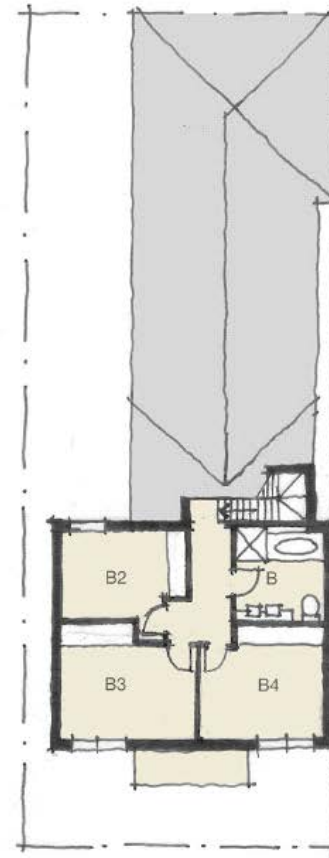


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garage location variable
according to site



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Bass Hill Drive-In Theatre Site

Typical House Types (continued)

TYPICAL HOUSE D

D2- garage is mirrored

12.5m width
Frontage and garage to street
"Traditional" backyard

ORIENTATION
North to rear and side

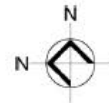
PROPOSED
Lots 5-6,9,11,13,20
TYPE D2: 7,21

REF. RAWSON HOMES "ILLOURA"

NOTE:
MINOR PLAN VARIATIONS TO SUIT LOT
SPECIFIC CONDITIONS MAY OCCUR TO
MAXIMISE SOLAR ACCESS AND PRIVACY



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garage location variable
according to site



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Bass Hill Drive-In Theatre Site

Typical House Types (continued)

TYPICAL HOUSE D2

D2- garage is mirrored

12.5m width
Frontage and garage to street
"Traditional" backyard

ORIENTATION
North to rear and side

PROPOSED
TYPE D2: 7,21

REF. RAWSON HOMES "ILLOURA"

NOTE:
MINOR PLAN VARIATIONS TO SUIT LOT
SPECIFIC CONDITIONS MAY OCCUR TO
MAXIMISE SOLAR ACCESS AND PRIVACY



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Bass Hill Drive-In Theatre Site

Typical House Types (continued)

TYPICAL HOUSE E

10.5m width
Frontage and garage to street
"Traditional" backyard
Single garage

ORIENTATION
North to rear

PROPOSED
Lots 8,10,12

REF. EDEN BRAE "METRO"

NOTE:
MINOR PLAN VARIATIONS TO SUIT LOT
SPECIFIC CONDITIONS MAY OCCUR TO
MAXIMISE SOLAR ACCESS AND PRIVACY



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garage location variable
according to site



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Bass Hill Drive-In Theatre Site

Typical House Types (continued)

TYPICAL HOUSE F

Frontage and garage to street
Central courtyard

ORIENTATION

North mainly to side

PROPOSED

Lots 19,24,54,56

TYPE F2: 30,34-38

TYPE F3: 18,33,58

NOTE:

MINOR PLAN VARIATIONS TO SUIT LOT
SPECIFIC CONDITIONS MAY OCCUR TO
MAXIMISE SOLAR ACCESS AND PRIVACY



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garage location variable
according to site



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Bass Hill Drive-In Theatre Site

Typical House Types (continued)

TYPICAL HOUSE F (OPTION)

PROVIDES SINGLE LEVEL LIVING
WITH MASTER SUITE AT GROUND

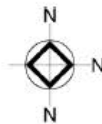
Frontage and garage to street
Central courtyard

ORIENTATION
North mainly to side

PROPOSED
Lots 19,24,54,56
TYPE F2: 30,34-38
TYPE F3: 18,33,58

NOTE:
MINOR PLAN VARIATIONS TO SUIT LOT
SPECIFIC CONDITIONS MAY OCCUR TO
MAXIMISE SOLAR ACCESS AND PRIVACY

garage location variable
according to site



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Bass Hill Drive-In Theatre Site

Typical House Types (continued)

TYPICAL HOUSE G

Frontage and garage to street
Central courtyard
13m width

ORIENTATION
North to side

PROPOSED
Lots 26-28
TYPE G2: 46

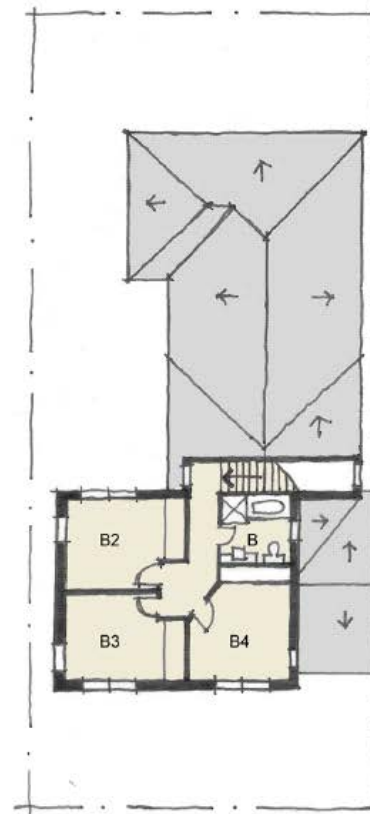
NOTE:
MINOR PLAN VARIATIONS TO SUIT LOT
SPECIFIC CONDITIONS MAY OCCUR TO
MAXIMISE SOLAR ACCESS AND PRIVACY



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Bass Hill Drive-In Theatre Site

Typical House Types (continued)

TYPICAL HOUSE H

Frontage and garage to street
Central courtyard
Single storey

ORIENTATION

North to side

PROPOSED

Lots 53,55,57

NOTE:
MINOR PLAN VARIATIONS TO SUIT LOT
SPECIFIC CONDITIONS MAY OCCUR TO
MAXIMISE SOLAR ACCESS AND PRIVACY



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Bass Hill Drive-In Theatre Site

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TYPICAL HOUSE J

Frontage to street and park
Garage to rear
7.5m "Townhouse"

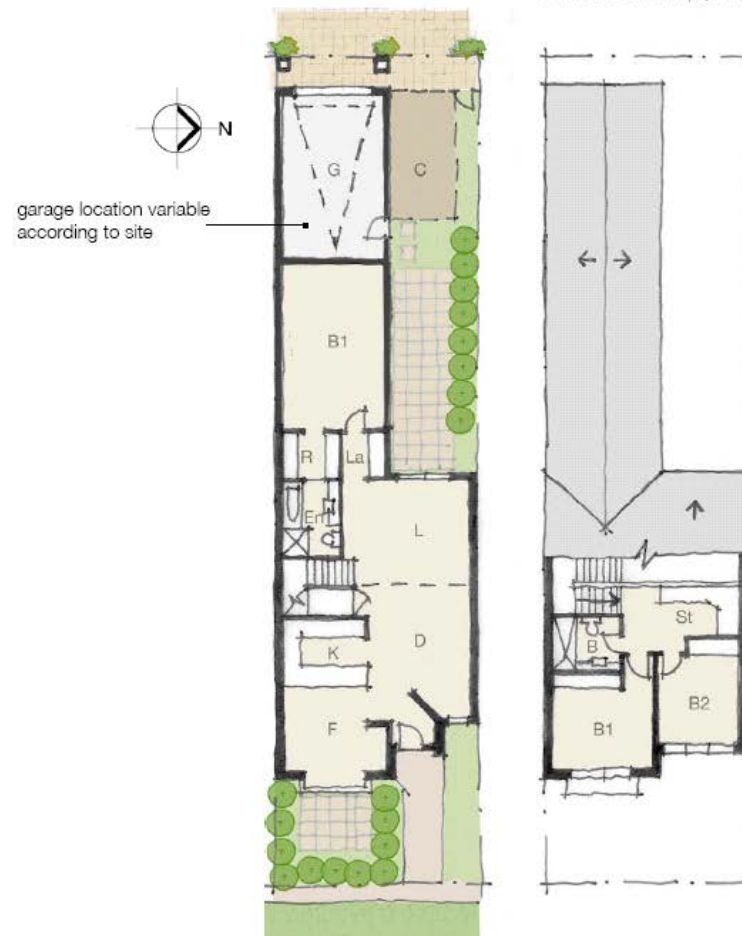
ORIENTATION
North to side

PROPOSED
Lots 74,77-78,81-82,85,87-94
TYPE J2: 75-76,83-84

NOTE:
MINOR PLAN VARIATIONS TO SUIT LOT
SPECIFIC CONDITIONS MAY OCCUR TO
MAXIMISE SOLAR ACCESS AND PRIVACY



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3.0 Pedestrian amenity and active street frontages (Bass Hill Small Village Centre)

Explanation

Encouraging continuous business or retail land uses that open directly to the footpath also helps to provide active, people oriented street frontages. It enhances public security and passive surveillance, and can assist in supporting the economic viability of the Bass Hill Small Village Centre. The active street frontages should incorporate clear glazing to allow views into shops when they are open and also at night when they are closed. The effect of security roller doors tends to create the perceptions and potential of an unsafe environment.

This section of the DCP aims to encourage active street frontages and mitigate adverse impacts on the street arising from driveway crossings.

Objectives

The objectives to achieve the desired character are:

- (a) to improve pedestrian access in the Bass Hill Small Village Centre by providing new mid-block connections and enhancing existing links as redevelopment occurs;
- (b) to ensure active street frontages are present in the Bass Hill Small Village Centre and enhance pedestrian amenity; and
- (c) to ensure loading and unloading facilities and car parking do not impact on the safety and visual appearance of the pedestrian network.

Development Controls

The development controls to achieve the objectives are:

Pedestrian access

3.1 Development must retain existing mid-block connections or provide new mid-block connections as shown in Figure 20 to provide a legible pedestrian network that is easy to move around and connections important destinations.

3.2 The minimum width of the proposed mid-block connections is 5 metres.

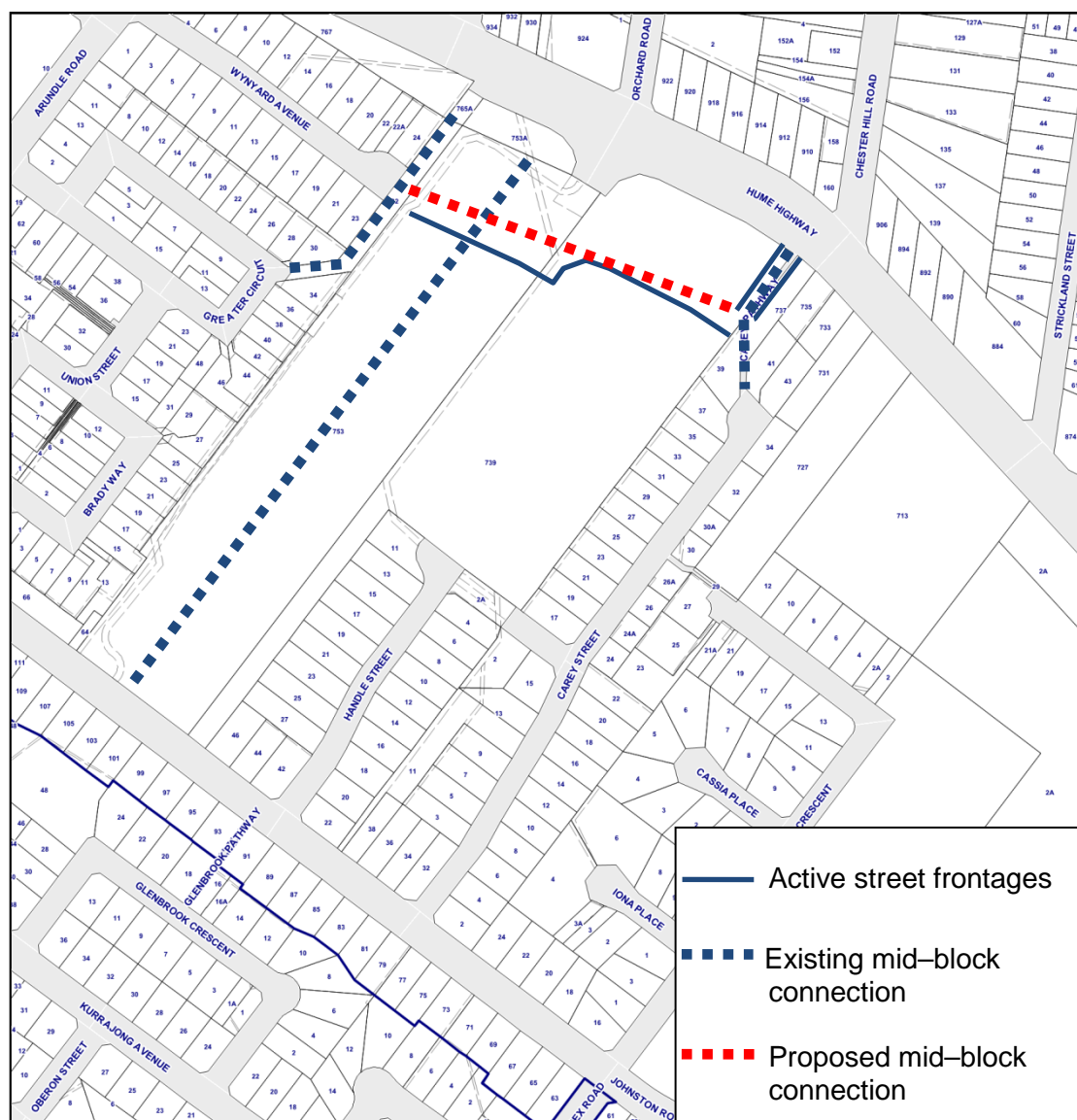
Active street frontages

3.3 Active street frontages must be provided to the ground floor of the main street as identified in Figure 20.

3.4 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 and allow views into shops.

Figure 20: Active street frontages and mid-block connections



4.0 Building form (Yagoona Village Centre)

Explanation

Good design achieves an appropriate building form for sites in terms of building proportions and alignments. An appropriate building form defines the public domain, contributes to the streetscape character and provides good internal amenity to residents and workers.

The combination of Bankstown LEP 2015 and this DCP determines the desired building form for the Yagoona Village Centre. The LEP includes floor space ratios, lot widths and building heights. This section of the DCP contains storey limits, setbacks and building design guidelines.

However, applicants of development proposals must recognise that the combination of these controls is not a building, but a three dimensional shape that may determine the bulk and siting of a building. After allowing for building articulation, the achievable floor space of a development is likely to be less than the building envelope.

Objectives

The objectives to achieve the desired character are:

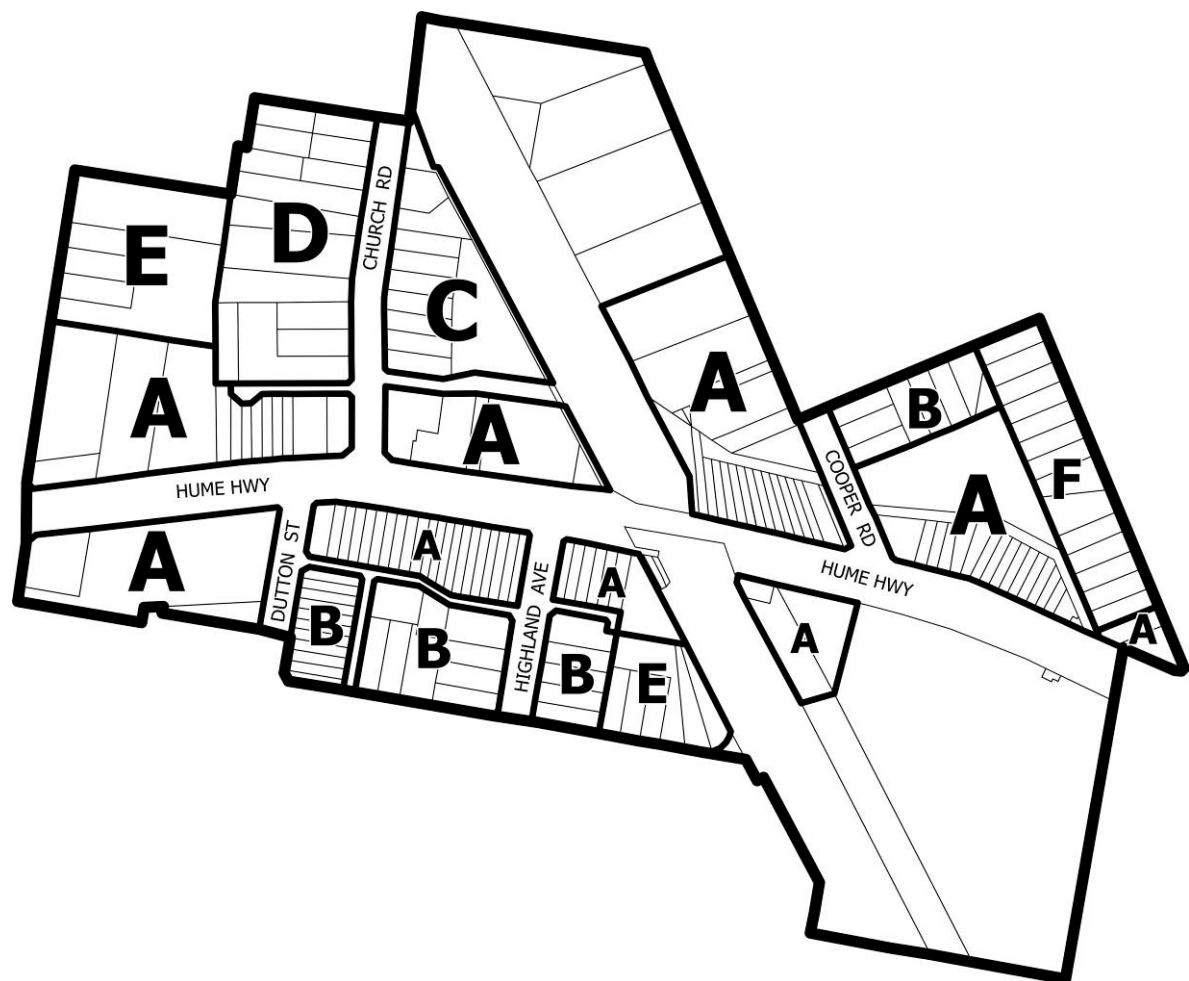
- (a) To ensure the bulk and density of development is compatible with the location of the development to shopping centres and public transport, and the desired character of the Hume Highway Corridor.
- (b) To provide the Hume Highway Corridor with environments that are safe, well landscaped and achieve high amenity.
- (c) To have a landscape buffer zone to the Hume Highway that enhances the Remembrance Driveway landscape corridor and improves the amenity of development.
- (d) To have a minimum setback to the Hume Highway that improves the amenity of dwellings in terms of air quality and acoustic privacy.
- (e) To encourage business activities and active street frontages to the Hume Highway.
- (f) To have appropriate bulk, density and vehicle access that will not have an adverse impact on land in the vicinity of the key development sites.

Development controls

The development controls to achieve the objectives are:

Precinct 4 (Yagoona village centre)

4.1 Figure 21 identifies the more detailed precincts within the Yagoona village centre.



4.2 Development must comply with the following development controls:

| Development controls | Precincts |
|---|--|
| | Precinct A |
| Storey limit (not including basements) | 6 storeys provided the site is at least 20 metres wide at the front building line. Otherwise, a 4 storey limit applies. Council does not allow development to have attics. |
| Minimum setback to the Hume Highway and Cooper Road | Zero setback for the first storey (i.e. the ground floor) and second storey, and 7 metres for the remaining storeys. |
| Minimum setback to the side and rear boundaries | Zero setback for the first storey (i.e. the ground floor) and second storey, and remaining storeys must comply with the Apartment Design Guide. |
| | Precinct B |
| Storey limit (not including basements) | 6 storeys provided the site is at least 20 metres wide at the front building line. Otherwise, a 4 storey limit applies. Council does not allow development to have attics. |
| Minimum setback to Dutton Street, Highland Avenue & Cooper Road | 3 metres for the first storey (i.e. the ground floor) and second storey, and 6 metres for the remaining storeys. |
| Minimum setback to The Crescent & Palomar Parade | 6 metres |
| Minimum setback to the side and rear boundaries | Must comply with the Apartment Design Guide. |
| Special requirements | 3 storey limit applies to any part of a development within a 10 metre setback to The Crescent to provide a height and built form transition to neighbouring houses. |
| | Precinct C |
| Storey limit (not including basements) | 8 storeys provided the site is at least 24 metres wide at the front building line. Otherwise, a 4 storey limit applies. Council does not allow development to have attics. |
| Minimum setback to Church Road | 3 metres for the first storey (i.e. the ground floor) and second storey, and 6 metres for the remaining storeys. |
| Minimum setback to the side and rear boundaries | Zero setback for the first storey (i.e. the ground floor) and second storey, and remaining storeys must comply with the Apartment Design Guide. |

| Development controls | Precincts |
|---|---|
| | Precinct D |
| Storey limit (not including basements) | 8 storeys provided the site is at least 40 metres wide at the front building line and is at least 1,700m ² in area. Otherwise, the storey limit in Part B1 applies. Council does not allow development to have attics. |
| Minimum setback to Church Road | 6 metres |
| Minimum setback to the side and rear boundaries | Must comply with the Apartment Design Guide. |
| Special requirements | The storey limit (not including basements) for the properties at Nos. 24 & 26 Church Road and Nos. 9 & 10 Petty Street is 6 storeys. Council does not allow development to have attics. |
| | Precinct E |
| Storey limit (not including basements) | 6 storeys provided the site is at least 30 metres wide at the front building line. Otherwise, the storey limit in Part B1 applies. Council does not allow development to have attics. |
| Minimum setback to Auburn Road & The Crescent | 6 metres |
| Minimum setback to the side and rear boundaries | Must comply with the Apartment Design Guide. |
| Special requirements | 3 storey limit (not including basements) applies to any part of a development within a 10 metre setback to The Crescent to provide a height and built form transition to neighbouring houses. |
| | Precinct F |
| Storey limit (not including basements) | 4 storeys provided the site is at least 30 metres wide at the front building line. Otherwise, the storey limit in Part B1 applies. Council does not allow development to have attics. |
| Minimum setback to Caldwell Parade | 6 metres |
| Minimum setback to the side and rear boundaries | Must comply with the Apartment Design Guide. |

Site specific provisions: Nos. 399–403 Hume Highway in Yagoona

4.3 Council may apply the storey limit (not including basements) shown in Figure 22 to the allotments at Nos. 399–403 Hume Highway in Yagoona only if it is satisfied that:

- (a) development will consolidate all the allotments into a single allotment; and
- (b) development within 20 metres of the Hume Highway boundary of the allotment does not exceed 2 storeys; and
- (c) development in the remaining area of the allotment does not exceed 4 storeys. Council does not allow development with 4 storeys to have attics.

If in Council's opinion a development does not satisfy this clause, a 2 storey limit will apply to each allotment.

4.4 Development must comply with the minimum setbacks shown in Figure 22 and must ensure a dwelling is setback a minimum 20 metres from the Hume Highway boundary of the allotment or a road related area (within the meaning of the Roads Act 1993) adjoining or associated with the Hume Highway.

4.5 Commercial development adjacent to the Hume Highway boundary of the allotment should consider a 5 metre setback to the Hume Highway boundary of the allotment, with preference given to deep soil planting to enhance the Remembrance Driveway landscape corridor.

4.6 Development must incorporate the significance of the heritage item at No. 401 Hume Highway.

4.7 Vehicle access to the allotment may be permitted from Brancourt Avenue, but is not permitted from the Hume Highway.

Figure 22: Proposed storey limit and setback controls for mixed use development that consolidates the allotments at Nos. 399–403 Hume Highway and No. 81 Brancourt Avenue in Yagoona into a single allotment.

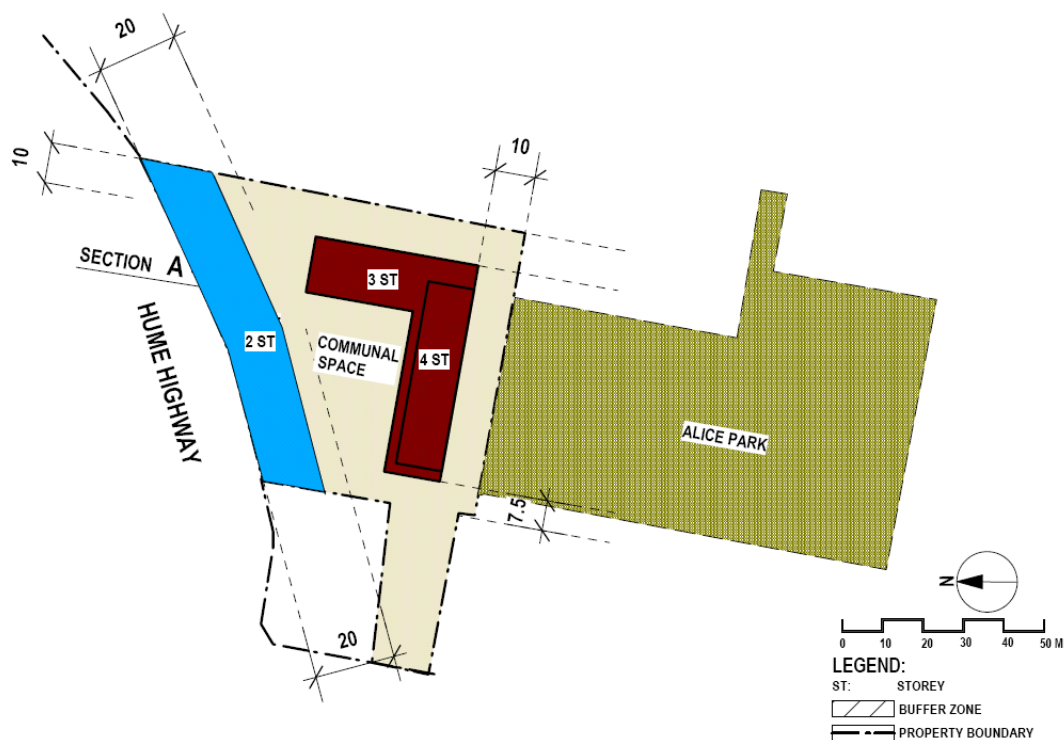


Figure 23: Proposed storey limit for mixed use development on the consolidated allotment.

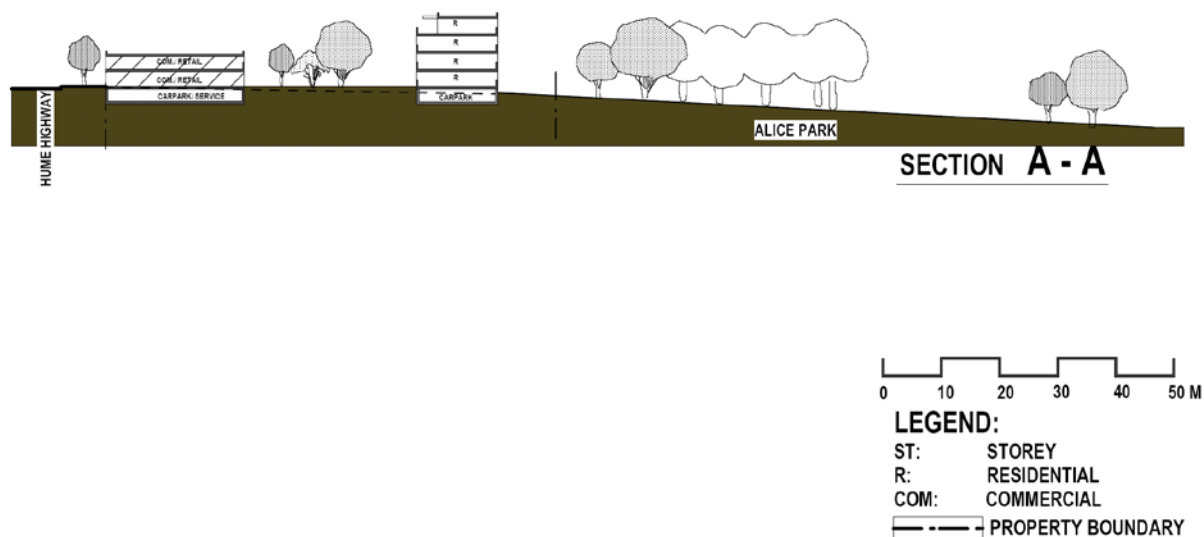


Figure 24: Proposed building envelope for development on the consolidated allotment as viewed from the Hume Highway (not to scale).

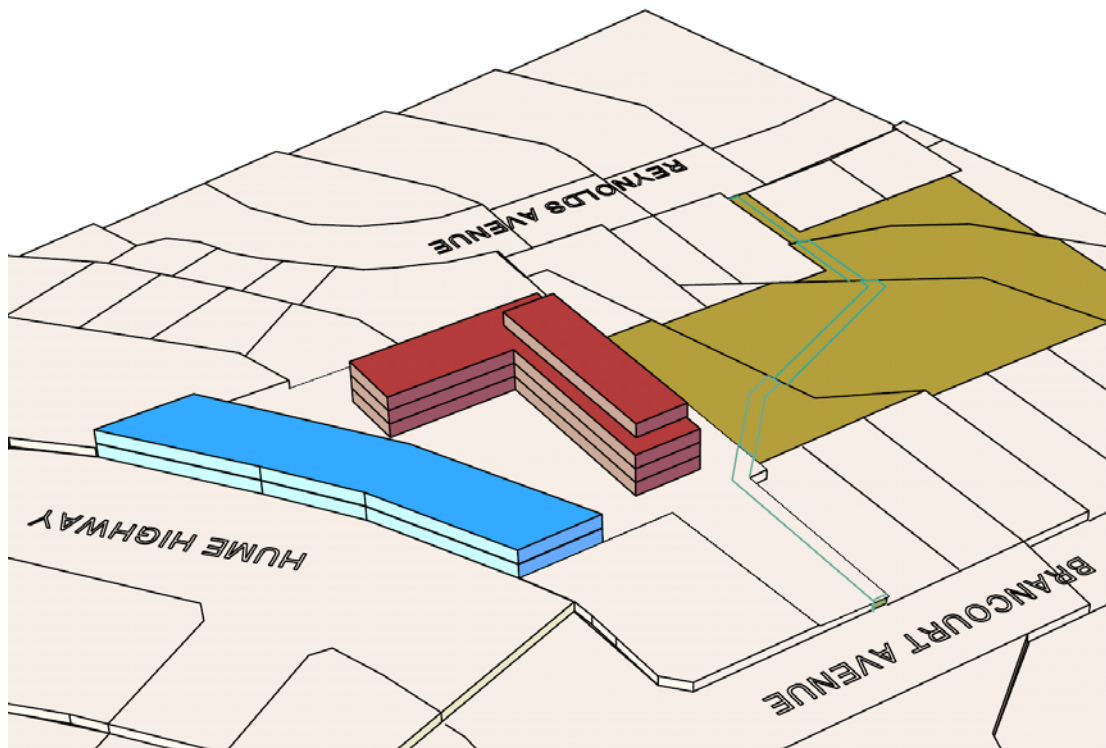
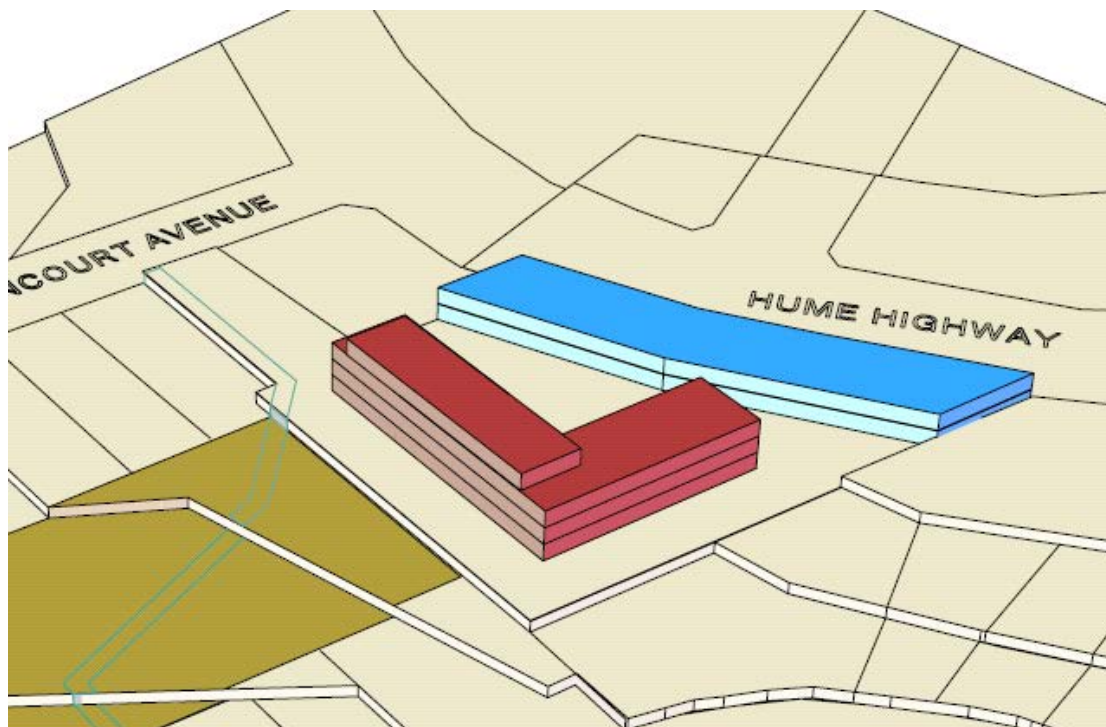


Figure 25: Proposed building envelope for development on the consolidated allotment as viewed from Alice Park at the rear (not to scale).



5.0 Building form (Rookwood Enterprise Zone)

Explanation

Good design achieves an appropriate building form for sites in terms of building proportions and alignments. An appropriate building form defines the public domain, contributes to the streetscape character and provides good internal amenity to residents and workers.

The combination of Bankstown LEP 2015 and this DCP determines the desired building form for the Rookwood Enterprise Zone. The LEP includes floor space ratios, lot widths and building heights. This section of the DCP contains storey limits, setbacks and building design guidelines.

However, applicants of development proposals must recognise that the combination of these controls is not a building, but a three dimensional shape that may determine the bulk and siting of a building. After allowing for building articulation, the achievable floor space of a development is likely to be less than the building envelope.

Objectives

The objectives to achieve the desired character are:

- (a) To ensure the bulk and density of development is compatible with the location of the development to shopping centres and public transport, and the desired character of the Hume Highway Corridor.
- (b) To provide the Hume Highway Corridor with environments that are safe, well landscaped and achieve high amenity.
- (c) To have a landscape buffer zone to the Hume Highway that enhances the Remembrance Driveway landscape corridor and improves the amenity of development.
- (d) To have a minimum setback to the Hume Highway that improves the amenity of dwellings in terms of air quality and acoustic privacy.
- (e) To encourage business activities and active street frontages to the Hume Highway.
- (f) To have appropriate bulk, density and vehicle access that will not have an adverse impact on land in the vicinity of the key development sites.

Development controls

The development controls to achieve the objectives are:

Site specific provisions: Nos. 324–364 Hume Highway, 2–24B George Street and 2–24 Rookwood Road in Bankstown

5.1 Council may apply the storey limit (not including basements) shown in Figure 27 to land within Zone B6 Enterprise Corridor only if it is satisfied that:

- (a) development will consolidate all adjoining allotments shown edged with a heavy black line in Figure 26 into a single allotment; and
- (b) development will provide a 2 storey buffer along the George Street boundary of an allotment. Council does not allow development with 4 or more storeys to have attics.

If in Council's opinion a development does not satisfy this clause, a 2 storey limit will apply to each allotment.

Figure 26: Council may apply Figure 27 to land within Zone B6 Enterprise Corridor only if it is satisfied that a development consolidates the allotments at Nos. 324–326 Hume Highway into a single allotment; Nos. 342 Hume Highway and 2–8 George Street into a single allotment; No. 348 Hume Highway into a single allotment; and Nos. 350 Hume Highway and 18 George Street into a single allotment (as shown edged with a heavy black line).



- 5.2** Development within Zone B1 Neighbourhood Centre must comply with the storey limit shown in Figure 27 and must ensure development does not exceed 4 storeys. Council does not allow development with 4 storeys to have attics.
- 5.3** Development must comply with the minimum setbacks shown in Figure 27 and must ensure:
- (a) dwellings are setback a minimum 20 metres from the Hume Highway boundary of the allotment or a road related area (within the meaning of the Roads Act 1993) adjoining or associated with the Hume Highway;
 - (b) commercial development is setback a minimum 5 metres from the Hume Highway boundary of the allotment; and
 - (c) development provides appropriate solar access to neighbouring land within Zone R4 High Density Residential.
- 5.4** Development must provide a minimum 5 metre wide landscape buffer zone to the Hume Highway boundary of the allotment to enhance the Remembrance Driveway landscape corridor.
- 5.5** Vehicle access to the allotments may be permitted from George Street, Davis Lane, John Wall Lane and Kearns Lane.
- 5.6** Development on one or more of the allotments at Nos. 342–350 Hume Highway in Bankstown must create a shared rear lane for vehicle access and servicing purposes. The proposed rear lane should connect with John Wall Lane and Kearns Lane as shown in Figure 27.

Figure 27: Proposed storey limit and setback controls for development that consolidates the allotments at Nos. 324–326 Hume Highway into a single allotment; Nos. 342 Hume Highway and 2–8 George Street into a single allotment; No. 348 Hume Highway into a single allotment; and Nos. 350 Hume Highway and 18 George Street into a single allotment.



Figure 28: Proposed storey limit for mixed use development on the consolidated allotments.

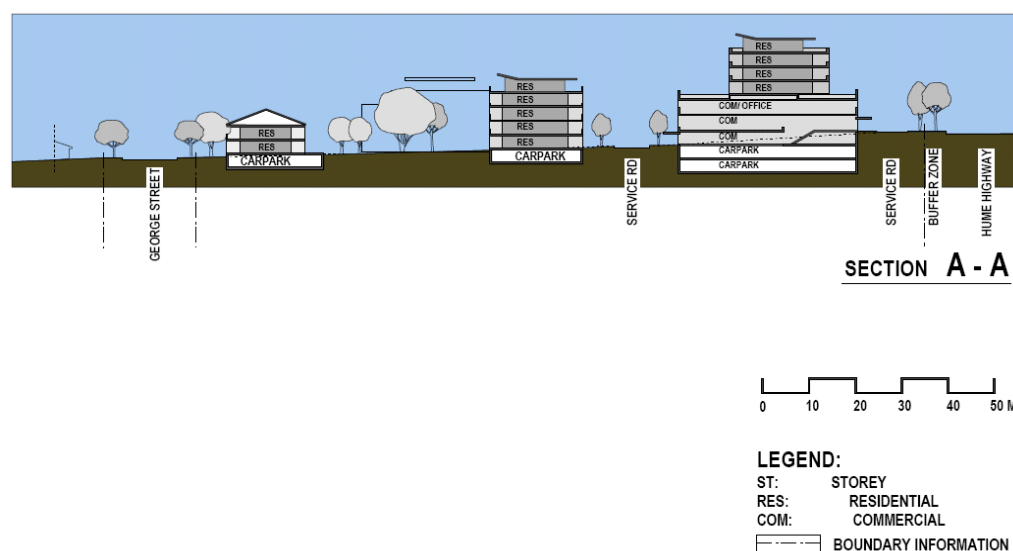
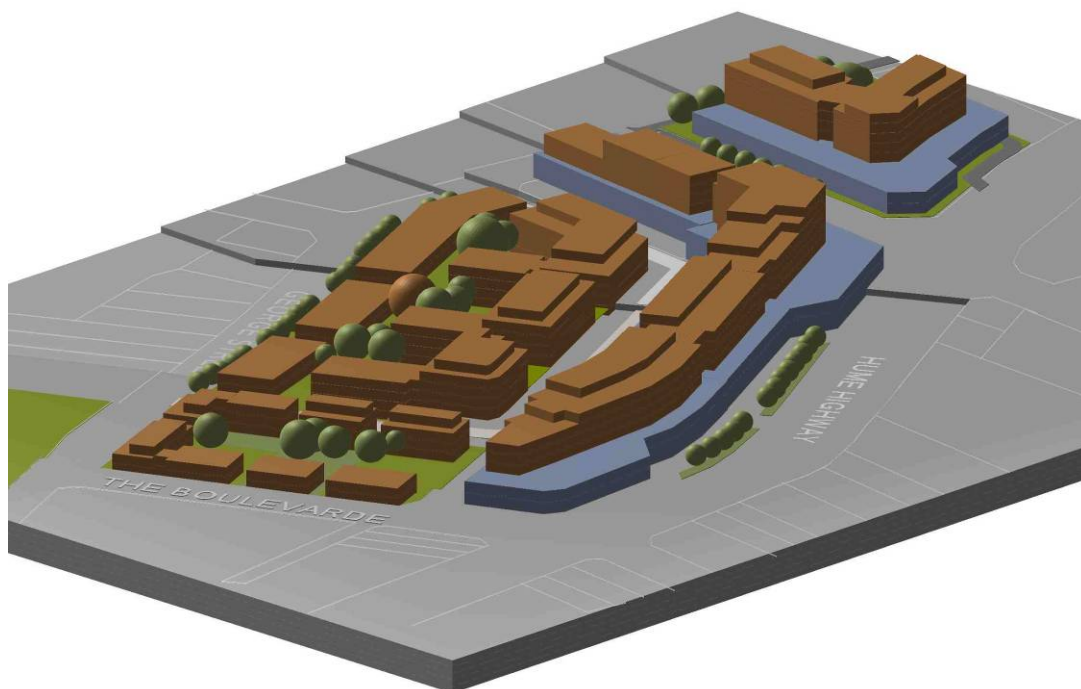


Figure 29: Proposed building envelope for mixed use development on the consolidated allotments as viewed from the Hume Highway (not to scale).



Figure 30: Proposed building envelope for mixed use development on the consolidated allotments as viewed from George Street at the rear (not to scale).



6.0 Building form (Greenacre Motor Alley)

Explanation

Good design achieves an appropriate building form for sites in terms of building proportions and alignments. An appropriate building form defines the public domain, contributes to the streetscape character and provides good internal amenity to residents and workers.

The combination of Bankstown LEP 2015 and this DCP determines the desired building form for the Greenacre Motor Alley. The LEP includes floor space ratios, lot widths and building heights. This section of the DCP contains storey limits, setbacks and building design guidelines.

However, applicants of development proposals must recognise that the combination of these controls is not a building, but a three dimensional shape that may determine the bulk and siting of a building. After allowing for building articulation, the achievable floor space of a development is likely to be less than the building envelope.

Objectives

The objectives to achieve the desired character are:

- (a) To ensure the bulk and density of development is compatible with the location of the development to shopping centres and public transport, and the desired character of the Hume Highway Corridor.
- (b) To provide the Hume Highway Corridor with environments that are safe, well landscaped and achieve high amenity.
- (c) To have a landscape buffer zone to the Hume Highway that enhances the Remembrance Driveway landscape corridor and improves the amenity of development.
- (d) To have a minimum setback to the Hume Highway that improves the amenity of dwellings in terms of air quality and acoustic privacy.
- (e) To encourage business activities and active street frontages to the Hume Highway.
- (f) To have appropriate bulk, density and vehicle access that will not have an adverse impact on land in the vicinity of the key development sites.

Development controls

The development controls to achieve the objectives are:

Site specific provisions: Nos. 139–159 Hume Highway in Greenacre

6.1 Council may apply the storey limit (not including basements) shown in Figure 31 to the allotments at Nos. 139–159 Hume Highway in Greenacre only if it is satisfied that:

- (a) development will consolidate all the allotments into a single allotment; and
- (b) development within 20 metres of the Hume Highway boundary of the allotment does not exceed 2 storeys; and
- (c) development in the remaining area of the allotment does not exceed 4 storeys. Council does not allow development with 4 storeys to have attics.

If in Council's opinion a development does not satisfy this clause, a 2 storey limit will apply to each allotment.

6.2 Development must comply with the minimum setbacks shown in Figure 31 and must ensure:

- (a) dwellings are setback a minimum 20 metres from the Hume Highway boundary of the allotment or a road related area (within the meaning of the Roads Act 1993) adjoining or associated with the Hume Highway;
- (b) commercial development is setback a minimum 3 metres from the Hume Highway boundary of the allotment; and
- (c) development provides appropriate solar access to the existing dwellings that adjoin the side and rear boundaries of the allotment.

6.3 Development must provide a minimum 3 metre wide landscape buffer zone to the Hume Highway boundary of the allotment to enhance the Remembrance Driveway landscape corridor.

6.4 Vehicle access to the allotment may be permitted from the Hume Highway.

Figure 31: Proposed storey limit and setback controls for development that consolidates the allotments at Nos. 139–159 Hume Highway in Greenacre into a single allotment.

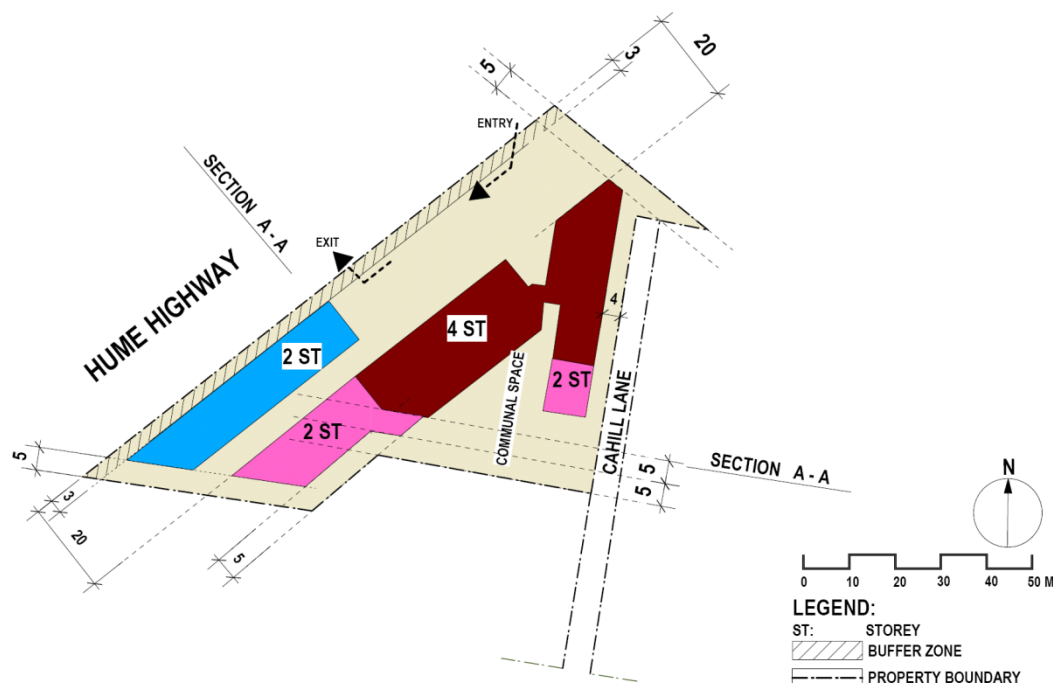


Figure 32: Proposed storey limit for development on the consolidated allotment.

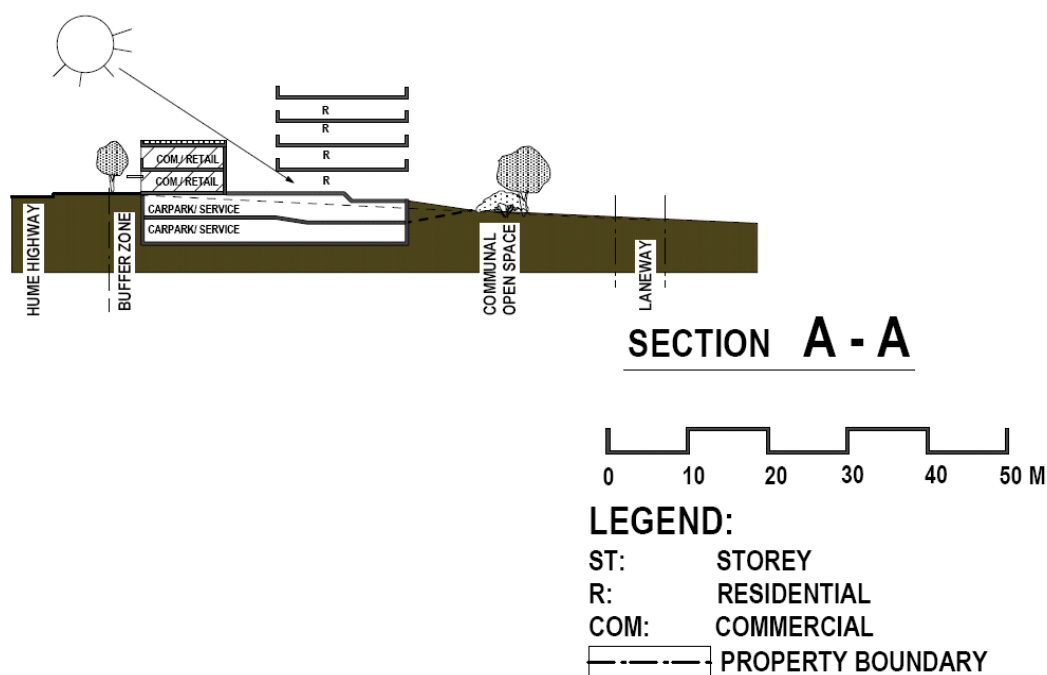


Figure 33: Proposed building envelope for development on the consolidated allotment as viewed from the Hume Highway (not to scale).

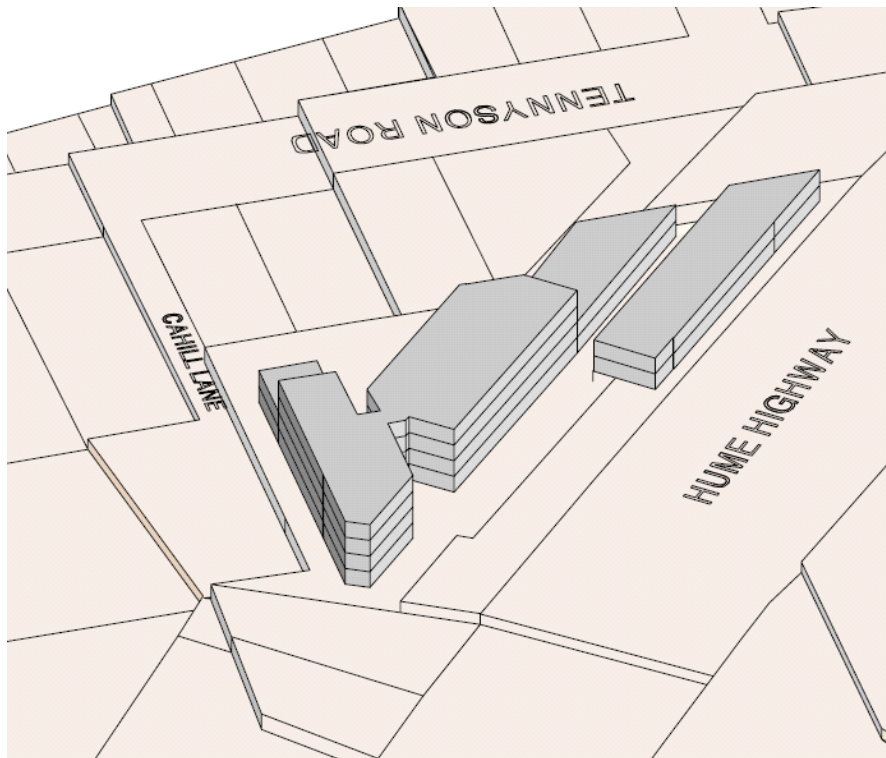
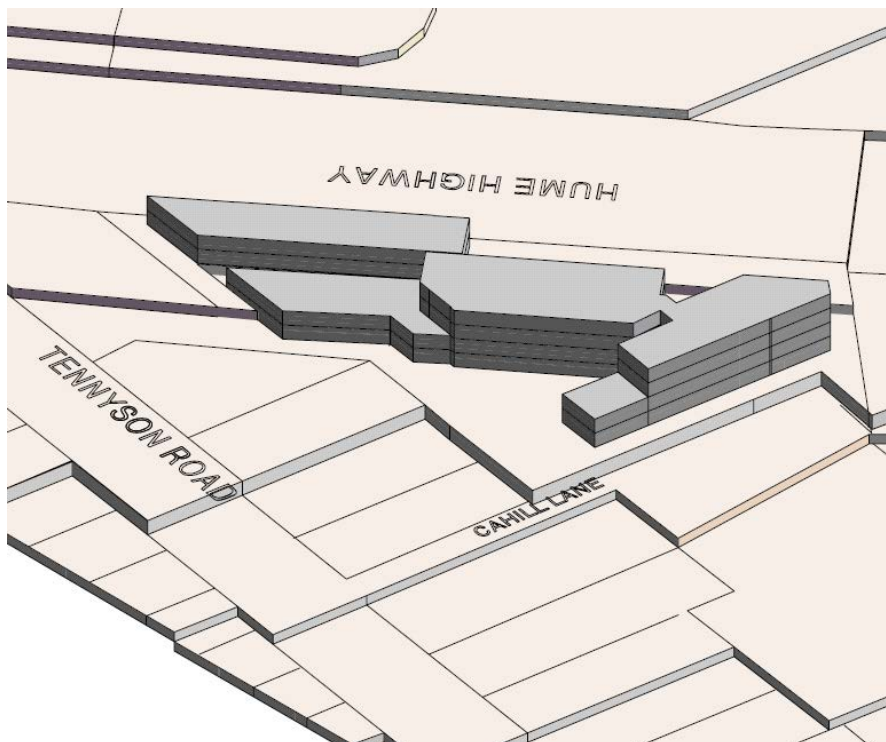


Figure 34: Proposed building envelope for development on the consolidated site as viewed from Cahill Lane at the rear (not to scale).



Site specific provisions: Nos. 165–185 Hume Highway and 74 Tennyson Road in Greenacre

6.5 Council may apply the storey limit (not including basements) shown in Figure 35 to the allotments at Nos. 165–185 Hume Highway and 74 Tennyson Road in Greenacre only if it is satisfied that:

- (a) development will consolidate all the allotments into a single allotment; and
- (b) development within 20 metres of the Hume Highway boundary of the allotment does not exceed 2 storeys; and
- (c) development in the remaining area of the allotment does not exceed 4 storeys. Council does not allow development with 4 storeys to have attics.

If in Council's opinion a development does not satisfy this clause, a 2 storey limit will apply to each allotment.

6.6 Development must comply with the minimum setbacks shown in Figure 35 and must ensure:

- (a) dwellings are setback a minimum 20 metres from the Hume Highway boundary of the allotment or a road related area (within the meaning of the Roads Act 1993) adjoining or associated with the Hume Highway;
- (b) commercial development is setback a minimum 5 metres from the Hume Highway boundary of the allotment; and
- (c) development provides appropriate solar access to the existing dwellings that adjoin the side and rear boundaries of the allotment.

6.7 Development must provide a minimum 5 metre wide landscape buffer zone to the Hume Highway boundary of the allotment to enhance the Remembrance Driveway landscape corridor.

6.8 Vehicle access to the allotment may be permitted from Tennyson Road and the Hume Highway.

Figure 35: Proposed storey limit and setback controls for development that consolidates the allotments at Nos. 165–185 Hume Highway and 74 Tennyson Road in Greenacre into a single allotment.

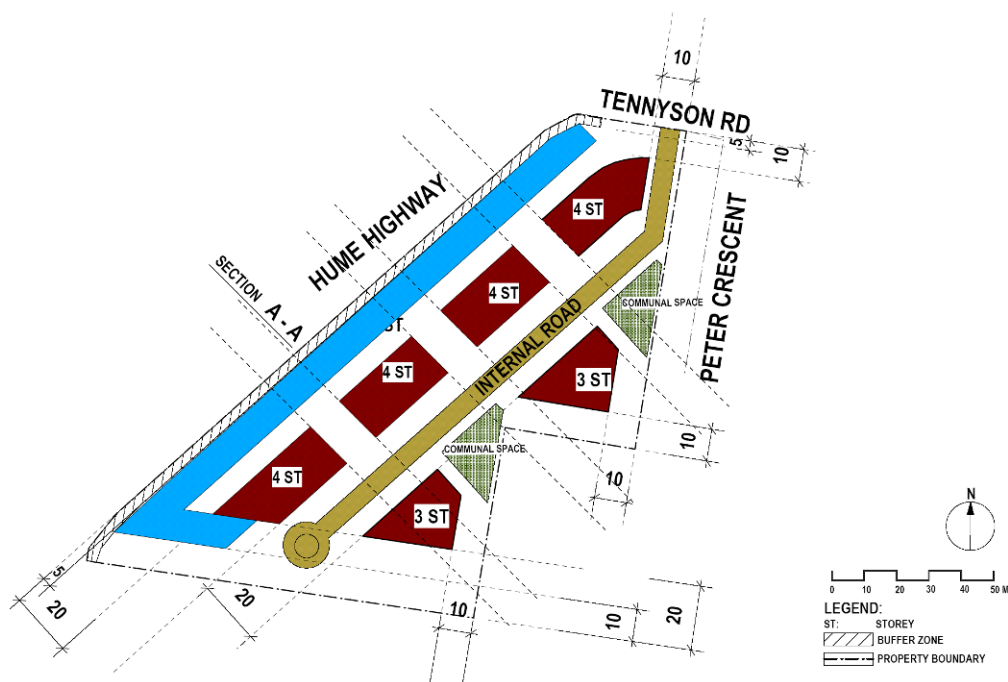


Figure 36: Proposed storey limit for development on the consolidated allotment.

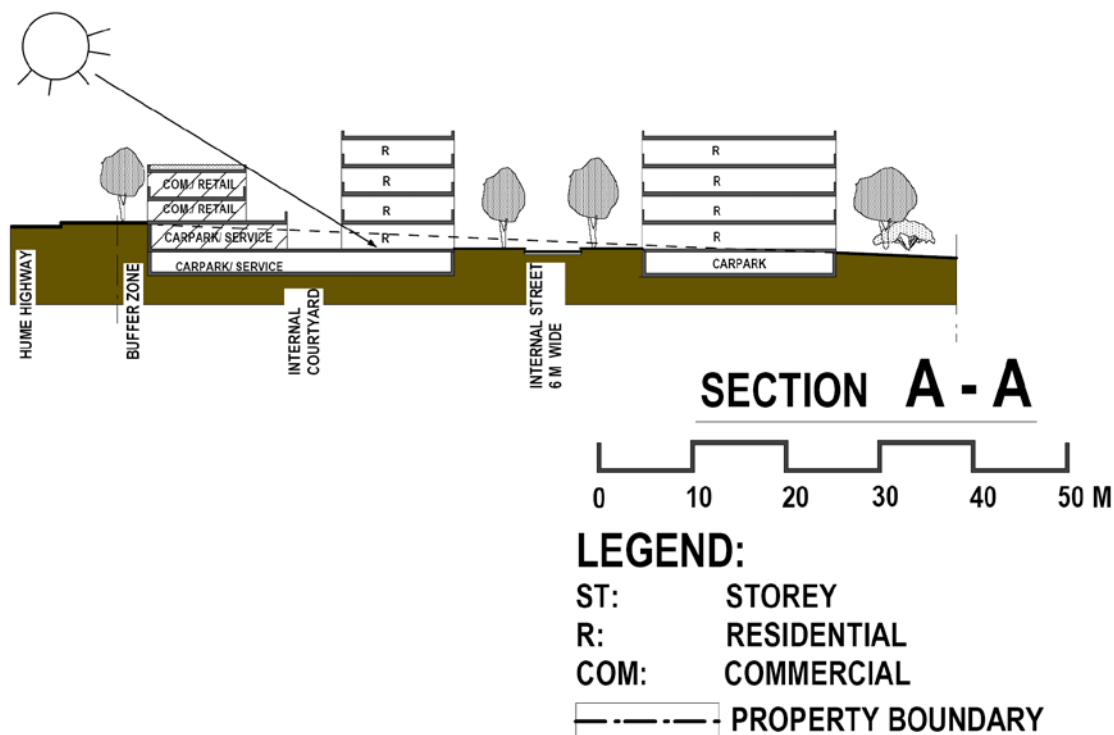
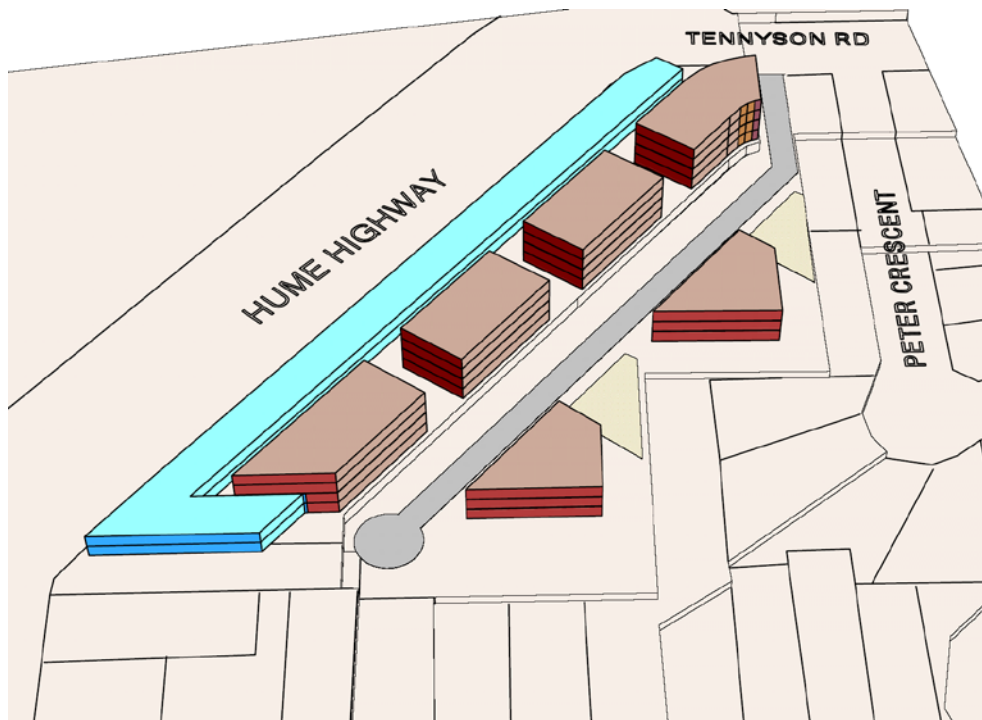


Figure 37: Proposed building envelope for development on the consolidated allotment as viewed from the Hume Highway (not to scale).



Figure 38: Proposed building envelope for development on the consolidated allotment as viewed from Peter Crescent at the rear (not to scale).



Site specific provisions: Nos. 225–243A Hume Highway, 112 Northcote Road and 24 Hillcrest Avenue in Greenacre

6.9 Council may apply the storey limit (not including basements) shown in Figure 39 to the allotments at Nos. 225–243A Hume Highway, 112 Northcote Road, and 24 Hillcrest Avenue in Greenacre only if it is satisfied that:

- (a) development will consolidate all the allotments into a single allotment; and
- (b) development within 20 metres of the Hume Highway boundary of the allotment does not exceed 2 storeys; and
- (c) development in the remaining area of the allotment does not exceed 4 storeys. Council does not allow development with 4 storeys to have attics.

If in Council's opinion a development does not satisfy this clause, a 2 storey limit will apply to each allotment.

6.10 Development must comply with the minimum setbacks shown in Figure 39 and must ensure:

- (a) dwellings are setback a minimum 20 metres from the Hume Highway boundary of the allotment or a road related area (within the meaning of the Roads Act 1993) adjoining or associated with the Hume Highway;
- (b) commercial development is setback a minimum 5 metres from the Hume Highway boundary of the allotment; and
- (c) development provides appropriate solar access to the existing dwellings that adjoin the side and rear boundaries of the allotment.

6.11 Development must provide a minimum 5 metre wide landscape buffer zone to the Hume Highway boundary of the allotment to enhance the Remembrance Driveway landscape corridor.

6.12 Vehicle access to the allotment may be permitted from Northcote Road or Hillcrest Avenue and the Hume Highway.

Figure 39: Proposed storey limit and setback controls for a development that consolidates the allotments at Nos. 225–243A Hume Highway, 112 Northcote Road and 24 Hillcrest Avenue in Greenacre into a single allotment.

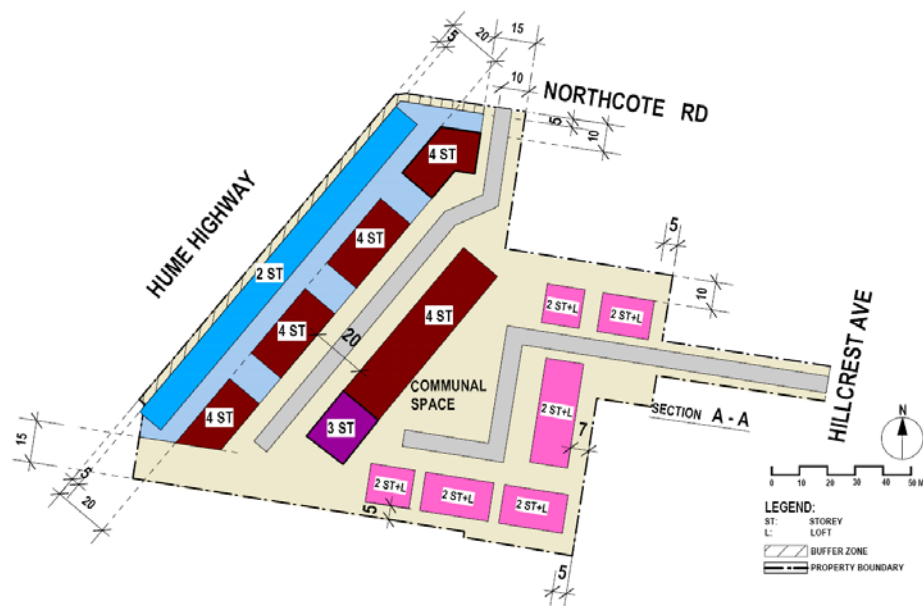


Figure 40: Proposed storey limit for development on the consolidated allotment.

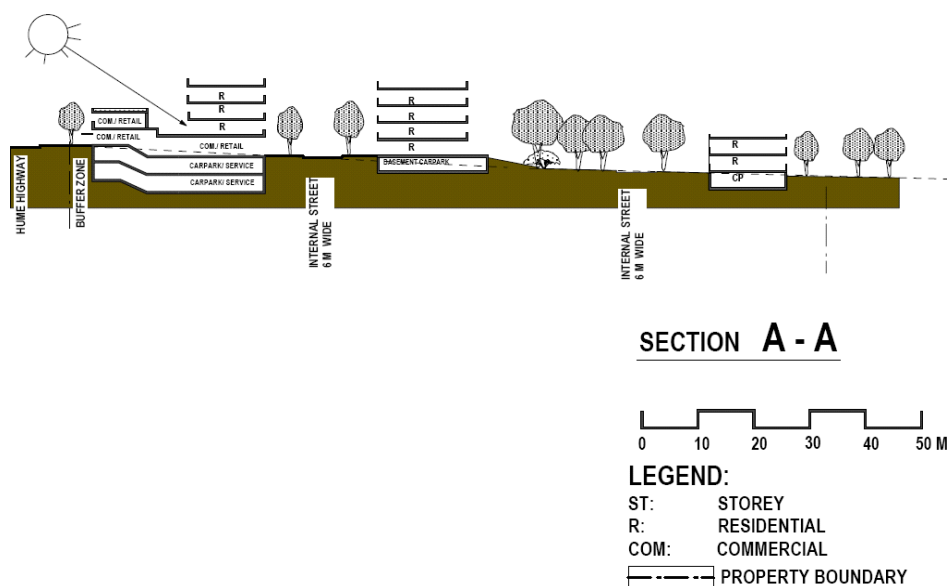


Figure 41: Proposed building envelope for development on the consolidated allotment as viewed from the Hume Highway (not to scale).

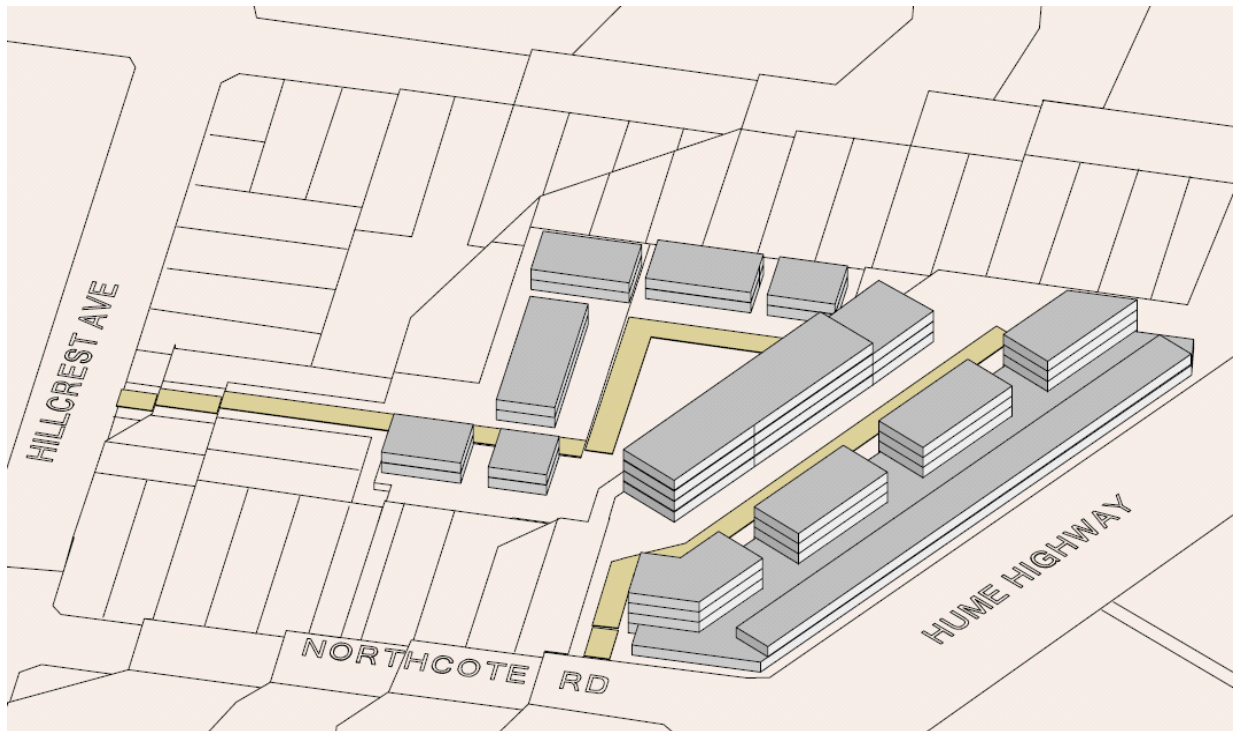
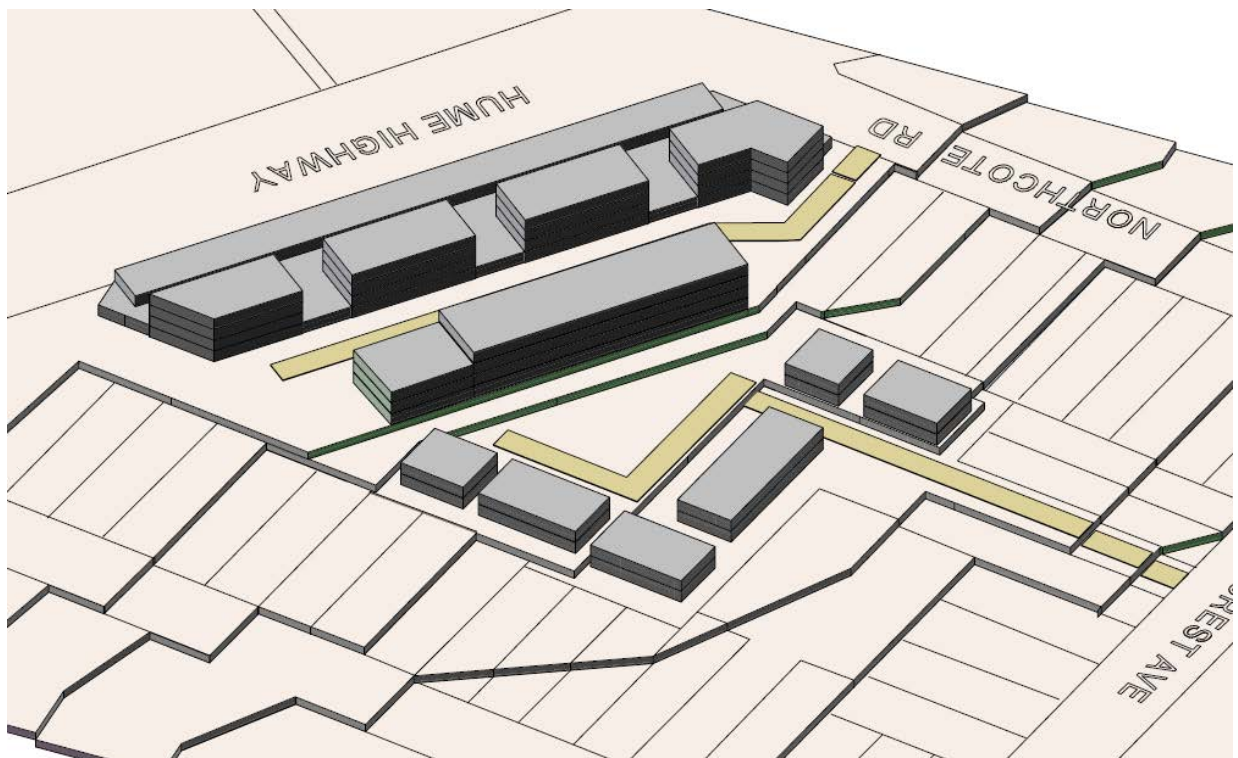


Figure 42: Proposed building envelope for development on the consolidated allotment as viewed from Hillcrest Avenue at the rear (not to scale).



Site specific provisions: Nos. 315 Hume Highway and 177–183 Banksia Road in Bankstown

6.13 Council may apply the storey limit (not including basements) shown in Figure 43 to the allotments at Nos. 315 Hume Highway and 177–183 Banksia Road in Bankstown only if it is satisfied that:

- (a) development will consolidate all the allotments into a single allotment; and
- (b) development will achieve appropriate vehicle access to the single allotment from the Hume Highway, and not from Banksia Road;
- (c) development adjoining the Banksia Road boundary of the allotment does not exceed 2 storeys;
- (d) development adjacent to the Hume Highway boundary of the allotment does not exceed 4 storeys; and
- (e) development adjacent to the Stacey Street boundary of the allotment does not exceed 5 storeys; and
- (f) development in the remaining area of the allotment does not exceed 3 storeys. Council does not allow development with 4 or more storeys to have attics.

If in Council's opinion a development does not satisfy this clause, a 2 storey limit will apply to each allotment.

6.14 The storey limit for commercial development is 2 storeys.

6.15 Development must provide a minimum 5 metre wide landscape buffer zone to the Hume Highway and Stacey Street boundaries of the allotment to enhance the Remembrance Driveway landscape corridor.

6.16 The minimum setback for commercial development to the Hume Highway and Stacey Street boundaries of the allotment is 5 metres.

6.17 Residential development must comply with the minimum setbacks shown in Figure 43 and must ensure a dwelling is setback a minimum 20 metres from the Hume Highway or a road related area (within the meaning of the Roads Act 1993) adjoining or associated with the Hume Highway and Stacey Street boundaries of the allotment.

6.18 Commercial development or landscape buffer zone or indoor communal space should occupy the minimum 20 metre setback for dwellings to act as a buffer between the dwellings and the Hume Highway/Stacey Street.

6.19 Vehicle access to the allotment may be permitted from the Hume Highway, but is not permitted from Banksia Road.

Figure 43: Proposed storey limit and setback controls for residential development that consolidates the allotments at Nos. 315 Hume Highway and 177–183 Banksia Road in Bankstown into a single allotment and achieves satisfactory vehicle access from the Hume Highway.

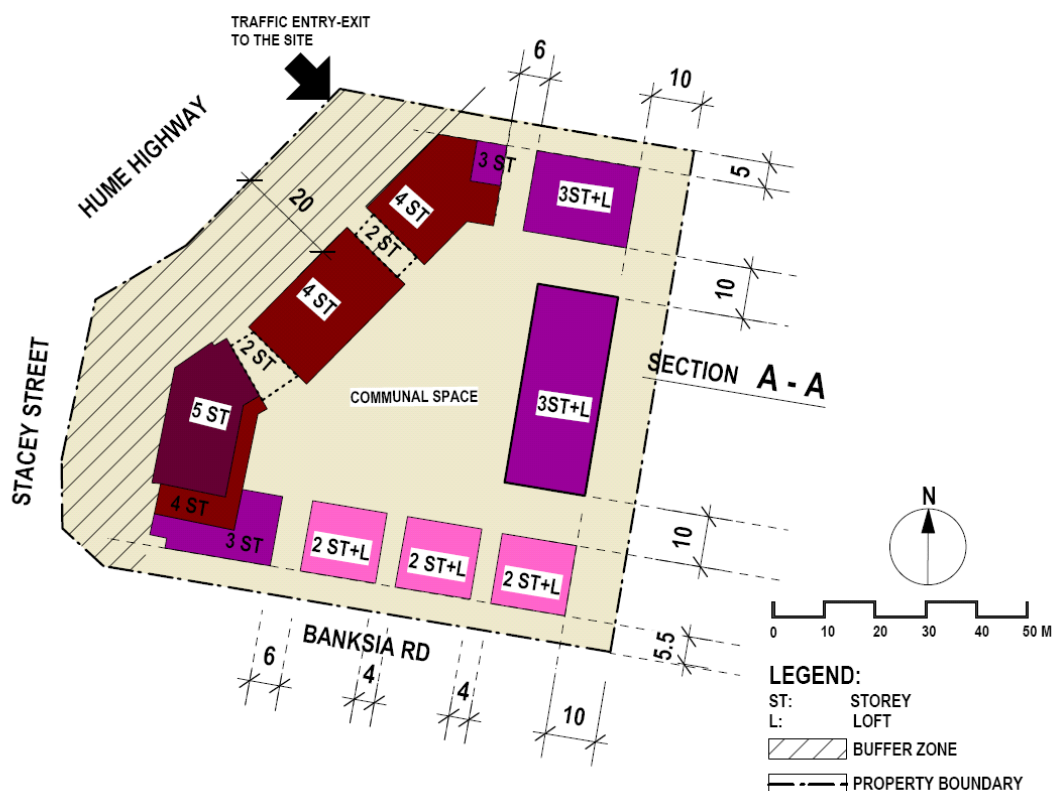


Figure 44: Proposed storey limit for the consolidated allotment.

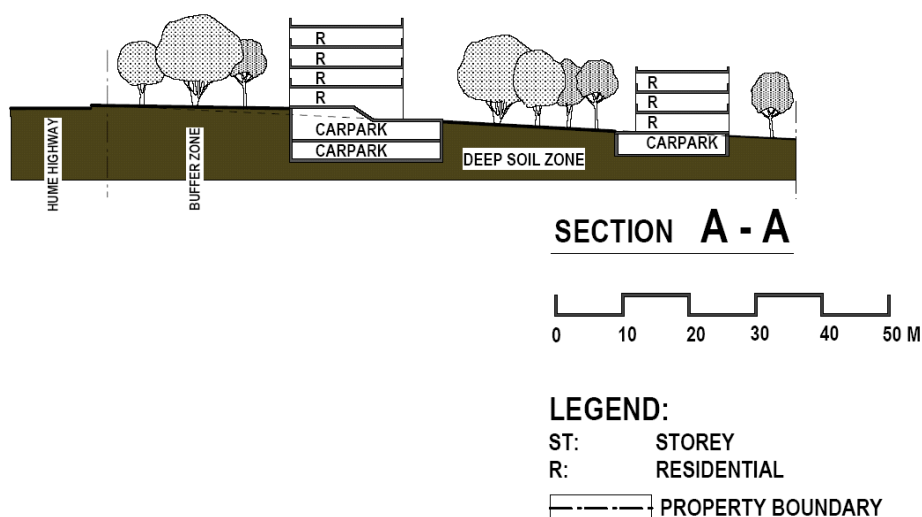


Figure 45: Proposed building envelope for development on the consolidated allotment as viewed from the Hume Highway (not to scale).

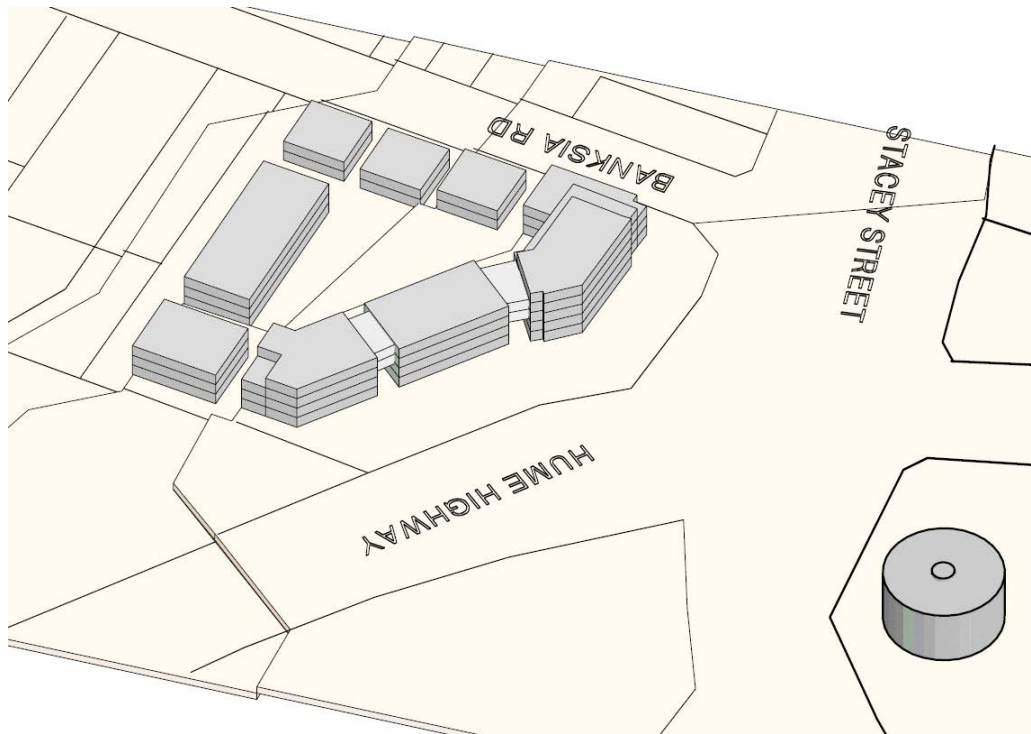
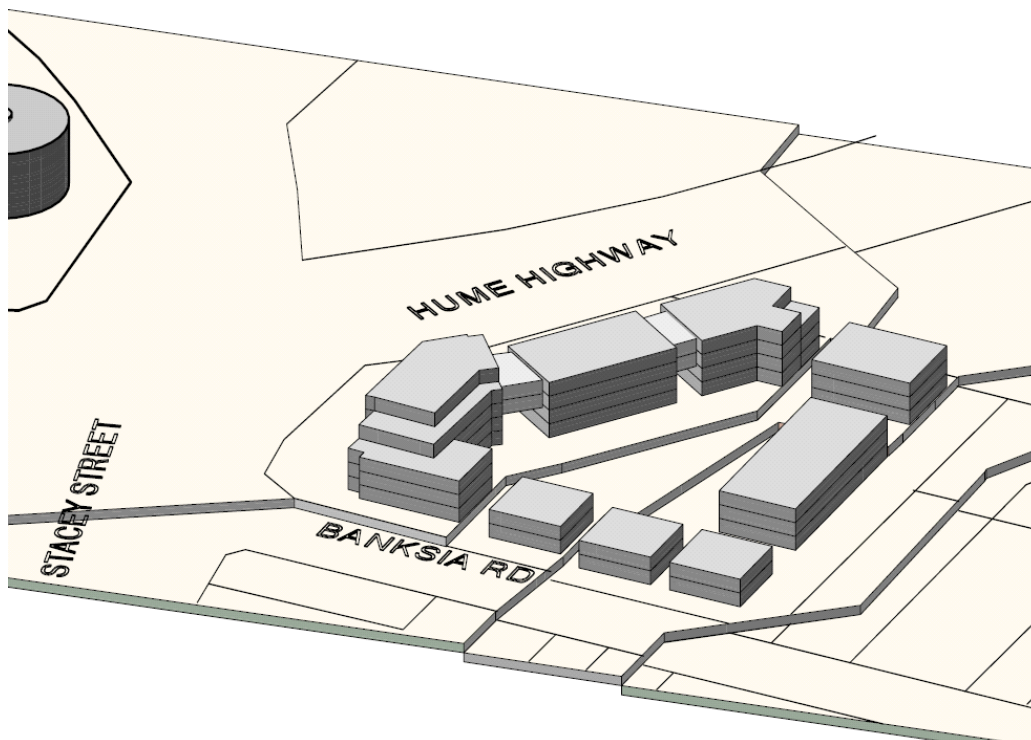


Figure 46: Proposed building envelope for development on the consolidated allotment as viewed from Banksia Road at the rear (not to scale).





Bankstown Development Control Plan 2015



PART A3

KEY INFILL DEVELOPMENT SITES



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SECTION 1–INTRODUCTION

Bankstown Local Environmental Plan 2015 is Council's principal planning document to regulate effective and orderly development in the City of Bankstown. The LEP provides objectives, zones and development standards such as lot sizes and floor space ratios.

Part A3 of Bankstown Development Control Plan 2015 supplements the LEP by providing additional objectives and development controls to enhance the function and liveability of key infill development sites in the City of Bankstown. The development controls include storey limits, setbacks and building design.

Applicants must note:

- (a) Development must comply with the other development controls of this DCP. However if applicable to a development application, the development controls of Part A3 will prevail if there is an inconsistency with any other development controls in this DCP.
- (b) Council applies the design quality principles of State Environmental Planning Policy No 65–Design Quality of Residential Apartment Development and the Apartment Design Guide to residential flat buildings, shop top housing, serviced apartments, boarding houses and mixed use development (containing dwellings). This includes buildings that are two storeys or less, or contain less than four dwellings.
- (c) A building envelope is not a building, but a three dimensional shape that may determine the bulk and siting of a building. After allowing for building articulation, the achievable floor space of a development is likely to be less than the building envelope.

Objectives

The objectives of Part A3 of this DCP are:

- (a) To have development that is compatible with the desired character of the particular key infill development site.
- (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 the particular key infill development site.
- (d) To have transitional areas that are compatible with the prevailing suburban character and amenity of neighbouring residential environments.

SECTION 2–NOS. 330–368 THE RIVER ROAD IN PICNIC POINT

Desired character objective

To have infill residential development at the site known as Nos. 330–368 The River Road in Picnic Point that is compatible with the character of Zone R2 Low Density Residential and the riparian zone along Morgan’s Creek.

Development controls

The development controls to achieve the desired character objective are:

Dwelling yield

- 2.1** The maximum number of dwellings permissible on the site is 58 based on site constraints.
- 2.2** Development on the site must be consistent with the following information submitted with the initial residential development application:
 - (a) The contamination report detailing how the site is to be made suitable for residential use. Construction works for any proposed residential development must not commence until an accredited site auditor advises Council that the land is suitable for residential use.
 - (b) The detailed assessment of the cliff face prepared by a practising Geotechnical Engineer as the stability of the cliff face may pose a potential safety hazard unless properly managed. In addition, the site has been filled up to 5 metres in some areas and normal foundation systems may be inappropriate.
 - (c) The geotechnical report recommending suitable footing designs required for proposed dwellings, and a setback distance from the bank of Morgan’s Creek so as to protect buildings from bank instability caused by natural erosion within the watercourse.
 - (d) The detailed tree survey to retain existing significant trees and trees within the landscape protection area facing Thomas Street identified on Figure 1 as part of the communal open space for the development along with the cliff top area. The site also contains vegetation that is typical of a Sydney sandstone gully forest community. Development will need to protect this vegetation (consistent with the need to remediate the site and to reconsolidate past land filling).

- (e) The traffic study assessing the impact on the existing road system including traffic safety in Thomas Street and at the intersection of Thomas Street and The River Road. The final development is to incorporate traffic calming measures in Thomas Street where required by Council, and must allow for the installation of measures if it requires the dedication of part of the site to accommodate greater carriageway capacity. All costs associated with the provision of traffic calming devices and carriageway widening must be borne by the applicant.
- (f) The Environmental Management Plan detailing the extent to which development will impact on the site both during construction and after occupation.

Riparian zone

2.3 The site must establish a riparian zone along Morgan's Creek with the following intended outcomes:

- (a) Council is to landscape the riparian zone with original tree, shrub and groundcover species propagated from local genetic stock.
- (b) Development is to be excluded within the riparian zone, including the construction of buildings, flood detention basins, water quality treatment controls, utilities, recreational facilities and where possible public access pathways. Such development should locate at the outside edge of the riparian zone (furthest from the creek) or beyond it.

2.4 Development on the site must include evidence that it will not have an adverse impact on the water quality of the Morgan's Creek, the stability of the creek banks or the vegetation that grows along the creek bank. In particular, stormwater discharging from all internal sealed areas to the Creek must be directed through continuous deflection separators, non-scouring oil and sediment separators, sand filters or an artificial wetland to a design accepted by Council.

2.5 All buildings must be setback a minimum 10 metres from the boundary of the site (as shown in Figure 1) where it adjoins Morgan's Creek. The use of the land within this setback must be limited to (public or private) open space and landscaping works. All landscaping within this area must be carried out in accordance with a landscape plan approved by Council. This plan must specify planting that is indigenous to the Morgan's Creek corridor.

Access

2.6 The applicant of the initial residential development application must provide a pedestrian path approximately 650 metres in length, linking The River Road to Thomas Street within the site (as shown in Figure 1) as a condition of consent. This path is required to allow public access from residential areas east of The River Road to the Morgan's Creek open space area to the south-west of the site.

- 2.7** Vehicle access must be limited to a driveway or roadway adjacent to the land known as No. 112 Thomas Street. Access into the site for Council waste vehicles must be provided via either a public road or an internal driveway system. If an internal driveway is used, adequate turning area and protection for any liability caused by waste vehicles damaging road pavements must be provided and referred to in the articles of association of any strata plans.

Infrastructure

- 2.8** Given existing problems with sewer overflows and water pressure, development on the site must satisfy Council that it will not adversely affect existing service levels for neighbouring residents.

SECTION 3–NO. 80 MILLER ROAD IN VILLAWOOD

Desired character objective

To have infill residential development at the site known as No. 80 Miller Road in Villawood that is compatible with the character of Zone R2 Low Density Residential while allowing smaller lots in some areas.

Development controls

The development controls to achieve the desired character objective are:

Setbacks and open space

3.1 Where the lot size is a minimum 200m², the following controls apply:

- (a) the minimum setback for a building wall to the primary road frontage is 5.5 metres;
- (b) the minimum setback for a building wall to the side boundary of a lot is 1.5 metres with the exception of central lots which may have a zero setback to the side boundary;
- (c) the minimum setback for a building wall to the rear boundary of a lot is 5 metres; and
- (d) the minimum private open space per dwelling is 60m², with the minimum dimension of 5 metres x 5 metres within one area located behind the front setback, and should be contiguous with a major living area of the dwelling. The remaining of the open space may be located within the front setback area provided that all courtyard fences within the setback are of open style.

3.2 Where the lot size is a minimum 250m², the following controls apply:

- (a) the minimum setback for a building wall to the primary road frontage is 5.5 metres;
- (b) the minimum setback for a building wall to the side boundary is 1.5 metres to one side boundary and zero setback to the other side boundary;
- (c) the minimum setback for a building wall to the rear boundary of a lot is 5 metres; and
- (d) the minimum private open space per dwelling is 60m², with the minimum dimension of 5 metres x 5 metres within one area located behind the front setback, and should be contiguous with a major living area of the dwelling.

The remaining of the open space may be located within the front setback area provided that all courtyard fences within the setback are of open style.

3.3 Where the lot size is a minimum 350m², the following controls apply:

- (a) the minimum setback for a building wall to the primary road frontage is 5.5 metres;
- (b) the minimum setback for a building wall to the side boundary is 2 metres;
- (c) the minimum setback for a building wall to the rear boundary of a lot is 5 metres; and
- (d) the minimum private open space per dwelling is 80m², with the minimum dimension of 5 metres x 5 metres within one area located behind the front setback, and should be contiguous with a major living area of the dwelling. The remaining of the open space may be located within the front setback area provided that all courtyard fences within the setback are of open style.

Open space network

3.4 The site must provide a network of open space and pedestrian pathways as shown in Figure 3–Open Space Network and must ensure:

- (a) the minimum area of open space in Zone R2 Low Density Residential is not less than 8,500m²; and
- (b) the site provides a main area of open space forming a village green and featuring as a focal point along the central north–south axis.

3.5 Development must ensure fences comply with the following:

- (a) Miller Road–metal palisade fence with masonry piers 1.5 metres high.
- (b) Village Green frontage to residences–metal palisade fence with masonry piers 1.2 metres high.
- (c) Along the industrial access road and to the commercial/industrial precinct perimeter–security fencing, nominally 1.8 metres high.
- (d) Endangered ecological community area–timber posts and wire fencing, 0.9 metre high.
- (e) Remaining fences–mixture of metal palisade and lapped and capped paling fences as per the requirements of Part B1 of this DCP.

- (f) No solid fence will be allowed within the front setback area. Any privacy fence to enclose private open space within the front yard is to be of open style as stipulated above.

3.6 Development must retain the remnant vegetation/endangered ecological community area (known as the Cooks River/Castlereagh Ironbark Forest) in the south–east corner of the site and must:

- (a) fence the community area with a log barrier or low fence following construction to Council's satisfaction to minimise disturbance to this area; and
- (b) comply with the Community Management Plan for the future management and maintenance of the community area.

Acoustic privacy and contamination

3.7 Development must incorporate the following to mitigate potential noise impacts:

- (a) a 130 metre buffer zone along the southern boundary of the subdivision;
- (b) a 3 metre high acoustic screen barrier constructed along the industrial boundary or a barrier incorporated in the building design in Zone B5 Business Development;
- (c) purpose built housing and building noise control treatments for dwellings exposed to the industrial land to the south; and
- (d) noise control treatments for dwellings exposed to Miller Road.

3.8 Development must comply with the Site Audit Statement confirming that the site is suitable for the intended use.

Access

3.9 Vehicular egress and ingress to the Zone R2 Low Density Residential part of the site is to be from Miller Road as shown in Figure 4. The ownership and maintenance of all future roads will be the responsibility of future landowners.

3.10 The design of internal road widths and manoeuvring paths must accommodate large vehicles, including emergency vehicles, garbage and delivery vehicles. All internal road reserves must also accommodate footpaths, on street visitor parking, street tree planting and services.

3.11 A roundabout is to be constructed at the intersection of Curtis Road and Miller Road and entry to the site to accommodate anticipated traffic flows and to slow traffic in general.

Figure 1: Development concept plan.



Figure 2: Landscape plan.



Figure 3: Open space network.

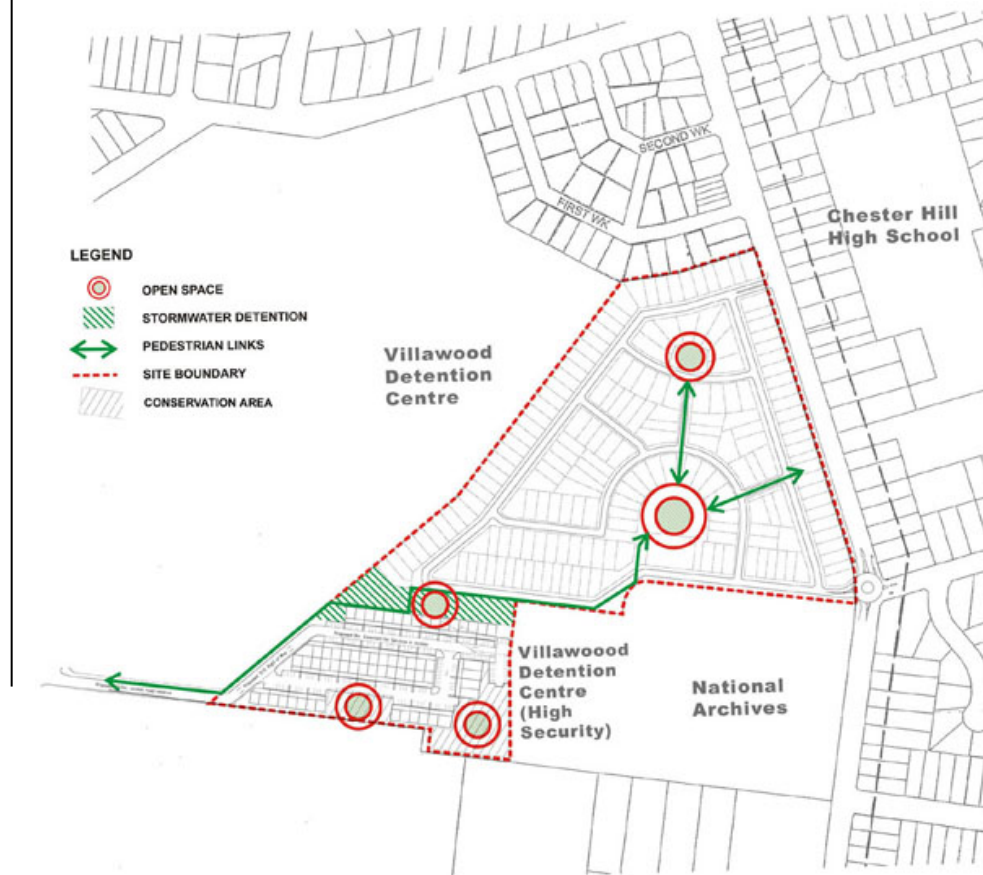


Figure 4: Access to site.



SECTION 4–NOS. 30–46 AUBURN ROAD IN REGENTS PARK

Desired character objective

To have infill residential development at the site known as Nos. 30–46 Auburn Road in Regents Park that is compatible with the character of the neighbouring Zone R2 Low Density Residential and railway corridor.

Development controls

The development controls to achieve the desired character objective are:

Dwelling yield

4.1 The maximum number of dwellings permissible on the site is 85.

Storey limit (not including basements)

4.2 The storey limit is 3 storeys with the exception of the dwellings fronting Auburn Road where the storey limit is 2 storeys, generally in accordance with Figure 1.

4.3 Development may contain attics provided:

- (a) the attic does not give the external appearance of a storey; and
- (b) the pitch of the roof creating the space does not exceed 35 degrees; and
- (c) the external enclosing walls do not exceed a height of 300mm measured vertically from the floor level of the attic, but does not include gabled end walls; and
- (d) there is no balcony, terrace, and the like forming part of the attic; and
- (e) the attic accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and an ensuite plus an internal link to the storey below; and
- (f) the gross floor area of the attic does not exceed 60% of the gross floor area of the storey immediately below; and
- (g) one or more dormers may form part of the attic.

4.4 The design of dormers must:

- (a) must be compatible with the scale, form, and pitch of the roof; and
- (b) must not project above the ridgeline of the main roof; and
- (c) must not exceed a width of 2 metres; and

- (d) the number of dormers must not dominate the roof plane.

Setbacks

4.5 Development must achieve the following minimum setbacks subject to appropriate acoustic treatment:

- (a) minimum 1 metre setback to the railway boundary; and
- (b) minimum 10 metre setback for dwellings to the northern boundary. The setback area must be common facilities only, including road, driveway or open space.

Access

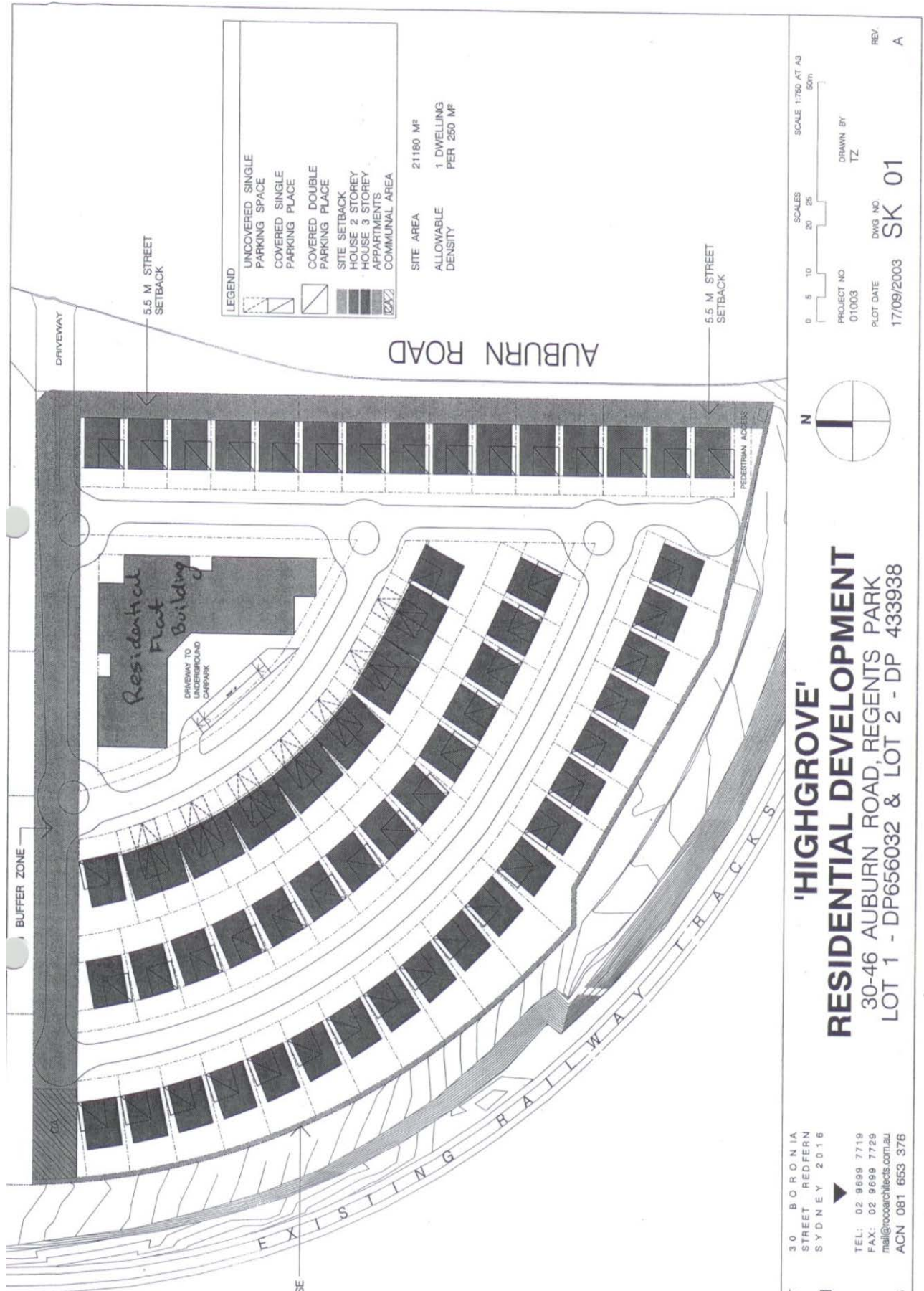
4.6 Vehicular egress and ingress on the site must be from Auburn Road and be facilitated by traffic management devices to minimise the impact upon the existing Auburn Road traffic flow and appropriately accommodate traffic flows from the site into Auburn Road. All costs associated with the provision of pedestrian protection measures and traffic management devices must be borne by the applicant.

Acoustic privacy

4.7 The consent authority must be satisfied that mitigation measures to control road and rail noise and vibration have been incorporated into the development so that the development complies with the following:

- (a) *AS/NZS 2107:2000, Acoustics—Recommended design sound levels and reverberation times for building interiors,*
- (b) *AS 3671—1989, Acoustics—Road traffic noise intrusion—Building siting and construction,*
- (c) *BS 6472:1992, Guide to evaluation of human exposure to vibration in buildings (1 Hz to 80 Hz),*
- (d) *Environmental criteria for road traffic noise* (an Environment Protection Authority document published in May 1999),
- (e) *Interim Guidelines for Councils: Consideration of Rail Noise and Vibration in the Planning Process* (a joint document of the Rail Infrastructure Corporation and the State Rail Authority published in November 2003).

Figure 1: Site known as Nos. 30–46 Auburn Road in Regents Park.



SECTION 5–POTTS HILL RESERVOIRS SITE

Desired character objective

To guide the development of the Potts Hill Reservoirs site to ensure that high quality built form and urban design outcomes is realised within the approved subdivision layout for the Western Residential Precinct. The development controls aim to achieve a generally consistent built form across the precinct.

This section applies to residential development for dwelling houses, dual occupancies, attached dwellings, residential flat buildings and community housing development that are identified within specific areas shown on the Land Application Map.

Land Application Map



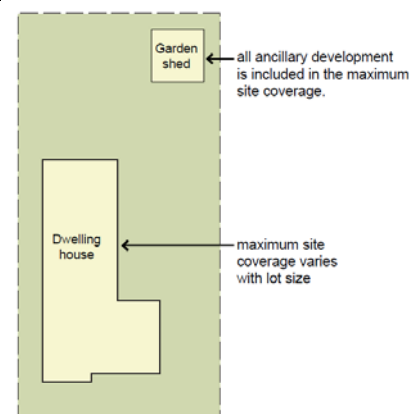
Development controls

The development controls to achieve the desired character objective are:

Dwelling houses

Site coverage (Figure 1)

- Lots 450m² and over:
Maximum 50% for two storey dwelling houses,
maximum 60% for single storey dwelling houses.
- Lots less than 450m²:
Maximum 60%.

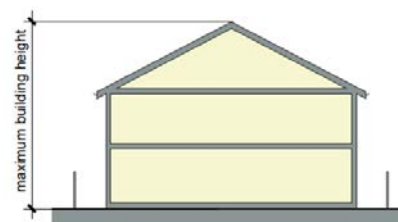


Maximum floor area

- Maximum 330m² for all lots.

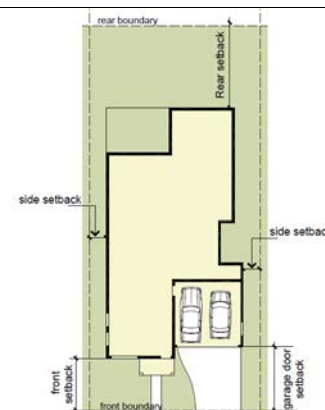
Storey limit (Figure 2)

- Maximum two storey limit.



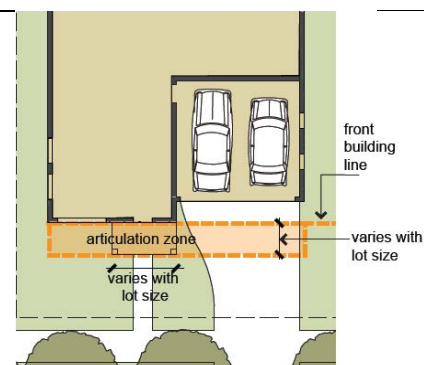
Front setback (Figure 3)

- Minimum 4.5 metres.



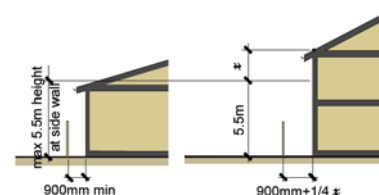
Articulation zone (Figure 4)

- 1.5 metres beyond front building line and a maximum 25% of building width.



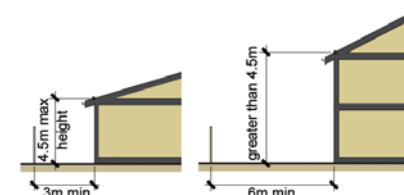
Side setbacks (Figure 5)

- Lots up to 18 metres wide:
0.9 metre to 5.5 metres in height then above that height 0.9 metre plus 1/4 the height over 5.5 metres.
- Lots over 18 metres wide:
1.5 metres to 5.5 metres in height then above that height 1.5 metre plus 1/4 the height over 5.5 metres.



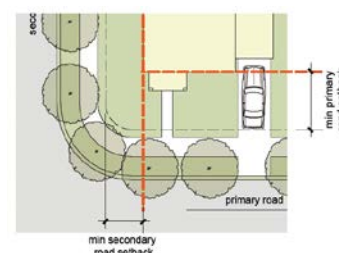
Rear setbacks (Figure 6)

- Detached front access house lots: Minimum 3 metres for single storey with a rear wall height of up to 4.5 metres high, otherwise a minimum 8 metres applies.
- Detached front access house lots less than 30 metres deep at any point perpendicular to the front boundary: Minimum 3 metre setback for single storey with a rear wall height up to 4.5 metres high, otherwise a minimum 6 metres applies.
- Rear setbacks for lots along the western boundary of the precinct: An additional 3 metres in the form of the 'landscaped area' results in rear setbacks for these lots being a minimum 6 metres for single storey with a rear wall of up to 4.5 metres high, otherwise a minimum 11 metres applies.
- Rear access lots: minimum 1 metre setback to rear lane for garages and accessory dwellings if applicable.



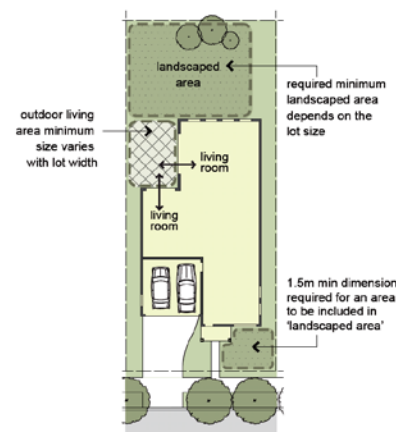
Secondary Road Setbacks (Figure 7)

- Detached house corner lots:
Minimum 3 metre setback to the secondary street boundary.
- Dual frontage lots:
Minimum 4.5 metre setback to the secondary street boundary.



Landscaping (Figure 8)

- The minimum landscaped area is:
 - (a) Lots 300–450m²:
Minimum 15% of total lot.
 - (b) Lots 450–600m²:
Minimum 20% of total lot.
 - (c) Lots 600–900m²:
Minimum 30% of total lot.
- The minimum dimension of a landscaped area is 1.5 metres.
- At least 50% of the landscaped area is to be located behind the front building line.
- For lots less than 18 metre wide at least 25% of the area to the front of the building line must be landscaped.
- For lots at least 18 metre wide at least 50% of the area to the front of the building line must be landscaped.

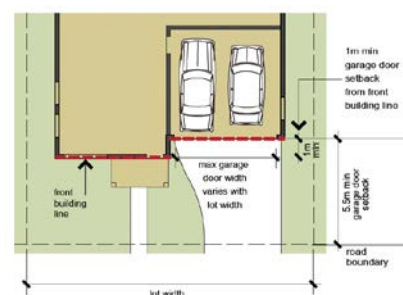


Private open space

- The minimum area for the principal private open space is 24m², at least 4 metres wide, flat and directly accessible from a living room.

Car Parking and Access (Figure 9)

- All dwelling houses are to provide at least one off-street car parking space.
- A car parking space may comprise of a garage, car port or open car parking space.
- Front access car parking spaces are required to be setback at least 5.5 metres from the road boundary.
- Front access car parking spaces are required to be setback at least 1 metre behind the front building line.
- Rear access car parking spaces require 1m setback from the rear lane boundary.
- On corner lots, side access car parking spaces are required to be setback at least 3 metres from the secondary street boundary.
- On double frontage lots the car parking can be located on either frontage but not on both.



Maximum Garage Door Width

- Maximum garage door width varies with lot size:
 - (a) 8–12m lot width: 3.2 metres.
 - (b) Over 12 metre lot width: 6 metres.
 - Corner lots and dual frontage lots with car parking access from the secondary street to have a maximum garage door width of 6 metres.
-

Earthworks and drainage

- Excavation for basements:
 - (a) Excavation permitted under the building footprint to provide a basement.
 - (b) Maximum floor area for basement is 45m².
 - Excavation outside the building footprint:
 - (a) The maximum depth of excavation on a site outside the building footprint is 1 metre and must not extend more than 2 metres beyond the external wall of the dwelling house or ancillary development.
 - (b) Excavation associated with swimming pools must not exceed the depth of the pool structure.
 - Fill associated with the dwelling or garage must be contained within the external walls of the building or by a retaining wall with a height no greater than 1500mm above existing ground level.
 - Retaining walls:
 - (a) Retaining walls to be no greater than 1 metre high.
 - (b) Retaining walls not associated with the cut and fill from a dwelling or garage must have a height above or below existing ground level not exceeding 0.6 metre if located less than 0.5 metre from a side or rear boundary, or 1 metre if located at least 1 metre from a boundary.
 - For drainage requirements refer to the Bankstown Development Engineering Standards Policy, with the exception of Section 10 of these Development Standards. The Potts Hill Residential Precinct is designed to accommodate precinct wide on-site stormwater detention, located at various locations across the precinct. Accordingly, individual lot on-site detention is not required.
-

Fences

- A front fence is to be provided on all detached dwelling lots.
- Fences in the front setback area from a primary road are to be maximum 1.2 metres high and a minimum 50% open construction.

- Other fences to be maximum 1.8 metres high.
 - The maximum height permitted for the fence is to be calculated from ground level at that point.
 - Front side fences to extend 2 metres back from the front building line, and should match the front fence height and design.
 - On corner lots, the front fencing is to continue around the corner to the secondary street frontage for a minimum 30% of the lot length.
 - Metal fencing not permitted forward of the front building line.
-

Eaves

- Eaves are required on all external walls.
 - Eaves to be at least 450mm from the fascia.
-

Passive Surveillance

- A living area must be located so as to look over the primary street to provide passive surveillance.
 - The main pedestrian entry of the dwelling is to be visible from the street.
-

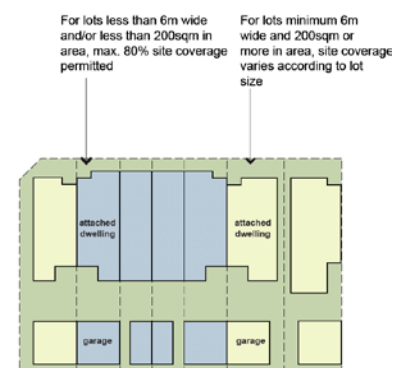
Subdivision

- Subdivision of detached dwelling lots not permitted.

Dual Occupancies and Attached Dwellings

Site coverage (Figure 10)

- For lots a minimum 6 metres wide and 200m² or more in area:
Maximum site coverage varies with lot size:
200–250m²: 65%
250–300m²: 60%
300–450m²: 55%
- For lots less than 6 metres wide and/or less than 200m² in area:
Maximum 80% permitted as long as other controls, such as landscape requirements, are met.



Maximum floor area

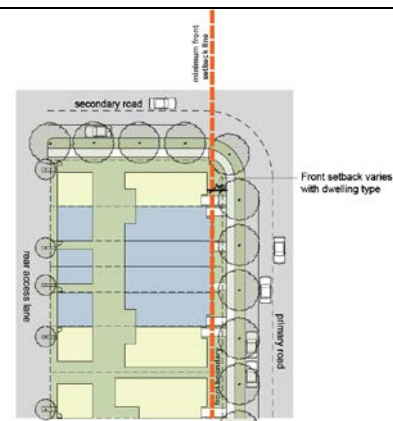
- For lots a minimum 6 metres wide and 200m² or more in area:
Maximum floor area varies with lot size:
200–250m²: 90%
250–300m²: 85%
300–450m²: 270m²
- For lots less than 6 metres wide and/or less than 200m² in area:
No specified maximum floor area applies as long as other controls are met.

Storey limit

- Maximum two storey limit.

Front setback (Figure 11)

- Dual occupancy dwelling: minimum 4.5 metres.
- Attached dwelling: minimum 2 metres.



Articulation Zone

Dual occupancy dwelling:

- Within the front setback of a new dual occupancy dwelling an 'articulation zone' may be incorporated.
- This zone is a notional area projecting 1.5 metres forward of the front building line within which additional building elements such as entry features and porticos, balconies, decks, verandahs and bay windows may be built.
- Up to 25% of the articulation zone, when viewed from above, may include building elements. An awning or other feature over a window and a sun shading feature are not included in the maximum area of the building element in the articulation zone.

Attached dwelling:

- No articulation zone is permitted.

For all lots:

- A new dwelling must have a window to a living room or a bedroom facing the primary road (and the secondary road if on a corner lot).
- A new dwelling must have a front door facing the primary road (and/or the secondary road if on a corner lot).
- Lots facing pedestrian link should have a front door facing the public open space.

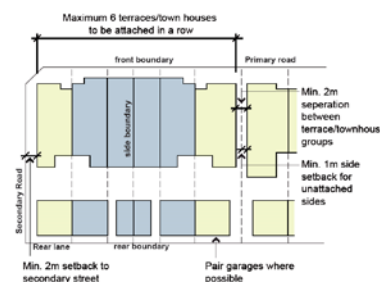
Side Setbacks (Figure 12)

Dual occupancy dwelling:

- Up to 4.5m building height: 0.9 metre.
- Over 4.5m building height: 0.9 metre + 1/4 height above 4.5 metres.
- Option to build to one side boundary with full height zero setback as long as it either matches adjacent property boundary wall or is a maximum 3.3 metres high. The maximum length of the boundary wall to be the lesser of 20 metres or 50% of lot depth, or match adjoining built to boundary wall.

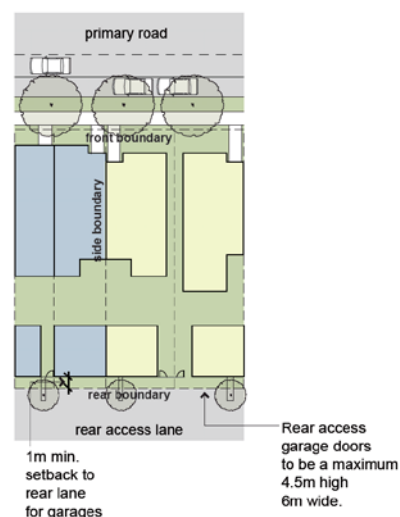
Attached dwelling (Figure 12):

- Option to build to one or both side boundaries with full height zero setback as long as it either matches adjacent property boundary wall or is a maximum 3.3 metres high. The maximum length of the boundary wall to be the lesser of 20 metres or 50% of lot depth, or match adjoining built to boundary wall.
- 2 metre minimum separation between terrace house groups.
- 1 metre minimum side setback on unattached sides.



Rear Setbacks (Figure 13)

- Dual occupancy dwellings:
Minimum rear setback varies with lot size:
200–300m² up to 4.5m building height : 3 metres
200–300m² above 4.5m building height : average of rear setbacks of adjoining dwelling houses or 3 metres, whichever is the lesser
300–600m² up to 4.5m building height : 3 metres
300–600m² above 4.5m building height : 8 metres
- Attached dwelling:
1 metre minimum setback to rear lane for garages and secondary dwellings.

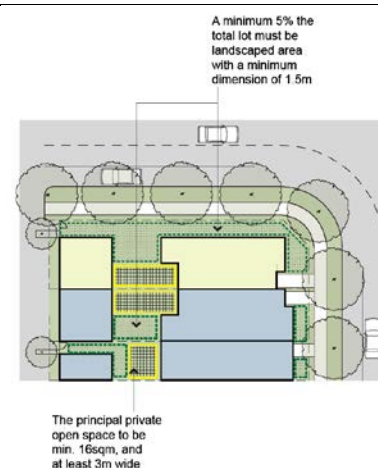


Secondary Road Setbacks

- A dwelling house on a corner lot must be set back a minimum 2 metres from the secondary street boundary.

Landscaping

- Minimum dimension of landscaped area is 1.5 metres.
- Dual occupancy dwellings:
 - Minimum landscaped area varies with lot size:
200–300m²: 10%
300–450m²: 15%
450–600m²: 20%
 - At least 50% of landscaped area must be located behind the front building line.
- Attached dwelling (Figure 14):
Minimum 5% of the total lot area must be landscaped area.



Outdoor living area

- Outdoor living areas should be directly accessible from a living area.
 - Dual occupancy dwellings:
Minimum private open space requirement varies with lot size and width:
200–300m²: 16m²
300–600m²: 24m²
6–10m wide lot: Minimum 3 metres wide
Over 10m wide lot : Minimum 4 metres wide
 - Attached dwelling:
A minimum area of 16m² and a minimum 3 metres wide.
-

Car Parking and Access

- All dwelling houses to provide at least one off–street car parking space.
- A car parking space may comprise of a garage, car port or open car parking space.
- Front access car parking spaces are required to be setback at least 5.5m from the road boundary.
- Front access car parking spaces are required to be setback at least 1m behind the front building line.
- All lots with rear lane access are to locate the car parking accessed directly from that lane.

Maximum Garage Door Width

- Dual occupancy dwellings: Maximum garage door width varies with lot width:
8–12m lot width : 3.2 metres
Over 12m lot width : 6 metres
- Attached dwelling: Garage doors on rear access lots to have a maximum width of 6 metres.
- Corner lots with car parking access from the secondary street to have a maximum garage door width of 6 metres.

Earthworks and drainage

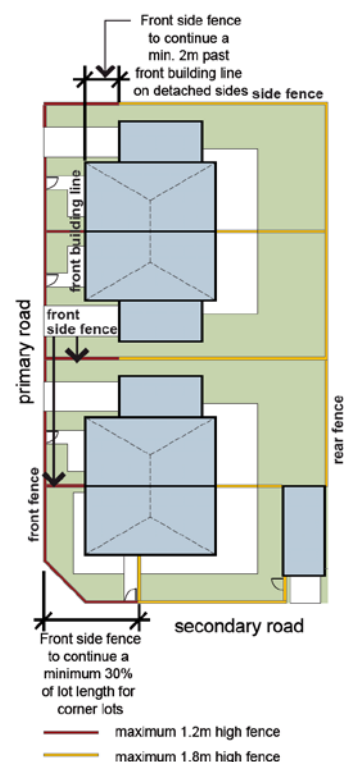
- Excavation for basements:
 - (a) Excavation permitted under the building footprint to provide a basement.
 - (b) Maximum floor area for basement varies with lot width:
 - Lots 10 metres wide or less: 25m²
 - Lots over 10 metres wide: 45m²
- Excavation outside the building footprint:
 - (a) The maximum depth of excavation on a site outside the building footprint is 1 metre and must not extend more than 2 metres beyond the external wall of the dwelling house or ancillary development.
 - (b) Excavation associated with swimming pools must not exceed the depth of the pool structure.
- Fill associated with the dwelling or garage must be contained within the external walls of the building or by a retaining wall with a height no greater than 600mm above existing ground level.
- Retaining walls:
 - (a) Retaining walls to be no greater than 1 metre high.
 - (b) Retaining walls not associated with the cut and fill from a dwelling or garage must have a height above or below existing ground level not exceeding 0.6 metre if located less than 0.5 metre from a side or rear boundary, or 1 metre if located at least 0.5 metre from a boundary.
- For drainage requirements refer to the Bankstown Development Engineering Standards Policy, with the exception of Section 10 of these Development Standards. The Potts Hill Residential Precinct is designed to accommodate precinct wide on-site stormwater detention, located at various locations across the precinct. Accordingly, individual lot on-site detention is not required.

Facade Design

- The design of a dual occupancy must adopt an asymmetrical design to provide each dwelling with an individual identity when viewed from the street.

Fences (Figure 15)

- A front fence is to be provided on all attached dwelling lots.
- Fences in the front setback area from a primary road are to be maximum 1.2 metres high and a minimum 50% open construction, other fences to be maximum 1.8 metres high. The maximum height permitted for the fence is to be calculated from the finished ground level.
- Front side fences on detached sides to extend 2 metres back from the front facade, and should match the front fence height and design.
- On corner lots, the front fencing is to continue around the corner to the secondary street frontage for a minimum 30% of the lot length.
- Metal fencing not permitted forward of the front building line.



Subdivision

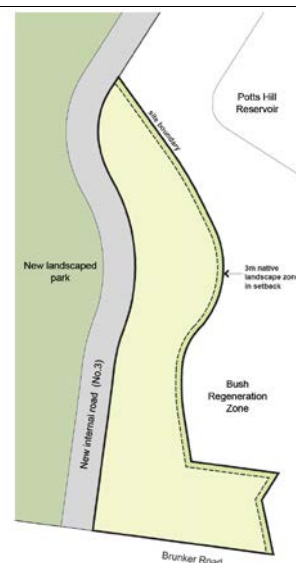
- Dual occupancy lots: Dual occupancy lots are to be subdivided into two attached dwelling lots.
- Attached dwellings: No subdivision permitted. Attached dwellings to be attached in groups as shown in the attached and community housing lot location plan (Figure 16):



Residential flat buildings

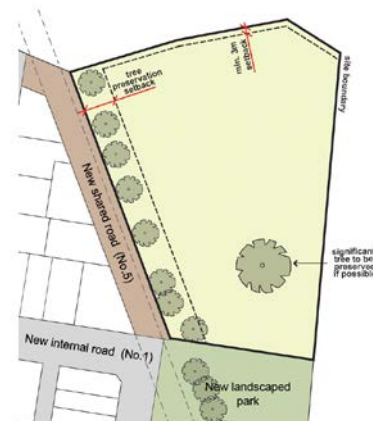
Brunker Road Apartment Site Setbacks (Figure 17)

- Minimum 3 metre native landscape setback along the rear of the lot adjacent to the bush regeneration zone.



North East Apartment Site Setbacks (Figure 18)

- Minimum 3 metre native landscape setback along the northern boundary of the lot adjacent to the bush regeneration zone.
- A tree preservation setback to the new shared road (No. 5) to the west to protect and maintain the street frontage trees.



Tree Preservation (Figure 19)

- Street frontage trees are to be retained, except where required for driveway access.
- Significant tree identified in Figure 19 is to be retained if possible.



Community housing

Purpose

The following section applies to community housing projects which mean they are developed by a registered community housing provider as defined under the *Housing Act 2001*. The land where community housing can be developed is shown on the Land Application Map.

Background

The Affordable Rental Housing SEPP provisions for 'infill development' have been used as the basis for these controls including:

- Affordable housing management: The affordable rental housing component is to be secured via restriction on title for a minimum of 10 years and managed by a registered Community Housing Provider (CHP).
- Character of the local area: A requirement that proposals are designed to be compatible with the character of the local area.
- Proportion of affordable housing: 100% of gross floor area of the development.

The controls have been developed to provide built form and other design controls which the SEPP development standards do not provide.

Storey limit

- Maximum two storey limit.
-

Minimum dwelling sizes

- 35m² for a bedsitter or studio
 - 50m² for a 1 bedroom dwelling
 - 70m² for a 2 bedroom dwelling
 - 95m² for a 3 or more bedroom dwelling
-

Minimum parking requirements for CHPs

- 0.4 car spaces per 1 bedroom dwelling
 - 0.5 car spaces per 2 bedroom dwelling
 - 1 car space per 3 or more bedroom dwelling
-

Landscaped area

- Minimum 35m²

Solar access

- Living areas and open spaces of 70% of the dwellings require a minimum of 3 hours direct sunlight between 8.00am and 4.00pm at the mid–winter solstice.
 - Corner allotments open space may be provided within the secondary street setback.
-

Minimum setbacks

- Front: 3 metres
 - Side: 0 metre
 - Secondary street frontage: 2 metres
 - Rear Boundary: 2 metres
 - Rear Lane: 1 metre
-

Deep soil zones

- Minimum of 15% of the site area
-

Fences

- A front fence is to be provided on all Community Housing lots.
- Fences in the front setback area from a primary road are to be maximum 1.2 metres high and a minimum 50% open construction, other fences to be maximum 1.8 metres high. The maximum height permitted for the fence is to be calculated from the finished ground level.
- Front side fences on detached sides to extend 2 metres back from the front facade, and should match the front fence height and design.
- On corner lots, the front fencing is to continue around the corner to the secondary street frontage for a minimum 30% of the lot length.
- Metal fencing not permitted forward of the front building line.

Earthworks and drainage

- **Fill:**
Fill associated with the dwelling or garage must be contained within the external walls of the building or by a retaining wall with a height no greater than 600mm above existing ground level.
- **Retaining walls:**
 - Retaining walls to be no greater than 1.2 metres high.
 - Retaining walls not associated with the cut and fill from a dwelling or garage must have a height above or below existing ground level not exceeding 0.6 metre if located less than 0.5 metre from a side or rear boundary, or 1.2 metres if located at least 0.5 metre from a boundary.

Drainage:

- For drainage requirements refer to the Bankstown Development Engineering Standards Policy, with the exception of Section 10 of these Development Standards. The Potts Hill Residential Precinct is designed to accommodate precinct wide on-site stormwater detention, located at various locations across the precinct. Accordingly, individual lot on-site detention is not required.

Secondary dwellings

- Secondary dwellings are permissible on community housing lots.
- Rear lane setback: minimum 1 metre.
- Side setbacks: may be built to common side boundary.

Note. See clause 22(3) of the SEPP (Affordable Housing) 2004 for controls relating to the total floor area of secondary dwellings.

Subdivision

Subdivision is permissible with consent, generally in accordance with the attached draft plan of subdivision detail.



Bankstown Development Control Plan 2015



PART B1

RESIDENTIAL DEVELOPMENT



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SECTION 1–INTRODUCTION

Bankstown Local Environmental Plan 2015 is Council's principal planning document to regulate effective and orderly development in the City of Bankstown. The LEP provides objectives, zones and development standards such as lot sizes and floor space ratios.

Part B1 of Bankstown Development Control Plan 2015 supplements the LEP by providing additional objectives and development controls to enhance the liveability and appearance of residential development in the City of Bankstown. The development controls include storey limits, setbacks, building design, private open space and landscaping.

Part B1 generally applies to land within the rural and residential zones in the City of Bankstown under the provisions of Bankstown Local Environmental Plan 2015.

Applicants must note:

- (a) Certain development may need to comply with Parts A1 to A3 of this DCP. These parts provide more detailed development controls for centres, corridors and key development sites in the residential zones. The development controls include storey limits, setbacks, landscape buffer zones and access. If applicable to a development application, the development controls of Parts A1 to A3 will prevail if there is an inconsistency with any development controls in Part B1.
- (b) Council applies the design quality principles of State Environmental Planning Policy No 65–Design Quality of Residential Apartment Development and the Apartment Design Guide to residential flat buildings, shop top housing, serviced apartments, boarding houses and mixed use development (containing dwellings). This includes buildings that are two storeys or less, or contain less than four dwellings.
- (c) A building envelope is not a building, but a three dimensional shape that may determine the bulk and siting of a building. After allowing for building articulation, the achievable floor space of a development is likely to be less than the building envelope.

Desired character

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.

The desired characters for the residential zones are:

- (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.

The site cover and building form of development must be compatible with the prevailing suburban character and amenity of this zone.

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.

- (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.
- (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.
- (d) To have development that is compatible with the prevailing suburban character and amenity of the residential environments.
- (e) To have development that achieves good urban design in terms of building form, bulk, architectural treatment and visual amenity.
- (f) To have development that provides adequate amenity to people who live in, work in and visit the local area.

SECTION 2–DWELLING HOUSES

Objectives

The objectives are:

- (a) To ensure lot sizes provide adequate space for dwellings, setbacks to adjoining residential land, landscaped areas, open space, driveways, vehicle manoeuvring areas and the like.
- (b) To ensure the building form, building design and landscaping of dwelling houses are compatible with the prevailing suburban character of the residential areas.
- (c) To ensure the building form and building design of dwelling houses provide appropriate amenity to residents in terms of private open space, access to sunlight and privacy.
- (d) To ensure the building form and building design of dwelling houses do not adversely impact on the amenity of neighbouring properties in terms of visual bulk, access to sunlight and privacy.
- (e) To ensure the building form of dwelling houses in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.
- (f) To minimise the visual impact of off–street parking on the streetscape.

Development controls

The development controls to achieve the objectives are:

Subdivision

2.1 The subdivision of land must not create more than 4 battle–axe lots.

2.2 Where the subdivision of land is creating:

- (a) a single battle–axe lot, the minimum width of an access handle is 3.5 metres; or
- (b) 2 or more battle–axe lots, the minimum width of an access handle is 3.5 metres plus a passing bay at 30 metre intervals.

Storey limit (not including basements)

2.3 The storey limit for dwelling houses is 2 storeys.

In addition, dwelling houses in the foreshore protection area (refer to map in Appendix 1) must ensure the wall height does not exceed 7 metres and the building height does not exceed 9 metres.

2.4 The siting of dwelling houses 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.

2.5 Any reconstituted ground level on the allotment must not exceed a height of 600mm above the ground level (existing) of an adjoining property except where:

- (a) the dwelling house 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 dwelling house to a height no greater than 1 metre above the ground level (existing) of the allotment.

Setback restrictions

2.6 The erection of dwelling houses is prohibited within 9 metres of an existing animal boarding or training establishment.

Setbacks to the primary and secondary road frontages

2.7 The minimum setback for a building wall to the primary road frontage is:

- (a) 5.5 metres for the first storey (i.e. the ground floor); and
- (b) 6.5 metres for the second storey.

2.8 The minimum setback to the secondary road frontage is:

- (a) 3 metres for a building wall; and
- (b) 5.5 metres for a garage or carport that is attached to the building wall.

Setbacks to the side boundary

2.9 For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side boundary of the allotment is 0.9 metre.

2.10 For the portion of the building wall that has a wall height greater than 7 metres, the minimum setback to the side boundary of the allotment is 1.5 metres. Council may vary this requirement where a second storey addition to an existing dwelling house demonstrates it must use the ground floor walls for structural support.

2.11 The basement level must not project beyond the ground floor perimeter of the dwelling house.

Private open space

2.12 Dwelling houses must provide a minimum 80m² of private open space behind the front building line. This may be in the form of a single area or a sum of areas provided the minimum width of each area is 5 metres throughout.

Access to sunlight

2.13 At least one living area must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.

2.14 At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.

2.15 A minimum 50% of the private open space required for the dwelling house and a minimum 50% of the private open space of a dwelling on an adjoining allotment must receive at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining allotment, the development must not result with additional overshadowing on the affected private open space.

2.16 Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the allotment and neighbouring properties.

Visual privacy

2.17 Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:

- (a) offset the windows between dwellings to minimise overlooking; or
- (b) provide the window with a minimum sill height of 1.5 metres above floor level; or

- (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or
- (d) use another form of screening to the satisfaction of Council.

2.18 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:

- (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or
- (b) the window has a minimum sill height of 1.5 metres above floor level; or
- (c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or
- (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.

2.19 Council may allow dwelling houses to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design:

- (a) does not have an external staircase; and
- (b) does not exceed a width of 1.5 metres throughout; and
- (c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.

2.20 Council does not allow dwelling houses to have roof-top balconies and the like.

Building design

2.21 The maximum roof pitch for dwelling houses is 35 degrees.

2.22 Council may allow dwelling houses to have an attic provided the attic design:

- (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
- (b) ensures the attic does not give the external appearance of a storey.

2.23 The design of dormers must:

- (a) be compatible with the form and pitch of the roof; and

- (b) must not project above the ridgeline of the main roof; and
- (c) must not exceed a width of 2 metres; and
- (d) the number of dormers must not dominate the roof plane.

2.24 Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).

Building design (car parking)

2.25 Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must:

- (a) comply with the road pattern shown in Appendix 2; and
- (b) ensure vehicle access from Balmoral Crescent to land at Nos. 107–113 Rex Road in Georges Hall is provided for no more than 10 dwellings as shown in Appendix 3.

2.26 Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection. Despite this clause, Council may allow one car parking space to locate forward of the front building line provided:

- (a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space; and
- (b) the covered car parking space is setback a minimum 6 metres from the primary and secondary frontages.

2.27 Despite clause 2.26, Council may allow an existing dwelling house (approved prior to 21 October 1997) to erect a carport forward of the front building line solely where:

- (a) two car parking spaces behind the front building line is not possible due to the side boundary setbacks being less than 3 metres; and
- (b) the carport achieves a high quality design with a pitched roof that complements the dwelling house; and
- (c) the carport is setback a minimum 1 metre from the primary and secondary frontages.

2.28 Where development proposes a garage with up to two car parking spaces facing the street, Council must ensure the garage architecturally integrates with the development and does not dominate the street facade.

2.29 Where development proposes a garage with more than two car parking spaces facing the street, Council must consider the architectural merit of the development and may allow the garage provided:

- (a) the building is at least 2 storeys in height, and
- (b) the garage is architecturally integrated with the upper storey by:
 - (i) ensuring the garage does not project more than 3 metres forward of the upper storey street facade; and
 - (ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof.

This clause prevails where there is a numerical inconsistency with another clause in Part B1 of this DCP.

Landscaping

2.30 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 dwelling house.

2.31 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):

- (a) a minimum 45% of the area between the dwelling house and the primary road frontage; and
- (b) a minimum 45% of the area between the dwelling house and the secondary road frontage; and
- (c) plant at least one 75 litre tree between the dwelling house and the primary road frontage (refer to Appendix 5 for a list of suitable trees in the City of Bankstown or Appendix 6 for allotments that adjoin the Hume Highway); and
- (d) for development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12 metres adjacent to the waterbody.

SECTION 3–SECONDARY DWELLINGS

Objectives

The objectives are:

- (a) To ensure secondary dwellings are established in conjunction with the principal dwelling on the same allotment.
- (b) To ensure the building form and building design of secondary dwellings are compatible with the prevailing suburban character of the residential areas.
- (c) To ensure the building form and building design of secondary dwellings provide appropriate amenity to residents in terms of private open space, access to sunlight and privacy.
- (d) To ensure the building form and building design of secondary dwellings do not adversely impact on the amenity of neighbouring properties in terms of visual bulk, access to sunlight and privacy.
- (e) To ensure the building form of secondary dwellings in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.

Development controls

The development controls to achieve the objectives are:

Subdivision

3.1 The subdivision of secondary dwellings is prohibited.

Site cover

3.2 Council must not consent to development for the purpose of secondary dwellings unless:

- (a) the total floor area of the principal dwelling and the secondary dwelling is no more than the maximum floor area allowed for a dwelling house on the land under an environmental planning instrument; and
- (b) the total floor area of the secondary dwelling is no more than 60m² or, if a greater floor area is permitted in respect of a secondary dwelling on the land under an environmental planning instrument, that greater floor area.

Storey limit (not including basements)

3.3 The storey limit for attached secondary dwellings is 2 storeys.

In addition, attached secondary dwellings in the foreshore protection area (refer to map in Appendix 1) must ensure the wall height does not exceed 7 metres and the building height does not exceed 9 metres.

3.4 The storey limit for detached secondary dwellings is single storey and the maximum wall height is 3 metres.

3.5 The siting of secondary dwellings 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.

3.6 Any reconstituted ground level on the allotment must not exceed a height of 600mm above the ground level (existing) of an adjoining property except where:

- (a) the secondary dwelling 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 secondary dwelling to a height no greater than 1 metre above the ground level (existing) of the allotment.

Setback restrictions

3.7 The erection of secondary dwellings is prohibited within 9 metres of an existing animal boarding or training establishment.

Setbacks to the primary and secondary road frontages

3.8 The minimum setback for a building wall to the primary road frontage is:

- (a) 5.5 metres for the first storey (i.e. the ground floor); and
- (b) 6.5 metres for the second storey.

3.9 The minimum setback to the secondary road frontage is:

- (a) 3 metres for a building wall; and
- (b) 5.5 metres for a garage or carport that is attached to the building wall.

Setbacks to the side and rear boundaries

- 3.10** For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side and rear boundaries of the allotment is 0.9 metre.
- 3.11** For the portion of the building wall that has a wall height greater than 7 metres, the minimum setback to the side and rear boundaries of the allotment is 1.5 metres.

Private open space

- 3.12** Secondary dwellings must not result in the principal dwelling on the allotment having less than the required landscaped area and private open space.

Access to sunlight

- 3.13** At least one living area must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.
- 3.14** At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.
- 3.15** A minimum 50% of the private open space required for the principal dwelling on the allotment and a minimum 50% of the private open space of a dwelling on an adjoining allotment must receive at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining allotment, the development must not result with additional overshadowing on the affected private open space.

Visual privacy

- 3.16** Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:
- (a) offset the windows between dwellings to minimise overlooking; or
 - (b) provide the window with a minimum sill height of 1.5 metres above floor level; or
 - (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or
 - (d) use another form of screening to the satisfaction of Council.

3.17 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:

- (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or
- (b) the window has a minimum sill height of 1.5 metres above floor level; or
- (c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or
- (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.

3.18 Council may allow attached secondary dwellings to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design:

- (a) does not have an external staircase; and
- (b) does not exceed a width of 1.5 metres throughout; and
- (c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.

3.19 Council does not allow secondary dwellings to have roof-top balconies and the like.

Building design

3.20 The maximum roof pitch for attached secondary dwellings is 35 degrees.

3.21 Council may allow attached secondary dwellings to have an attic provided the attic design:

- (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
- (b) ensures the attic does not give the external appearance of a storey.

3.22 The design of dormers must:

- (a) be compatible with the form and pitch of the roof; and
- (b) must not project above the ridgeline of the main roof; and
- (c) must not exceed a width of 2 metres; and

(d) the number of dormers must not dominate the roof plane.

3.23 The maximum roof pitch for detached secondary dwellings is 25 degrees. An attic or basement is not permitted as part of the dwelling.

3.24 Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).

3.25 The change of use of outbuildings to secondary dwellings must comply with the Building Code of Australia.

Building design (car parking)

3.26 Secondary dwellings must not result in the principal dwelling on the allotment having less than the required car parking spaces.

Landscaping

3.27 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 secondary dwelling.

SECTION 4–DUAL OCCUPANCIES

Objectives

The objectives are:

- (a) To ensure lot sizes provide adequate space for dwellings, setbacks to adjoining residential land, landscaped areas, open space, driveways, vehicle manoeuvring areas and the like.
- (b) To ensure the building form, building design and landscaping of dual occupancies are compatible with the prevailing suburban character of the residential areas, particularly the single dwelling suburban character of the low density residential areas.
- (c) To ensure the building form and building design of dual occupancies provide appropriate amenity to residents in terms of private open space, access to sunlight and privacy.
- (d) To ensure the building form and building design of dual occupancies do not adversely impact on the amenity of neighbouring properties in terms of visual bulk, access to sunlight and privacy.
- (e) To ensure the building form of dual occupancies in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.
- (f) To minimise the visual impact of off–street parking on the streetscape.

Development controls

The development controls to achieve the objectives are:

Subdivision

- 4.1** The two dwellings forming a dual occupancy (attached) may be subdivided to a minimum lot size of 250m² per dwelling.
- 4.2** The two dwellings forming a dual occupancy (detached) may be subdivided to a minimum lot size of 350m² per dwelling.
- 4.3** For development that establishes a dual occupancy and a secondary dwelling on the same allotment, the two dwellings forming the dual occupancy may be subdivided provided the minimum lot size is 450m² per dwelling.

Storey limit (not including basements)

4.4 The storey limit for dual occupancies is 2 storeys.

In addition, dual occupancies in the foreshore protection area (refer to map in Appendix 1) must ensure the wall height does not exceed 7 metres and the building height does not exceed 9 metres.

4.5 The siting of dual occupancies, 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.

4.6 Any reconstituted ground level on the allotment must not exceed a height of 600mm above the ground level (existing) of an adjoining property except where:

- (a) the dual occupancy 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 dual occupancy to a height no greater than 1 metre above the ground level (existing) of the allotment.

Setback restrictions

4.7 The erection of dual occupancies is prohibited within 9 metres of an existing animal boarding or training establishment.

Setbacks to the primary and secondary road frontages

4.8 The minimum setback for a building wall to the primary road frontage is:

- (a) 5.5 metres for the first storey (i.e. the ground floor); and
- (b) 6.5 metres for the second storey.

4.9 The minimum setback to the secondary road frontage is:

- (a) 3 metres for a building wall; and
- (b) 5.5 metres for a garage or carport that is attached to the building wall.

Setbacks to the side boundary

- 4.10** For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side boundary of the allotment is 0.9 metre. Council may increase the minimum setback to reduce any impact on the amenity of an adjoining dwelling or to avoid the drip line of a tree on an adjoining property.
- 4.11** For the portion of the building wall that has a wall height greater than 7 metres, the minimum setback to the side boundary of the allotment is 1.5 metres.
- 4.12** The minimum setback between a dual occupancy and the side boundary must be clear of obstacles such as a hot water unit, waste storage area, storage shed and the like.
- 4.13** The basement level must not project beyond the ground floor perimeter of the dual occupancy.

Private open space

- 4.14** Dual occupancies must provide a minimum 80m² of private open space per dwelling behind the front building line. This may be in the form of a single area or a sum of areas per dwelling provided the minimum width of each area is 5 metres throughout.

Access to sunlight

- 4.15** At least one living area of each dwelling must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.
- 4.16** At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.
- 4.17** A minimum 50% of the private open space required for each dwelling and a minimum 50% of the private open space of a dwelling on an adjoining allotment must receive at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining allotment, the development must not result with additional overshadowing on the affected private open space.
- 4.18** Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the allotment and neighbouring properties.

Visual privacy

- 4.19** Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:
- (a) offset the windows between dwellings to minimise overlooking; or
 - (b) provide the window with a minimum sill height of 1.5 metres above floor level; or
 - (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or
 - (d) use another form of screening to the satisfaction of Council.
- 4.20** Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:
- (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or
 - (b) the window has a minimum sill height of 1.5 metres above floor level; or
 - (c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or
 - (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.
- 4.21** Council may allow dual occupancies to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design:
- (a) does not have an external staircase; and
 - (b) does not exceed a width of 1.5 metres throughout; and
 - (c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.
- 4.22** Council does not allow dual occupancies to have roof-top balconies and the like.

Building design

4.23 Development for the purpose of dual occupancies must demolish all existing dwellings (not including any heritage items) on the allotment.

4.24 The design of dual occupancies must ensure:

- (a) the street facade of dual occupancies (attached) adopt an asymmetrical design to provide each dwelling with an individual identity when viewed from the street; or
- (b) the street facade of dual occupancies (attached) or dual occupancies (detached) incorporate architectural elements that are compatible with the asymmetrical appearance of neighbouring dwelling houses, particularly where a pattern is established by a group of adjoining dwelling houses; and
- (c) the front porch and one or more living area or bedroom windows to each dwelling face the street; and
- (d) the garage, driveway and front fence do not dominate the front of the building and front yard; and
- (e) the two dwellings on a corner allotment each face a different frontage.

4.25 The maximum roof pitch for dual occupancies is 35 degrees.

4.26 Council may allow dual occupancies to have an attic provided the attic design:

- (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
- (b) ensures the attic does not give the external appearance of a storey.

4.27 The design of dormers must:

- (a) be compatible with the form and pitch of the roof; and
- (b) must not project above the ridgeline of the main roof; and
- (c) must not exceed a width of 2 metres; and
- (d) the number of dormers must not dominate the roof plane.

- 4.28** Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).

Building design (car parking)

- 4.29** Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must:

- (a) comply with the road pattern shown in Appendix 2; and
- (b) ensure vehicle access from Balmoral Crescent to land at Nos. 107–113 Rex Road in Georges Hall is provided for no more than 10 dwellings as shown in Appendix 3.

- 4.30** Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection. Despite this clause, Council may allow one car parking space per dwelling to locate forward of the front building line provided:

- (a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space; and
- (b) the covered car parking space is setback a minimum 6 metres from the primary and secondary frontages.

- 4.31** Where development proposes a garage with up to two car parking spaces facing the street, Council must ensure the garage architecturally integrates with the development and does not dominate the street facade.

- 4.32** Where development proposes a garage with more than two car parking spaces facing the street, Council must consider the architectural merit of the development and may allow the garage provided:

- (a) the building is at least 2 storeys in height, and
- (b) the garage is architecturally integrated with the upper storey by:
 - (i) ensuring the garage does not project more than 3 metres forward of the upper storey street facade; and
 - (ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof.

This clause prevails where there is a numerical inconsistency with another clause in Part B1 of this DCP.

Landscaping

- 4.33** 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 dual occupancy.
- 4.34** 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):
- (a) a minimum 45% of the area between the dual occupancy and the primary road frontage; and
 - (b) a minimum 45% of the area between the dual occupancy and the secondary road frontage; and
 - (c) plant at least one 75 litre tree between the dual occupancy and the primary road frontage (refer to Appendix 5 for a list of suitable trees in the City of Bankstown or Appendix 6 for allotments that adjoin the Hume Highway); and
 - (d) for development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12 metres adjacent to the waterbody.

SECTION 5–SEMI-DETACHED DWELLINGS

Objectives

The objectives are:

- (a) To ensure lot sizes provide adequate space for dwellings, setbacks to adjoining residential land, landscaped areas, open space, driveways, vehicle manoeuvring areas and the like.
- (b) To ensure the building form, building design and landscaping of semi-detached dwellings are compatible with the prevailing suburban character of the residential areas, particularly the single dwelling suburban character of the low density residential areas.
- (c) To ensure the building form and building design of semi-detached dwellings provide appropriate amenity to residents in terms of private open space, access to sunlight and privacy.
- (d) To ensure the building form and building design of semi-detached dwellings do not adversely impact on the amenity of neighbouring properties in terms of visual bulk, access to sunlight and privacy.
- (e) To ensure the building form of semi-detached dwellings in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.
- (f) To minimise the visual impact of off-street parking on the streetscape.

Development controls

The development controls to achieve the objectives are:

Storey limit (not including basements)

5.1 The storey limit for semi-detached dwellings is 2 storeys.

In addition, semi-detached dwellings in the foreshore protection area (refer to map in Appendix 1) must ensure the wall height does not exceed 7 metres and the building height does not exceed 9 metres.

5.2 The siting of semi-detached dwellings 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.

5.3 Any reconstituted ground level on the allotment must not exceed a height of 600mm above the ground level (existing) of an adjoining property except where:

- (a) the semi-detached dwellings are 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 semi-detached dwellings to a height no greater than 1 metre above the ground level (existing) of the allotment.

Setback restrictions

5.4 The erection of semi-detached dwellings is prohibited within 9 metres of an existing animal boarding or training establishment.

Setbacks to the primary and secondary road frontages

5.5 The minimum setback for a building wall to the primary road frontage is:

- (a) 5.5 metres for the first storey (i.e. the ground floor); and
- (b) 6.5 metres for the second storey.

5.6 The minimum setback to the secondary road frontage is:

- (a) 3 metres for a building wall; and
- (b) 5.5 metres for a garage or carport that is attached to the building wall.

Setbacks to the side boundary

5.7 For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side boundary of the allotment is 0.9 metre. Council may increase the minimum setback to reduce any impact on the amenity of an adjoining dwelling or to avoid the drip line of a tree on an adjoining property.

5.8 For the portion of the building wall that has a wall height greater than 7 metres, the minimum setback to the side boundary of the allotment is 1.5 metres.

5.9 The minimum setback between semi-detached dwellings and the side boundary must be clear of obstacles such as a hot water unit, waste storage area, storage shed and the like.

5.10 The basement level must not project beyond the ground floor perimeter of the semi-detached dwellings.

Private open space

- 5.11** Semi-detached dwellings must provide a minimum 80m² of private open space per dwelling behind the front building line. This may be in the form of a single area or a sum of areas per dwelling provided the minimum width of each area is 5 metres throughout.

Access to sunlight

- 5.12** At least one living area of each dwelling must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.
- 5.13** At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.
- 5.14** A minimum 50% of the private open space required for each dwelling and a minimum 50% of the private open space of a dwelling on an adjoining allotment must receive at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining allotment, the development must not result with additional overshadowing on the affected private open space.
- 5.15** Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the allotment and neighbouring properties.

Visual privacy

- 5.16** Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:
- (a) offset the windows between dwellings to minimise overlooking; or
 - (b) provide the window with a minimum sill height of 1.5 metres above floor level; or
 - (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or
 - (d) use another form of screening to the satisfaction of Council.

5.17 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:

- (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or
- (b) the window has a minimum sill height of 1.5 metres above floor level; or
- (c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or
- (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.

5.18 Council may allow semi-detached dwellings to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design:

- (a) does not have an external staircase; and
- (b) does not exceed a width of 1.5 metres throughout; and
- (c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.

5.19 Council does not allow semi-detached dwellings to have roof-top balconies and the like.

Building design

5.20 Development for the purpose of semi-detached dwellings must demolish all existing dwellings (not including any heritage items) on the allotment.

5.21 The design of semi-detached dwellings must ensure:

- (a) the street facade of semi-detached dwellings adopt an asymmetrical design to provide each dwelling with an individual identity when viewed from the street; or
- (b) the street facade of semi-detached dwellings incorporate architectural elements that are compatible with the asymmetrical appearance of neighbouring dwelling houses, particularly where a pattern is established by a group of adjoining dwelling houses; and
- (c) the front porch and one or more living area or bedroom windows to each dwelling face the street; and
- (d) the garage, driveway and front fence do not dominate the front of the building and front yard; and

- (e) the two dwellings on a corner allotment each face a different frontage.

5.22 The maximum roof pitch for semi-detached dwellings is 35 degrees.

5.23 Council may allow semi-detached dwellings to have an attic provided the attic design:

- (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
- (b) ensures the attic does not give the external appearance of a storey.

5.24 The design of dormers must:

- (a) be compatible with the form and pitch of the roof; and
- (b) must not project above the ridgeline of the main roof; and
- (c) must not exceed a width of 2 metres; and
- (d) the number of dormers must not dominate the roof plane.

5.25 Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).

Building design (car parking)

5.26 Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must:

- (a) comply with the road pattern shown in Appendix 2; and
- (b) ensure vehicle access from Balmoral Crescent to land at Nos. 107–113 Rex Road in Georges Hall is provided for no more than 10 dwellings as shown in Appendix 3.

5.27 Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection. Despite this clause, Council may allow one car parking space per dwelling to locate forward of the front building line provided:

- (a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space; and
- (b) the covered car parking space is setback a minimum 6 metres from the primary and secondary frontages.

5.28 Where development proposes a garage with up to two car parking spaces facing the street, Council must ensure the garage architecturally integrates with the development and does not dominate the street facade.

5.29 Where development proposes a garage with more than two car parking spaces facing the street, Council must consider the architectural merit of the development and may allow the garage provided:

- (a) the building is at least 2 storeys in height, and
- (b) the garage is architecturally integrated with the upper storey by:
 - (i) ensuring the garage does not project more than 3 metres forward of the upper storey street facade; and
 - (ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof.

This clause prevails where there is a numerical inconsistency with another clause in Part B1 of this DCP.

Landscaping

5.30 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 semi-detached dwellings.

5.31 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):

- (a) a minimum 45% of the area between the semi-detached dwellings and the primary road frontage; and
- (b) a minimum 45% of the area between the semi-detached dwellings and the secondary road frontage; and
- (c) plant at least one 75 litre tree between the semi-detached dwellings and the primary road frontage (refer to Appendix 5 for a list of suitable trees in the City of Bankstown or Appendix 6 for allotments that adjoin the Hume Highway); and
- (d) for development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12 metres adjacent to the waterbody.

SECTION 6–ATTACHED DWELLINGS

Objectives

The objectives are:

- (a) To ensure the building form, building design and landscaping of attached dwellings are compatible with the suburban character of the medium and high density residential areas.
- (b) To ensure the building form and building design of attached dwellings provide appropriate amenity to residents in terms of private open space, access to sunlight and privacy.
- (c) To ensure the building form and building design of attached dwellings do not adversely impact on the amenity of neighbouring properties in terms of visual bulk, access to sunlight and privacy.
- (d) To minimise the visual impact of off–street parking on the streetscape.

Development controls

The development controls to achieve the objectives are:

Storey limit (not including basements)

- 6.1** The storey limit for attached dwellings is 2 storeys.
- 6.2** The siting of attached dwellings 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.
- 6.3** Any reconstituted ground level on the allotment must not exceed a height of 600mm above the ground level (existing) of an adjoining property except where:
 - (a) the attached dwellings are 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 attached dwellings to a height no greater than 1 metre above the ground level (existing) of the allotment.

Setbacks to the primary and secondary road frontages

6.4 The minimum setback for a building wall to the primary road frontage is:

- (a) 5.5 metres for the first storey (i.e. the ground floor); and
- (b) 6.5 metres for the second storey.

6.5 The minimum setback to the secondary road frontage is:

- (a) 3 metres for a building wall; and
- (b) 5.5 metres for a garage or carport that is attached to the building wall.

Setbacks to the side boundary

6.6 For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side boundary of the allotment is 0.9 metre.

6.7 For the portion of the building wall that has a wall height greater than 7 metres, the minimum setback to the side boundary of the allotment is 1.5 metres.

6.8 The minimum setback for a driveway to the side and rear boundaries of the allotment is 1 metre.

Private open space

6.9 Attached dwellings must provide a minimum 60m² of private open space per dwelling behind the front building line. This may be in the form of a single area or a sum of areas per dwelling provided the minimum width of each area is 5 metres throughout.

Access to sunlight

6.10 At least one living area of each dwelling must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.

6.11 At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.

6.12 A minimum 50% of the private open space required for each dwelling and a minimum 50% of the private open space of a dwelling on an adjoining allotment must receive at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining allotment, the development must not result with additional overshadowing on the affected private open space.

6.13 Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the allotment and neighbouring properties.

Visual privacy

6.14 Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:

- (a) offset the windows between dwellings to minimise overlooking; or
- (b) provide the window with a minimum sill height of 1.5 metres above floor level; or
- (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or
- (d) use another form of screening to the satisfaction of Council.

6.15 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:

- (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or
- (b) the window has a minimum sill height of 1.5 metres above floor level; or
- (c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or
- (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.

6.16 An upper floor balcony to attached dwellings may require screening where the open space overlooks more than 50% of the private open space of a lower level or neighbouring dwelling. The screening must be in the form of a permanent fixed structure such as:

- (a) a solid translucent screen or perforated panel that is:
 - (i) durable and designed to blend in with the development; and

- (ii) the sum of the perforated panel openings do not exceed 25% of the total surface area; or

- (b) another form of screening to the satisfaction of Council.

6.17 Council does not allow attached dwellings to have roof-top balconies and the like.

Building design

6.18 Development for the purpose of attached dwellings must demolish all existing dwellings (not including any heritage items) on the allotment.

6.19 The design of attached dwellings must:

- (a) ensure a street facade incorporates architectural elements that are compatible with the asymmetrical appearance of neighbouring dwelling houses, particularly where a pattern is established by a group of adjoining dwelling houses; and
- (b) ensure the front porch and one or more living area or bedroom windows to the dwelling face the street; and
- (c) ensure any garage, driveway and front fence do not dominate the front of the dwelling and front yard.

6.20 The maximum roof pitch for attached dwellings is 35 degrees.

6.21 Council may allow attached dwellings to have an attic provided the attic design:

- (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
- (b) ensures the attic does not give the external appearance of a storey.

6.22 The design of dormers must:

- (a) be compatible with the form and pitch of the roof; and
- (b) must not project above the ridgeline of the main roof; and
- (c) must not exceed a width of 2 metres; and
- (d) the number of dormers must not dominate the roof plane.

Building design (car parking)

- 6.23** Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection.

Despite this clause, Council may allow one car parking space per dwelling to locate forward of the front building line provided:

- (a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space; and
 - (b) the covered car parking space is setback a minimum 6 metres from the primary and secondary frontages.
- 6.24** Where development proposes a garage with up to two car parking spaces per dwelling facing the street, Council must ensure the garage architecturally integrates with the development and does not dominate the street facade.

Building design (waste storage areas)

- 6.25** The minimum size for the waste storage area is listed in Appendix 7.

Landscaping

- 6.26** 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 attached dwellings.
- 6.27** 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):
- (a) a minimum 45% of the area between the attached dwellings and the primary road frontage; and
 - (b) a minimum 45% of the area between the attached dwellings and the secondary road frontage; and
 - (c) plant at least one 75 litre tree between the attached dwellings and the primary road frontage (refer to Appendix 5 for a list of suitable trees in the City of Bankstown or Appendix 6 for allotments that adjoin the Hume Highway).

SECTION 7–MULTI DWELLING HOUSING IN ZONE R2

Objectives

The objectives are:

- (a) To ensure the building form, building design and landscaping of multi dwelling housing are compatible with the prevailing suburban character of the residential areas, particularly the single dwelling suburban character of the low density residential areas.
- (b) To ensure the building form and building design of multi dwelling housing provide appropriate amenity to residents in terms of private open space, access to sunlight and privacy.
- (c) To ensure the building form and building design of multi dwelling housing do not adversely impact on the amenity of neighbouring properties in terms of visual bulk, access to sunlight and privacy.
- (d) To ensure the building form of multi dwelling housing in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.
- (e) To provide adaptable dwellings to cater for the needs of senior residents and residents with disabilities.
- (f) To minimise the visual impact of off–street parking on the streetscape.
- (g) To ensure the building form and building design of multi dwelling housing are arranged without long lengths of walls in a straight line.

Development controls

The development controls to achieve the objectives are:

Storey limit (not including basements)

- 7.1** The storey limit for multi dwelling housing is 2 storeys for front dwellings facing the street and single storey for the remaining dwellings at the rear.
- 7.2** Despite clause 7.1, Council may allow the dwellings at the rear to have up to 2 storeys provided the allotment is located at Nos. 81–83 and 105 Wattle Street in Punchbowl.
- 7.3** The siting of multi dwelling 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.

7.4 Any reconstituted ground level on the allotment must not exceed a height of 600mm above the ground level (existing) of an adjoining property except where:

- (a) the multi dwelling housing are 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 multi dwelling housing to a height no greater than 1 metre above the ground level (existing) of the allotment.

Setback restrictions

7.5 The erection of multi dwelling housing is prohibited within 9 metres of an existing animal boarding or training establishment.

Setbacks to the primary and secondary road frontages

7.6 The minimum setback for a building wall to the primary road frontage is:

- (a) 5.5 metres for the first storey (i.e. the ground floor); and
- (b) 6.5 metres for the second storey.

7.7 The minimum setback to the secondary road frontage is:

- (a) 4.5 metres for a building wall; and
- (b) 5.5 metres for a garage or carport that is attached to the building wall.

Setbacks to the side and rear boundaries

7.8 The minimum setback to the side and rear boundaries of the allotment is:

- (a) 5 metres for a building wall that contains a living area window or glass sliding door; and
- (b) 2 metres for a building wall that does not contain a living area window or glass sliding door; and
- (c) subject to Council's satisfaction, 0.9 metre for a garage or carport that is attached to the building wall.

Despite this clause, Council may allow the front dwelling to multi dwelling housing to achieve the same minimum setback to the side boundary as dwelling houses provided the front dwelling gives the appearance of a dwelling house or a dual occupancy (attached) when viewed from the street.

7.9 The minimum setback for a driveway to the side and rear boundaries of the allotment is 1 metre.

Private open space

7.10 Multi dwelling housing must provide a minimum 60m² of private open space per dwelling behind the front building line. This may be in the form of a single area or a sum of areas per dwelling provided the minimum width of each area is 5 metres throughout.

Despite this clause, Council may allow the private open space to a front dwelling of multi dwelling housing to project forward of the front building line provided:

- (a) the allotment has a single road frontage and that road frontage is orientated to the north; and
- (b) in Council's opinion, the development will not achieve the minimum requirement for solar access should the private open space to a front dwelling be located behind the front building line; and
- (c) the area of the private open space forward of the front building line does not exceed 30% of the site area between the front dwelling and the street; and
- (d) the private open space is setback a minimum 3 metres from the primary frontage; and
- (e) the appearance of any external fence surrounding the private open space ensures:
 - (i) the section of the fence that comprises solid construction does not exceed a fence height of 1 metre above natural ground level; and
 - (ii) the remaining height of the fence comprises an open style construction (such as spaced timber pickets or wrought iron) that enhances and unifies the building design.

Access to sunlight

7.11 At least one living area of each dwelling must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.

7.12 At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.

7.13 A minimum 50% of the private open space required for each dwelling and a minimum 50% of the private open space of a dwelling on an adjoining allotment must receive at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining allotment, the development must not result with additional overshadowing on the affected private open space.

7.14 Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the allotment and neighbouring properties.

Visual privacy

7.15 Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:

- (a) offset the windows between dwellings to minimise overlooking; or
- (b) provide the window with a minimum sill height of 1.5 metres above floor level; or
- (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or
- (d) use another form of screening to the satisfaction of Council.

7.16 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:

- (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or
- (b) the window has a minimum sill height of 1.5 metres above floor level; or
- (c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or
- (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.

7.17 An upper floor balcony to multi dwelling housing may require screening where the open space overlooks more than 50% of the private open space of a lower level or neighbouring dwelling. The screening must be in the form of a permanent fixed structure such as:

- (a) a solid translucent screen or perforated panel that is:
 - (i) durable and designed to blend in with the development; and

- (ii) the sum of the perforated panel openings do not exceed 25% of the total surface area; or

- (b) another form of screening to the satisfaction of Council.

7.18 Council does not allow multi dwelling housing to have roof-top balconies and the like.

Building design

7.19 Development for the purpose of multi dwelling housing must demolish all existing dwellings (not including any heritage items) on the allotment.

7.20 The design of the front dwellings to multi dwelling housing must:

- (a) ensure a street facade incorporates architectural elements that are compatible with the asymmetrical appearance of neighbouring dwelling houses, particularly where a pattern is established by a group of adjoining dwelling houses; and
- (b) ensure the front porch and one or more living area or bedroom windows to the dwelling face the street; and
- (c) ensure any garage, driveway and front fence do not dominate the front of the dwelling and front yard.

7.21 The maximum roof pitch for multi dwelling housing is 35 degrees.

7.22 Council may allow multi dwelling housing to have an attic provided the attic design:

- (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
- (b) ensures the attic does not give the external appearance of a storey.

7.23 The design of dormers must:

- (a) be compatible with the form and pitch of the roof; and
- (b) must not project above the ridgeline of the main roof; and
- (c) must not exceed a width of 2 metres; and
- (d) the number of dormers must not dominate the roof plane.

7.24 Multi dwelling housing with 10 or more dwellings must provide one adaptable dwelling per 10 dwellings in accordance with AS 4299–Adaptable Housing.

- 7.25** Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).

Building design (car parking)

- 7.26** Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must:

- (a) comply with the road pattern shown in Appendix 2; and
- (b) ensure vehicle access from Balmoral Crescent to land at Nos. 107–113 Rex Road in Georges Hall is provided for no more than 10 dwellings as shown in Appendix 3.

- 7.27** The design and siting of car parking structures and driveways must ensure vehicles can leave the allotment in a forward direction. This clause does not apply to a front dwelling to multi dwelling housing provided the dwelling is designed to give the appearance of a dwelling house or a dual occupancy (attached) when viewed from the street.

- 7.28** Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection. Despite this clause, Council may allow one car parking space of a front dwelling to multi dwelling housing to locate forward of the front building line provided:

- (a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space; and
- (b) the covered car parking space is setback a minimum 6 metres from the primary and secondary frontages.

- 7.29** Where development proposes a garage with up to two car parking spaces per dwelling facing the street, Council must ensure the garage architecturally integrates with the development and does not dominate the street facade.

Building design (waste storage areas)

- 7.30** The minimum size for the waste storage area is listed in Appendix 7.

Landscaping

- 7.31** 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 multi dwelling housing.

7.32 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):

- (a) a minimum 45% of the area between the multi dwelling housing and the primary road frontage; and
- (b) a minimum 45% of the area between the multi dwelling housing and the secondary road frontage; and
- (c) plant at least one 75 litre tree between the multi dwelling housing and the primary road frontage (refer to Appendix 5 for a list of suitable trees in the City of Bankstown or Appendix 6 for allotments that adjoin the Hume Highway); and
- (d) for development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12 metres adjacent to the waterbody.

SECTION 8–MULTI DWELLING HOUSING IN ZONES R3 AND R4

Objectives

The objectives are:

- (a) To ensure multi dwelling housing provides a suitable visual transition between high density residential areas and low density residential areas.
- (b) To ensure multi dwelling housing has regard to local amenity for residents and neighbouring properties in terms of access to sunlight and privacy.
- (c) To require landscape as a key characteristic in the development.
- (d) To minimise the visual impact of off–street parking on the streetscape.

Development controls

The development controls to achieve the objectives are:

Isolation of allotments

- 8.1** 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.

Storey limit (not including basements)

- 8.2** The storey limit for multi dwelling housing is 3 storeys. Council does not allow attics.

Setbacks to the primary and secondary frontages

- 8.3** The minimum setback for a building wall to the primary and secondary frontages is 5.5 metres.

Setbacks to the side boundaries

- 8.4** The minimum setback for a building wall to the side boundary is 0.9 metres except for east–west orientated allotments of land where the minimum side setback to the southern boundary is 3 metres. The intended outcome of the 3 metre setback is to minimise overshadowing on adjoining properties.

Private open space

- 8.5** Multi dwelling housing must provide a minimum 50m² of private open space per dwelling behind the front building line. This may be in the form of a single area or a sum of areas per dwelling provided the minimum width of each area is 5 metres throughout.

Density

- 8.6** The site area per dwelling (excluding the area of access handles or rights of way for access) must not be less than 175 square metres.

Access to sunlight

- 8.7** At least one living area of each dwelling must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.
- 8.8** At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.
- 8.9** A minimum 50% of the private open space required for each dwelling and a minimum 50% of the private open space of a dwelling on an adjoining allotment must receive at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining allotment, the development must not result with additional overshadowing on the affected private open space.

Visual privacy

- 8.10** Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:
- (a) offset the windows between dwellings to minimise overlooking; or
 - (b) provide the window with a minimum sill height of 1.5 metres above floor level; or
 - (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or
 - (d) use another form of screening to the satisfaction of Council.

8.11 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:

- (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or
- (b) the window has a minimum sill height of 1.5 metres above floor level; or
- (c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or
- (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.

8.12 Council does not allow multi dwelling housing to have roof-top balconies and the like.

Building design (car parking)

8.13 Multi dwelling housing must provide:

- (a) a minimum 1 car space per dwelling with 2 or less bedrooms; and
- (b) a minimum 2 car spaces per dwelling with 3 or more bedrooms; and
- (c) must locate the car parking spaces behind the front building line.

Building design (waste storage areas)

8.14 The minimum size for the waste storage area is listed in Appendix 7.

Landscaping

8.15 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 multi dwelling housing.

8.16 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):

- (a) a minimum 45% of the area between the multi dwelling housing and the primary frontage; and
- (b) plant at least one 75 litre tree between the multi dwelling housing and the primary frontage (refer to Appendix 5 for a list of suitable trees in the City of Bankstown or Appendix 6 for allotments that adjoin the Hume Highway).

Illustration: Concept of multi dwelling housing

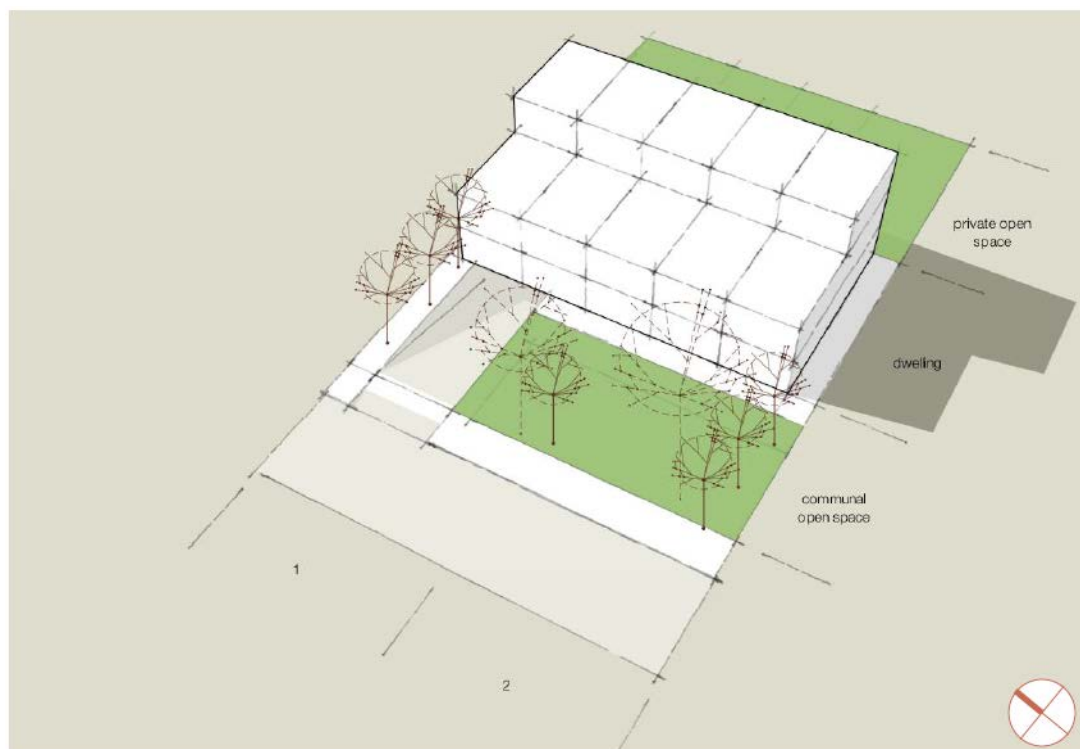
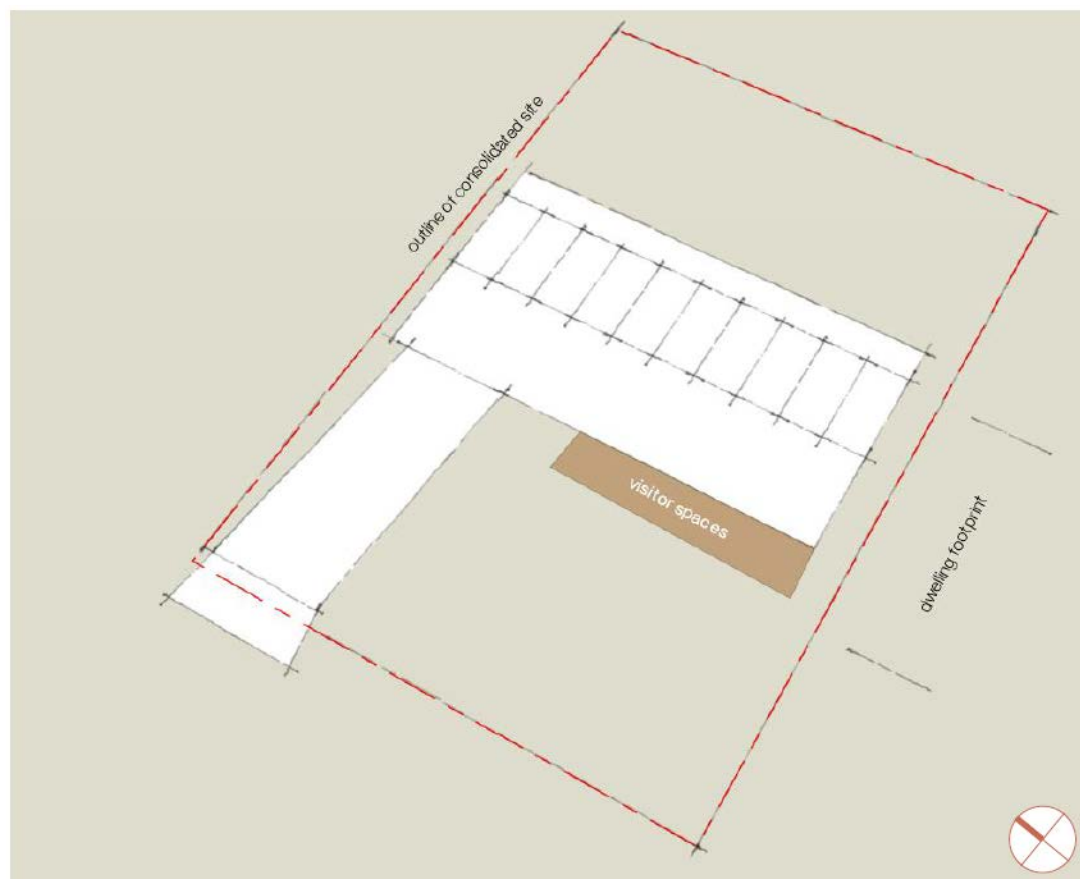


Illustration: Concept of basement car parking layout



SECTION 9—RESIDENTIAL FLAT BUILDINGS, SERVICED APARTMENTS AND SHOP TOP HOUSING

Objectives

The objectives are:

- (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.
- (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.
- (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.
- (d) To provide adaptable dwellings to cater for the needs of senior residents and residents with disabilities.
- (e) To minimise the visual impact of off–street parking on the streetscape.
- (f) To ensure the building design and materials reduce the opportunities for vandalism and graffiti.

Development controls

The development controls to achieve the objectives are:

Isolation of allotments

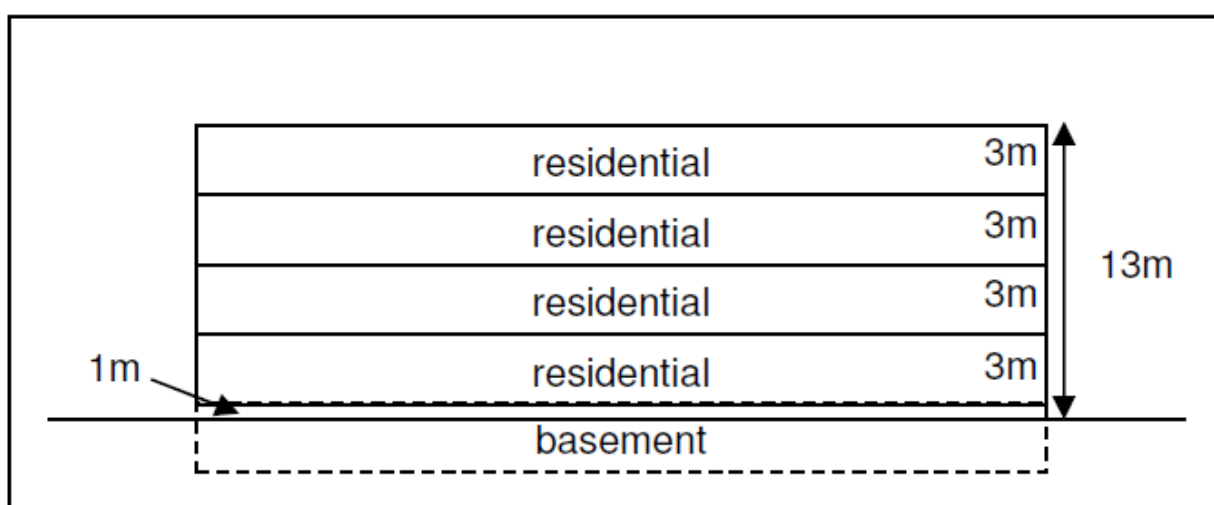
- 9.1** The consent authority must not grant consent to any development on land within Zone R4 High Density Residential if the proposed development will have the effect of isolating land with an area of less than 1,200m² and a width of less than 20 metres at the front building line so as to preclude the reasonable development of that land.

Storey limit (not including basements)

- 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:

| 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) |

Illustration: Storey limit and maximum building height



- 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.
- 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.

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.

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.

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.

9.10 The minimum setback for a basement level to the side and rear boundaries of the allotment is 2 metres.

9.11 The minimum setback for a driveway to the side and rear boundaries of the allotment is 1 metre.

Private open space

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.

Building design

9.12A Council applies the design quality principles of State Environment Planning Policy No. 65–Design Quality of Residential Apartment Development and the Apartment Design Guide to residential flat buildings, serviced apartments and shop top housing. This includes buildings that are two storeys or less, or contain less than four dwellings.

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.

- 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.
- 9.15** The maximum roof pitch for residential flat buildings, serviced apartments and shop top housing is 35 degrees.
- 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:
- (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
 - (b) ensures the attic does not give the external appearance of a storey.
- 9.17** The design of dormers must:
- (a) be compatible with the form and pitch of the roof; and
 - (b) must not project above the ridgeline of the main roof; and
 - (c) must not exceed a width of 2 metres; and
 - (d) the number of dormers must not dominate the roof plane.
- 9.18** Council does not allow residential flat buildings, serviced apartments and shop top housing with 4 or more storeys to have attics.
- 9.19** Council does not allow residential flat buildings, serviced apartments and shop top housing to have roof–top balconies and the like.
- 9.20** The siting of a plant room, lift motor room, mechanical ventilation stack, exhaust stack, and the like must:
- (a) integrate with the architectural features of the building to which it is attached; or
 - (b) be sufficiently screened when viewed from the street and neighbouring properties.

Building design (car parking)

- 9.21** Development must locate the car parking spaces behind the front building line.

Building design (waste storage areas)

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).

Landscaping

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.

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):

- (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.

Security

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:

- (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
- (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.

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.

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 90m².

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.

9.28 Business identification signs must comply with the following controls:

- (a) Council permits only one sign per retail premises and business premises;
- (b) the total sign area must not exceed 1.2 metre x 0.6 metre;
- (c) the sign is to be located on or behind the building line;

- (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;
- (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;
- (f) the sign is to be non-illuminated; and
- (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.

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.

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.

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:

- (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.

9.32 All loading and unloading is to be undertaken on-site. The loading and unloading areas should locate behind the front building line.

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.

- 9.34** Development must provide waste storage areas inside every food premises and inside any shop that is capable of accommodating a food premises.
- 9.35** Development must locate waste storage areas inside the building or adjacent to a lane where it is:
- (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.
- 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.
- 9.37** With any waste storage area:
- (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
 - (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 10–BOARDING HOUSES

Objectives

The objectives are:

- (a) To ensure the building form, building design and landscaping of boarding houses are compatible with the suburban character of the residential areas.
- (b) To ensure the building form and building design of boarding houses provide appropriate amenity to residents in terms of access to sunlight and privacy.
- (c) To ensure the building form and building design of boarding houses do not adversely impact on the amenity of neighbouring properties in terms of visual bulk, access to sunlight and privacy.
- (d) To provide adaptable boarding rooms to cater for the needs of senior residents and residents with disabilities.
- (e) To minimise the visual impact of off–street parking on the streetscape.
- (f) To require landscape as a key characteristic in the development.

Development controls

The development controls to achieve the objectives are:

Isolation of allotments

- 10.1** 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.

Storey limit (not including basements)

- 10.2** The storey limit for boarding houses in Zone R2 is 2 storeys for a dwelling (including boarding rooms) facing a road and single storey for all other dwellings (including boarding rooms) at the rear of the lot.
- 10.3** The storey limit for boarding houses in Zone R3 and boarding houses in Zone R4 is 3 storeys. Despite this clause, Council may allow boarding houses to have up to 4 storeys provided the allotment is located within:
- (a) the area bounded by Rookwood Road, Davis Lane, and school land (also known as Nos. 11–31 Rookwood Road, Yagoona, but not including No. 27C Rookwood Road; or

- (b) the area bounded by The Boulevarde and Kearns Lane (also known as Nos. 1–7 The Boulevarde and 1 Kearns Lane, Yagoona) subject to the provision of a two storey buffer along The Boulevarde street frontage.

10.4 The siting of boarding houses, 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.

10.5 Any reconstituted ground level on the allotment must not exceed a height of 600mm above the ground level (existing) of an adjoining property except where:

- (a) boarding houses are 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 boarding houses to a height no greater than 1 metre above the ground level (existing) of the allotment.

Setback restrictions

10.6 The erection of boarding houses is prohibited within 9 metres of an existing animal boarding or training establishment.

Setbacks in Zone R2

10.7 The minimum setback for a building wall to the primary road frontage is:

- (a) 5.5 metres for the first storey (i.e. the ground floor); and
- (b) 6.5 metres for the second storey.

10.8 The minimum setback to the secondary road frontage is:

- (a) 3 metres for a building wall; and
- (b) 5.5 metres for a garage or carport that is attached to the building wall.

10.9 For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side boundary of the allotment is 0.9 metre.

10.10 For the portion of the building wall that has a wall height greater than 7 metres, the minimum setback to the side boundary of the allotment is 1.5 metres.

10.11 The basement level must not project beyond the ground floor perimeter of boarding houses.

Setbacks in Zones R3 and R4

- 10.12** The minimum setback for a building wall to the primary road frontage is 6 metres.
- 10.13** The minimum setback for a building wall to the secondary road frontage is 6 metres.
- 10.14** 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.
- 10.15** 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.
- 10.16** The minimum setback for a basement level to the side and rear boundaries of the allotment is 2 metres.
- 10.17** The minimum setback for a driveway to the side and rear boundaries of the allotment is 1 metre.

Private open space

- 10.18** Boarding houses must provide:
- (a) one area of at least 20m² with a minimum dimension of 3 metres for the use of the lodgers; and
 - (b) if accommodation is provided on site for a boarding house manager, one area of at least 8m² with a minimum dimension of 2.5 metres is provided adjacent to that accommodation.
- 10.19** 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.

Access to sunlight

- 10.20** At least 70% of boarding rooms must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.
- 10.21** Where the development provides for one or more communal living rooms, at least one of those rooms must receive a minimum of 3 hours direct sunlight between 8.00am and 4.00pm at the mid–winter solstice.

10.22 At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.

10.23 A minimum 50% of the private open space required for boarding houses and a minimum 50% of the private open space of a dwelling on an adjoining allotment must receive at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining allotment, the development must not result with additional overshadowing on the affected private open space.

10.24 Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the allotment and neighbouring properties.

Visual privacy

10.25 Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:

- (a) offset the windows between dwellings to minimise overlooking; or
- (b) provide the window with a minimum sill height of 1.5 metres above floor level; or
- (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or
- (d) use another form of screening to the satisfaction of Council.

10.26 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:

- (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non–habitable room; or
- (b) the window has a minimum sill height of 1.5 metres above floor level; or
- (c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or
- (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower–level or adjoining dwelling.

10.27 Council may allow boarding houses in Zones R2 and R3 to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design:

- (a) does not have an external staircase; and
- (b) does not exceed a width of 1.5 metres throughout; and
- (c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.

10.28 Council does not allow boarding houses to have roof-top balconies and the like.

Building design

10.29 Council applies the design quality principles of State Environmental Planning Policy No 65–Design Quality of Residential Apartment Development and the Apartment Design Guide to boarding houses. This includes buildings that are two storeys or less, or contain less than four dwellings.

10.30 Boarding houses must satisfy each of the following:

- (a) if a boarding house has 5 or more boarding rooms, at least one communal living room will be provided; and
- (b) if each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least:
 - (i) 12m² in the case of a boarding room intended to be used by a single lodger, or
 - (ii) 16m² in any other case; and
- (c) no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25m²; and
- (d) no boarding room will be occupied by more than 2 adult lodgers; and
- (e) adequate bathroom and kitchen facilities will be available within the boarding house for the use of each lodger; and
- (f) if the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on site dwelling will be provided for a boarding house manager; and
- (g) at least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms.

10.31 The maximum roof pitch for boarding houses is 35 degrees.

10.32 Council does not allow boarding houses to have attics.

10.33 The siting of a plant room, lift motor room, mechanical ventilation stack, exhaust stack, and the like must:

- (a) integrate with the architectural features of the building to which it is attached; or
- (b) be sufficiently screened when viewed from the street and neighbouring properties.

10.34 Development for the purpose of boarding houses must demolish all existing dwellings (not including any heritage items) on the allotment.

10.35 Boarding houses with 10 or more boarding rooms must provide at least one adaptable boarding room plus an adaptable boarding room for every 50 boarding rooms in accordance with AS 4299–Adaptable Housing.

10.36 Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).

Building design (car parking)

10.37 Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must:

- (a) comply with the road pattern shown in Appendix 2; and
- (b) ensure vehicle access from Balmoral Crescent to land at Nos. 107–113 Rex Road in Georges Hall is provided for no more than 10 dwellings as shown in Appendix 3.

10.38 The design and siting of car parking structures and driveways must ensure vehicles can leave the allotment in a forward direction.

10.39 Development must locate the car parking spaces behind the front building line.

10.40 Council must ensure the garage architecturally integrates with the development and does not dominate the street facade.

Building design (waste storage areas)

10.41 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).

Landscaping

10.42 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 boarding houses.

10.43 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):

- (a) a minimum 45% of the area between the boarding house and the primary frontage; and
- (b) a minimum 45% of the area between the boarding house and the secondary frontage; and
- (c) plant more than one 75 litre tree between the boarding house 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; and
- (d) for development in the foreshore protection area (refer to map in Appendix 1), the development must plant native trees with a mature height greater than 12 metres adjacent to the waterbody.

Security

10.44 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:

- (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
- (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.

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.

SECTION 11–GROUP HOMES

Objectives

The objectives are:

- (a) To ensure the building form, building design and landscaping of group homes are compatible with the suburban character of the residential areas.
- (b) To ensure the building form and building design of group homes provide appropriate amenity to residents in terms of access to sunlight and privacy.
- (c) To ensure the building form and building design of group homes do not adversely impact on the amenity of neighbouring properties in terms of visual bulk, access to sunlight and privacy.
- (d) To provide adaptable group homes to cater for the needs of senior residents and residents with disabilities.
- (e) To minimise the visual impact of off–street parking on the streetscape.
- (f) To require landscape as a key characteristic in the development.

Development controls

The development controls to achieve the objectives are:

Storey limit (not including basements)

- 11.1** The storey limit for group homes in Zone R2 is 2 storeys. In addition, group homes in the foreshore protection area (refer to map in Appendix 1) must ensure the wall height does not exceed 7 metres and the building height does not exceed 9 metres.
- 11.2** The storey limit for group homes in Zone R3 is 3 storeys.
- 11.3** The siting of group homes 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.
- 11.4** Any reconstituted ground level on the allotment must not exceed a height of 600mm above the ground level (existing) of an adjoining property except where:
 - (a) group homes are 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 group homes to a height no greater than 1 metre above the ground level (existing) of the allotment.

Setback restrictions

- 11.5** The erection of group homes is prohibited within 9 metres of an existing animal boarding or training establishment.

Setbacks in Zone R2

- 11.6** The minimum setback for a building wall to the primary road frontage is:

- (a) 5.5 metres for the first storey (i.e. the ground floor); and
- (b) 6.5 metres for the second storey.

- 11.7** The minimum setback to the secondary road frontage is:

- (a) 3 metres for a building wall; and
- (b) 5.5 metres for a garage or carport that is attached to the building wall.

- 11.8** For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side boundary of the allotment is 0.9 metre.

- 11.9** For the portion of the building wall that has a wall height greater than 7 metres, the minimum setback to the side boundary of the allotment is 1.5 metres.

- 11.10** The basement level must not project beyond the ground floor perimeter of group homes.

Setbacks in Zone R3

- 11.11** The minimum setback for a building wall to the primary road frontage is 6 metres.

- 11.12** The minimum setback for a building wall to the secondary road frontage is 6 metres.

- 11.13** 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.

- 11.14** 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.

11.15 The minimum setback for a basement level to the side and rear boundaries of the allotment is 2 metres.

11.16 The minimum setback for a driveway to the side and rear boundaries of the allotment is 1 metre.

Private open space

11.17 Group homes must provide:

- (a) one area of at least 20m² with a minimum dimension of 3 metres for the use of the lodgers; and
- (b) if accommodation is provided on site for a group home manager, one area of at least 8m² with a minimum dimension of 2.5 metres is provided adjacent to that accommodation.

11.18 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.

Access to sunlight

11.19 At least 70% of boarding rooms must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.

11.20 Where the development provides for one or more communal living rooms, at least one of those rooms must receive a minimum of 3 hours direct sunlight between 8.00am and 4.00pm at the mid–winter solstice.

11.21 At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.

11.22 A minimum 50% of the private open space required for group homes and a minimum 50% of the private open space of a dwelling on an adjoining allotment must receive at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining allotment, the development must not result with additional overshadowing on the affected private open space.

11.23 Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the allotment and neighbouring properties.

Visual privacy

11.24 Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:

- (a) offset the windows between dwellings to minimise overlooking; or
- (b) provide the window with a minimum sill height of 1.5 metres above floor level; or
- (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or
- (d) use another form of screening to the satisfaction of Council.

11.25 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:

- (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or
- (b) the window has a minimum sill height of 1.5 metres above floor level; or
- (c) the window has translucent glazing to a minimum height of 1.5 metres above floor level; or
- (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.

11.26 Council may allow group homes to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design:

- (a) does not have an external staircase; and
- (b) does not exceed a width of 1.5 metres throughout; and
- (c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.

11.27 Council does not allow group homes to have roof-top balconies and the like.

Building design

11.28 Group homes must satisfy each of the following:

- (a) if a group home has 5 or more boarding rooms, at least one communal living room will be provided; and
- (b) if each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least:
 - (i) 12m² in the case of a boarding room intended to be used by a single lodger, or
 - (ii) 16m² in any other case; and
- (c) no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25m²; and
- (d) no boarding room will be occupied by more than 2 adult lodgers; and
- (e) adequate bathroom and kitchen facilities will be available within the group home for the use of each lodger; and
- (f) if the group home has capacity to accommodate 20 or more lodgers, a boarding room or on site dwelling will be provided for a group home manager; and
- (g) at least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms.

11.29 The maximum roof pitch for group homes is 35 degrees.

11.30 Council does not allow group homes to have attics.

11.31 Development for the purpose of group homes must demolish all existing dwellings (not including any heritage items) on the allotment.

11.32 Group homes with 10 or more boarding rooms must provide at least one adaptable boarding room plus an adaptable boarding room for every 50 boarding rooms in accordance with AS 4299–Adaptable Housing.

11.33 Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).

Building design (car parking)

11.34 Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must:

- (a) comply with the road pattern shown in Appendix 2; and
- (b) ensure vehicle access from Balmoral Crescent to land at Nos. 107–113 Rex Road in Georges Hall is provided for no more than 10 dwellings as shown in Appendix 3.

11.35 The design and siting of car parking structures and driveways must ensure vehicles can leave the allotment in a forward direction.

11.36 Development must locate the car parking spaces behind the front building line.

11.37 Council must ensure the garage architecturally integrates with the development and does not dominate the street facade.

Building design (waste storage areas)

11.38 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).

Landscaping

11.39 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 group homes.

11.40 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):

- (a) a minimum 45% of the area between the group home and the primary frontage; and
- (b) a minimum 45% of the area between the group home and the secondary frontage; and
- (c) plant more than one 75 litre tree between the group home 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; and
- (d) for development in the foreshore protection area (refer to map in Appendix 1), the development must plant native trees with a mature height greater than 12 metres adjacent to the waterbody.

Security

11.41 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:

- (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
- (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.

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.

SECTION 12–HOUSING ESTATES

Objectives

The objectives are:

- (a) To ensure the subdivision of land provides adequate space for dwellings, landscaping, open space and access.
- (b) To ensure the subdivision of land provides appropriate amenity to residents.

Development controls

The development controls to achieve the objectives are:

Subdivision

- 12.1** In assessing proposals for residential subdivisions, Council places major emphasis on the ease with which future dwellings with good solar access can be erected on the proposed lots. In general, this condition is best fulfilled when the side boundaries of the majority of the lots are on or near a north–south axis; however, there may be other solutions. It is important to consider the subdivision beyond the subdivision stage and strive for a future residential area in which the great majority of dwellings can achieve good solar access.
- 12.2** The standard width for public roads is 17 metres. This comprises a 10 metre wide carriageway and a 3.5 metre wide footpath on each side of the carriageway.

Setback for No. 105 Wattle Street in Punchbowl

- 12.3** The minimum building setback to the northern boundary of Nos. 91–103 Wattle Street in Punchbowl is 10 metres, with preference given to deep soil planting within the setback.

Security

- 12.4** Where the site shares a boundary with a railway corridor or an open stormwater drain, any building, solid fence or car park on the site should, wherever practical, be setback a minimum 1.5 metres from that boundary. The setback distance must be:
- (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 site 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
- (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 site that face the railway corridor or open stormwater drain.

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.

SECTION 13–ANCILLARY DEVELOPMENT (OUTBUILDINGS)

Objectives

The objectives are:

- (a) To ensure outbuildings are established in conjunction with the principal dwelling on the same allotment.
- (b) To ensure the building form and building design of outbuildings are compatible with the prevailing suburban character of the residential areas.
- (c) To ensure the building form and building design of outbuildings do not adversely impact on the amenity of neighbouring properties in terms of visual bulk, access to sunlight and privacy.
- (d) To ensure the building form of outbuildings in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.

Development controls

The development controls to achieve the objectives are:

Site cover

- 13.1** The sum of the gross floor area of all the outbuildings on the allotment must not exceed 60m².
- 13.2** Outbuildings must not result in the principal dwelling on the allotment having less than the required landscaped area and private open space.

Height

- 13.3** The storey limit for outbuildings is single storey. An attic or basement is not permitted in outbuildings.
- 13.4** The maximum building height for outbuildings is 4.8 metres and the maximum wall height for outbuildings is 3 metres.
- 13.5** The siting of outbuildings 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.
- 13.6** Any reconstituted ground level on the allotment must not exceed a height of 600mm above the ground level (existing) of an adjoining property except where:

- (a) the outbuilding 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 outbuilding to a height no greater than 1 metre above the ground level (existing) of the allotment.

Setbacks to the primary and secondary road frontages

13.7 Outbuildings must locate behind the front building line.

Setbacks to the side and rear boundaries

13.8 The minimum setback to the side and rear boundaries of the allotment is:

- (a) zero setback for carports or masonry walls that do not contain windows, eaves and gutters provided the structures comply with the Building Code of Australia; or
- (b) 0.45 metre for non-masonry walls that do not contain a windows, eaves and gutters; or
- (c) 0.9 metre for walls with windows, or outbuildings that are or are intended to be used for recreation purposes.

Building design

13.9 Outbuildings must not function as self-contained dwellings, and must not function or be adapted to function for industrial purposes.

13.10 The design of outbuildings is limited to the following facilities:

- (a) a half bowl sink; and
- (b) a maximum cupboard length of 1.8 metres; and
- (c) a toilet and shower with external access only; and
- (d) no cooking facilities or excessive number of large windows.

13.11 The maximum roof pitch for outbuildings is 25 degrees.

13.12 Council does not allow outbuildings to have roof-top balconies and the like.

Landscaping

13.13 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 outbuilding.

SECTION 14–ANCILLARY DEVELOPMENT (OUTDOOR STRUCTURES)

Objectives

The objectives are:

- (a) To ensure outdoor structures are established in conjunction with the principal dwelling on the same allotment.
- (b) To ensure the building form and building design of outdoor structures are compatible with the prevailing suburban character of the residential areas.
- (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.
- (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.

Development controls

The development controls to achieve the objectives are:

Front fences

14.1 The maximum fence height for a front fence is 1.8 metres.

14.2 The external appearance of a front fence along the front boundary of an allotment or facing a classified road must ensure:

- (a) the section of the front fence that comprises solid construction (not including solid piers) must not exceed a fence height of 1 metre above natural ground level; and
- (b) the remaining height of the front fence must comprise open style construction such as spaced timber pickets or wrought iron that enhance and unify the building design.

Despite this clause, the solid construction of a fence behind the front building line of dwelling houses and dual occupancies on corner allotments may achieve a fence height up to 1.8 metres.

14.3 Council does not allow the following types of front fences along a classified road:

- (a) chain wire, metal sheeting, brushwood, and electric fences; and
- (b) noise attenuation walls.

14.4 Where the ground level (existing) of the allotment (measured at the primary and secondary frontages) rises more than 600mm above the public footway, the front fence on the allotment must:

- (a) not exceed a fence height of 1 metre if the fence is built with a zero setback to the primary and secondary road frontages; or
- (b) may reach a fence height above 1 metre provided the fence is setback a minimum 1.5 metres from the primary and secondary road frontages.

Dividing fences

14.5 Dividing fences require development consent where the average fence height exceeds 1.8 metres.

Retaining walls

14.6 Retaining walls are not permitted along the riverbank or where the foreshore is in its natural state except in exceptional circumstances as determined by Council.

Boatsheds

14.7 Boatsheds must have a direct relationship with the water with the openings and access facing the water.

14.8 Boatsheds must solely be used for the storage and/or maintenance of boats. Boatsheds intended or used for any other purpose or which include cooking facilities or habitable rooms are not permitted.

14.9 The maximum storey limit for boatsheds is single storey. An attic and basement is not permitted.

14.10 The perimeter of boatsheds must not exceed a length of 8 metres and a width of 4 metres.

14.11 The external materials of boatsheds must consist of solid materials such as timber. Glass elevations or excessive windows and openings are not permitted.

Swimming pools and spas

14.12 Swimming pools and spas must locate behind the front building line.

14.13 The minimum setback between the waterline of swimming pools / spas and the allotment boundary is 1 metre.

14.14 Where Council allows swimming pools / spas within 30 metres of the high water mark of the Georges River and its tributaries:

- (a) the maximum height of the swimming pool / spa is 300mm measured above the ground level (existing); and
- (b) the swimming pool / spa fence must be an open style fence.

Animal boarding or training establishments

14.15 The number of horses or animal boarding or training establishments permitted to be kept on a site must be determined by the area of the site and must not exceed a rate of 1 horse per 30m² of the area of the site.

14.16 Animal boarding or training establishments, horse yard areas and manure bins must not be constructed, nor horses kept nearer than 9 metres from any existing or potential dwelling, school, industry, place of public worship or any commercial premises used for the manufacture, preparation or storage of food.

14.17 Horse wash areas, horse roll areas and exercise pools must not locate within 9 metres of any existing dwelling or likely dwelling envelope.

SECTION 15–HOME BUSINESSES

Objectives

The objectives are:

- (a) To allow residents to carry out home businesses within a limited area of dwellings and outbuildings.
- (b) To ensure home businesses have a minimal impact on the amenity of adjoining properties.

Development controls

The development controls to achieve the objectives are:

General restrictions on development

- 15.1** Council prohibits the registration of home businesses as factories or similar uses under the requirements of WorkCover NSW.

Floor area

- 15.2** Home businesses may occupy up to 30m² of gross floor area in an outbuilding provided the home business does not reduce the required off-street parking spaces for the dwelling.
- 15.3** Home businesses may occupy up to 30m² of gross floor area in a dwelling provided the home business is restricted to a single room.

Amenity

- 15.4** Council must consider the following matters to ensure home businesses have a minimal impact on the amenity of adjoining properties:
- (a) the likely number of vehicle, delivery, and visitor movements;
 - (b) the size of delivery vehicles associated with the home business;
 - (c) the siting of loading activities behind the front building line;
 - (d) the type of equipment or machinery to be used by the home business;
 - (e) the need for an acoustic report where the home business is likely to generate significant noise levels;
 - (f) the need to control any odours or emissions; and

- (g) whether the hours of operation are within 8.00am to 6.00pm Monday to Saturday and not at any time on a Sunday or public holiday.

Building design (signage)

15.5 Business identification signs must comply with the following controls:

- (a) Council permits only one sign per allotment;
- (b) the total sign area must not exceed 1.2 metre x 0.6 metre;
- (c) the sign is to be located on or behind the building line;
- (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;
- (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;
- (f) the sign is to be non-illuminated; and
- (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.

15.6 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.

SECTION 16–NEIGHBOURHOOD SHOPS AND LIVE–WORK ENTERPRISES IN ZONES R3 AND R4

Objectives

The objectives are:

- (a) To ensure neighbourhood shops and live–work enterprises enable the co–location of appropriate business and residential uses.
- (b) To ensure neighbourhood shops and live–work enterprises make a positive contribution to the visual character of the streetscape.
- (c) To ensure the building form and function of neighbourhood shops and live–work enterprises are compatible with the prevailing suburban character of the residential areas.
- (d) To ensure the building form and function of neighbourhood shops and live–work enterprises do not adversely impact on the amenity of adjoining dwellings and neighbouring properties.

Development controls

The development controls to achieve the objectives are:

Building design (neighbourhood shops)

- 16.1** A maximum one neighbourhood shop is permitted on an allotment.
- 16.2** The neighbourhood shop must locate on the ground floor.
- 16.3** A stand–alone neighbourhood shop must comply with the storey limit and setback controls applicable to attached dwellings in Zone R3 or residential flat buildings in Zone R4.

Building design (live–work enterprises)

- 16.4** A maximum one dwelling may be used for the purposes of live–work enterprise on an allotment. The live–work enterprise component of the dwelling must locate on the ground floor.
- 16.5** The predominant use of the dwelling must be for residential purposes.
- 16.6** The residential component of the dwelling must locate above or behind the live–work enterprise floor area.
- 16.7** The residential and live–work enterprise components of a dwelling must not be subdivided as part of a strata plan or community title scheme.

16.8 The live–work enterprise component must connect with the residential component of a dwelling via internal stairs so that the residential component is not sub–let but is used by the tenants/owners of the live–work enterprise.

16.9 The residential component of the dwelling must comply with Part B1 of this DCP to provide acceptable levels of amenity and address access to sunlight and visual privacy.

Building design (general)

16.10 Development must achieve a high standard of architectural design and visual quality including:

- (a) facade modulation;
- (b) high quality materials including variation in texture and colour;
- (c) landscaping within the front boundary setback; and
- (d) vehicle access, parking and manoeuvring not being visually dominant when viewed from the street.

16.11 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.

Building design (signage)

16.12 Business identification signs must comply with the following controls:

- (a) Council permits only one sign per allotment;
- (b) the total sign area must not exceed 1.2 metre x 0.6 metre;
- (c) the sign is to be located on or behind the building line;
- (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;
- (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;
- (f) the sign is to be non–illuminated; and
- (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.

- 16.13** 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.

Amenity

- 16.14** Council must consider the following matters to ensure development for the purposes of neighbourhood shops and live-work enterprises has a minimal impact on the amenity of adjoining dwellings and neighbouring properties:

- (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 residential development;
- (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.

- 16.15** All loading and unloading is to be undertaken on-site. The loading and unloading areas should locate behind the front building line.

- 16.16** Council may limit the hours of operation of neighbourhood shops and live-work enterprises from 7.00am to 7.00pm Monday to Saturday and 9.00am to 6.00pm on a Sunday and not at any time on a public holiday.

Waste storage areas

- 16.17** Neighbourhood shops must provide waste storage areas inside every food premises and inside any shop that is capable of accommodating a food premises.

- 16.18** Neighbourhood shops must locate waste storage areas inside the building or adjacent to a lane where it is:

- (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.

16.19 The minimum size for waste storage areas in neighbourhood shops is a minimum length of 3 metres and a minimum width of 3 metres.

16.20 With any waste storage area:

- (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
- (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 17–HEALTH CONSULTING ROOMS

Objectives

The objectives are:

- (a) To have health consulting rooms that provide services to meet the day to day needs of residents.
- (b) To have health consulting rooms that are compatible with the prevailing suburban character and amenity of the residential areas.

Development controls

The development controls to achieve the objectives are:

Parking

- 17.1** Development must provide a minimum 3 off–street car spaces for the purposes of the health consulting rooms and 2 off–street parking spaces for the dwelling house. At least one of the spaces must be suitable for people with disabilities.

All patient car parking must locate forward of the dwelling house/health consulting rooms, whilst the resident or practitioner’s spaces may locate to the rear or side of the development.

- 17.2** Development may provide the 2 off–street car spaces for the dwelling house in a stacked or tandem manner behind the front building line.

The remaining 3 off–street car spaces for the purposes of the health consulting rooms must be directly accessible and available for use by patients at all times, therefore stacked parking in this regard is not acceptable. Access to patient parking should not be via any carport, drive–through garage or similar structure.

Acoustic privacy

- 17.3** Health consulting rooms must operate within the hours of 7.00am to 7.00pm Monday to Saturday and 9.00am to 6.00pm on a Sunday and not at any time on a public holiday.
- 17.4** Use of the consulting rooms outside the above hours will be permitted only in emergencies.

Business identification signs

17.5 Business identification signs must comply with the following controls:

- (a) Council permits only one sign per allotment;
- (b) the total sign area must not exceed 0.65 metre x 0.65 metre;
- (c) sign is to be affixed either to the building or front fence;
- (d) if the sign is painted or attached to a building, the sign must not screen windows and other significant architectural features of the building;
- (e) the sign is to be non-illuminated;
- (f) 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; and
- (g) Council may allow standard doctors' and dentists' signs.

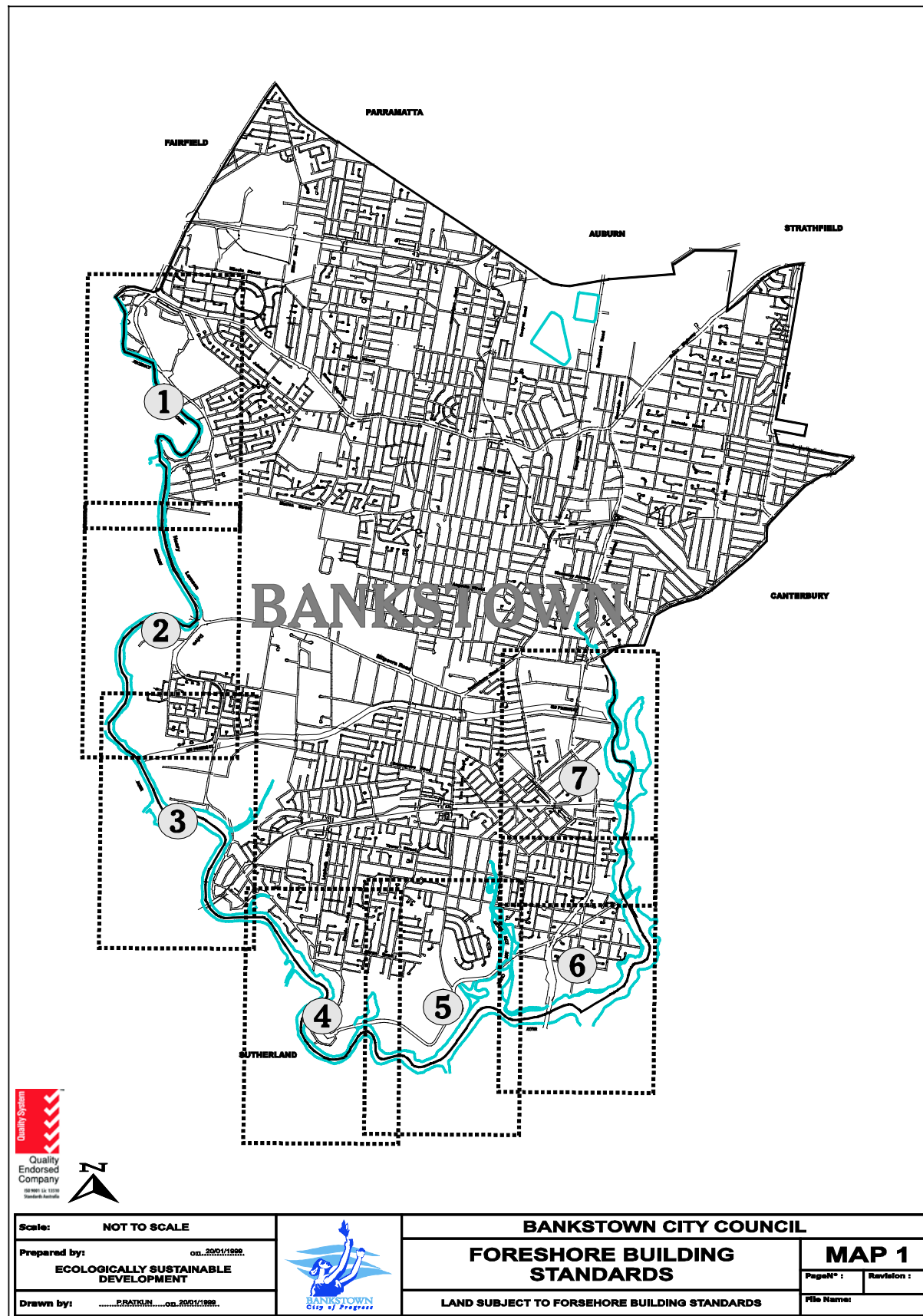
Waste storage areas

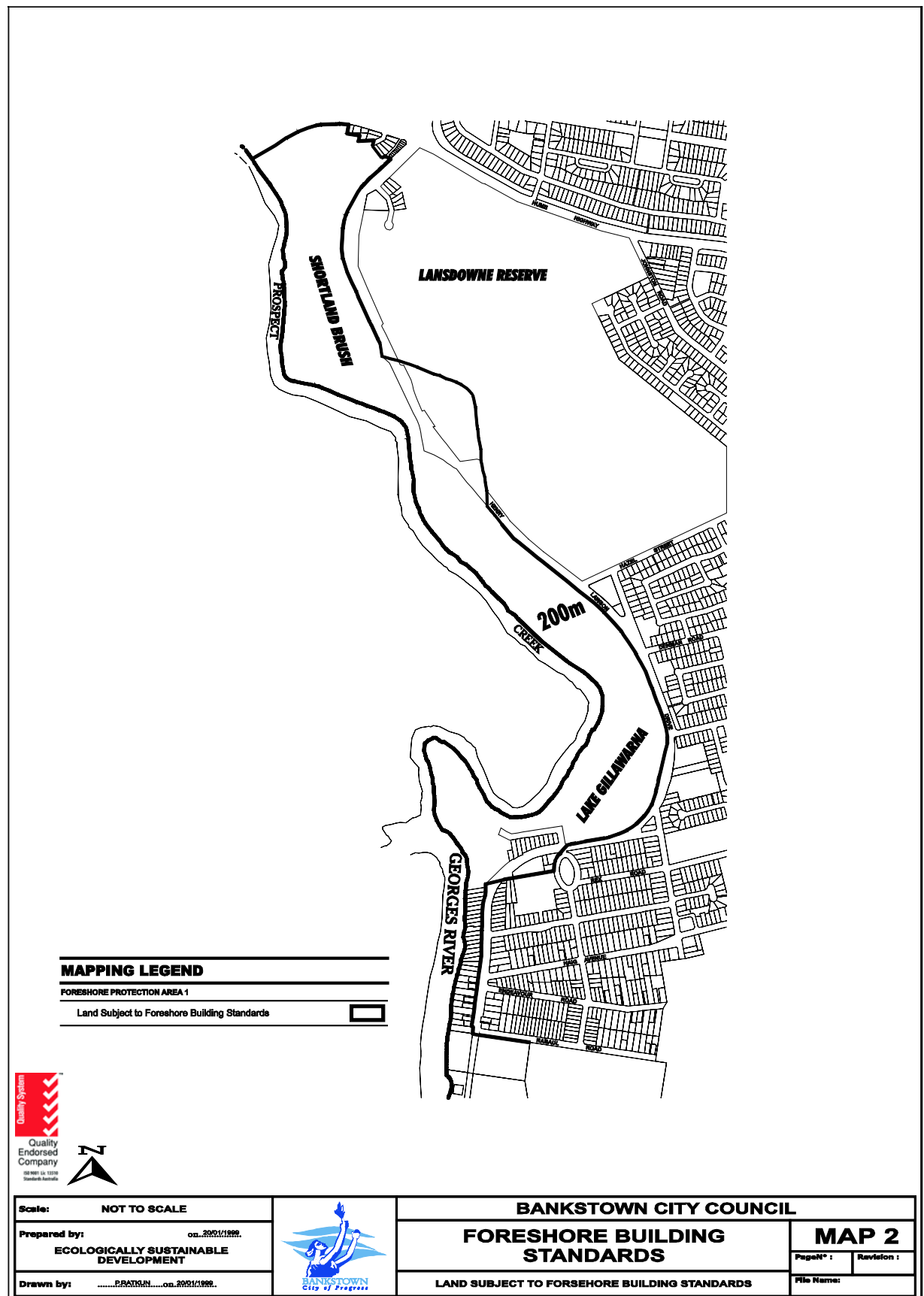
17.6 The design, location and screening of the waste storage areas must be to the satisfaction of Council.

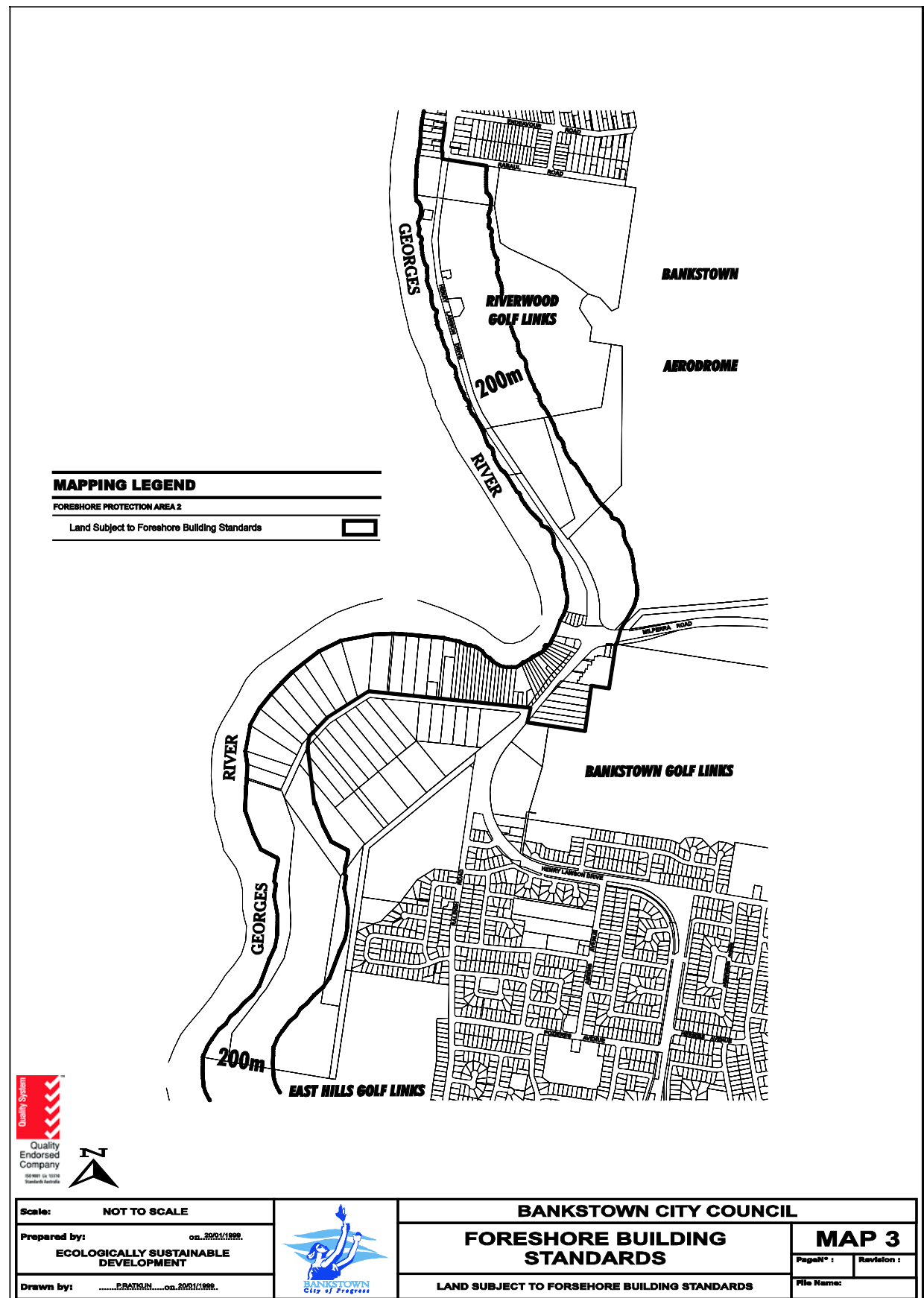
17.7 Health consulting rooms must dispose medical wastes in accordance with the NSW Ministry of Health requirements.

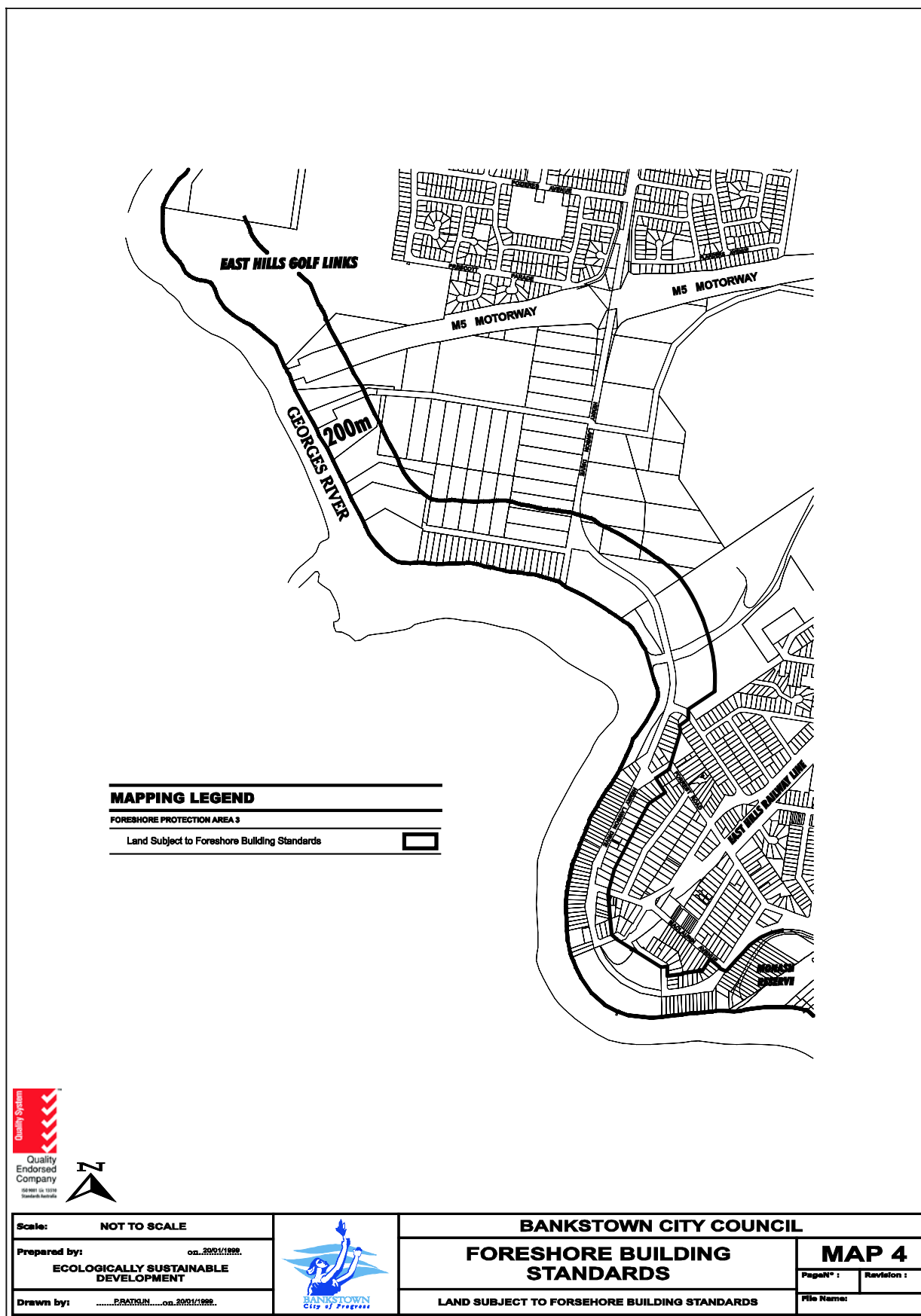
APPENDICES

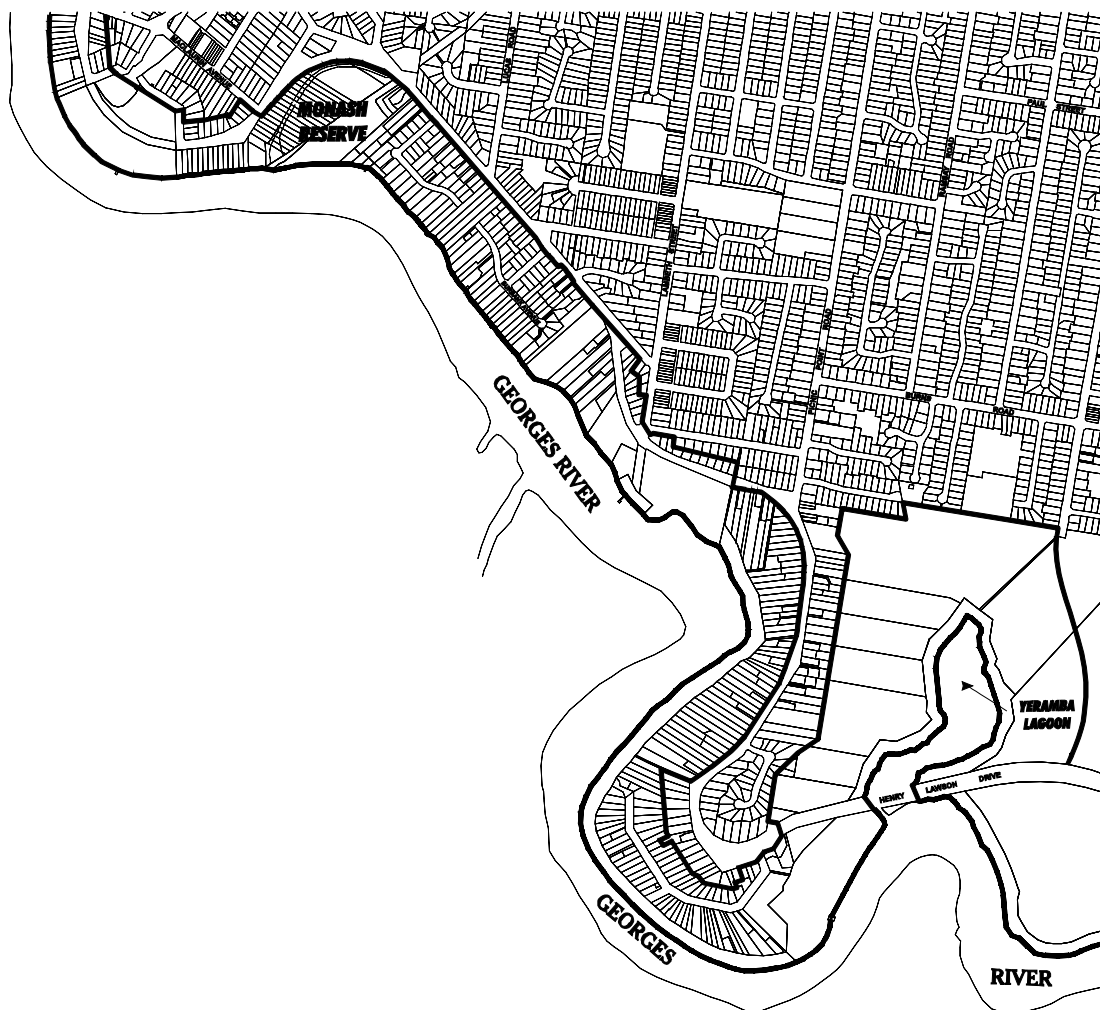
Appendix 1–Foreshore Protection Area











MAPPING LEGEND

FORESHORE PROTECTION AREA 4

Land Subject to Foreshore Building Standards



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|--------------|--|
| Scale: | NOT TO SCALE |
| Prepared by: | on 2001/1999. ECOLOGICALLY SUSTAINABLE DEVELOPMENT |
| Drawn by: |PRATON.....on 2001/1999. |



| BANKSTOWN CITY COUNCIL | |
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| FORESHORE BUILDING STANDARDS | |
| LAND SUBJECT TO FORESHORE BUILDING STANDARDS | |
| MAP 5 | |
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| File Name: | |



MAPPING LEGEND

FORESHORE PROTECTION AREA 5

Land Subject to Foreshore Building Standards



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|--------------|--|
| Scale: | NOT TO SCALE |
| Prepared by: | on 2001/1999. ECOLOGICALLY SUSTAINABLE DEVELOPMENT |
| Drawn by: |PRATON.....on 2001/1999. |



BANKSTOWN CITY COUNCIL

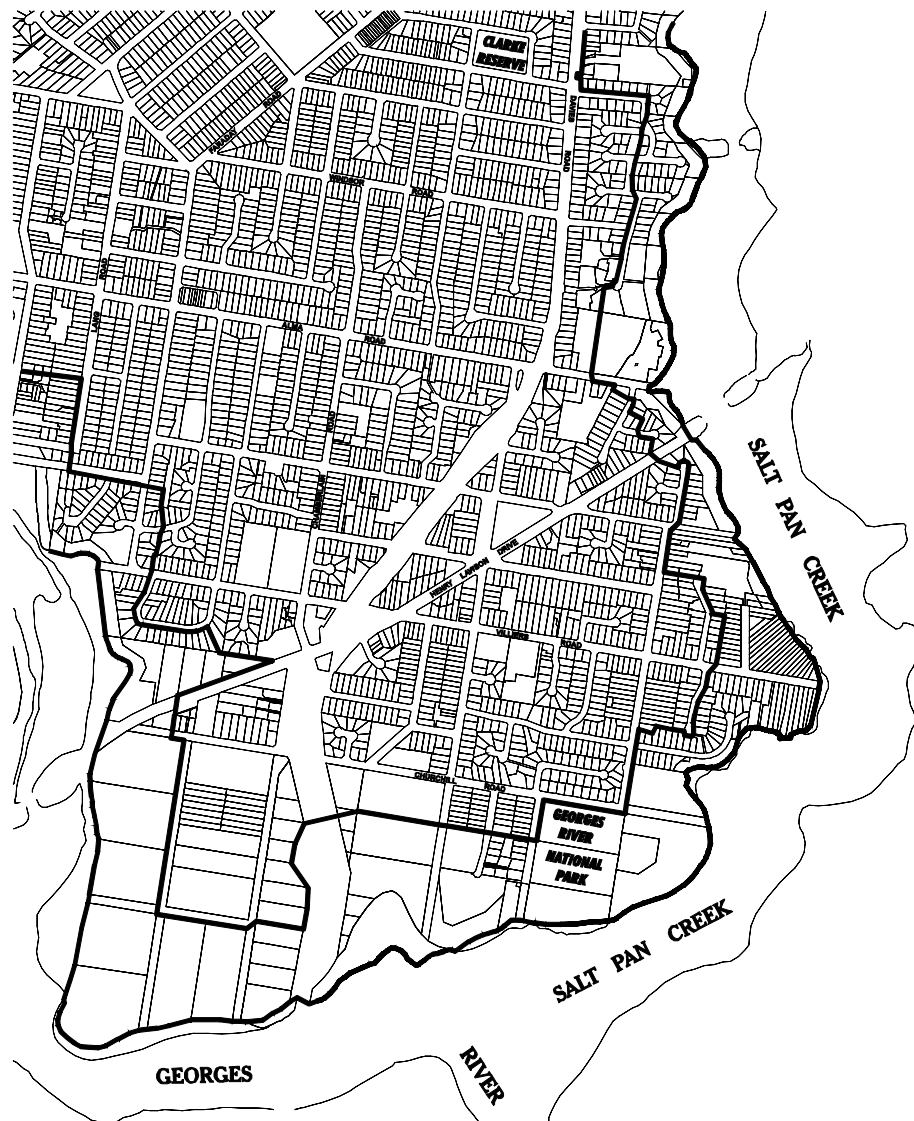
FORESHORE BUILDING STANDARDS

LAND SUBJECT TO FORESHORE BUILDING STANDARDS

MAP 6

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MAPPING LEGEND

FORESHORE PROTECTION AREA

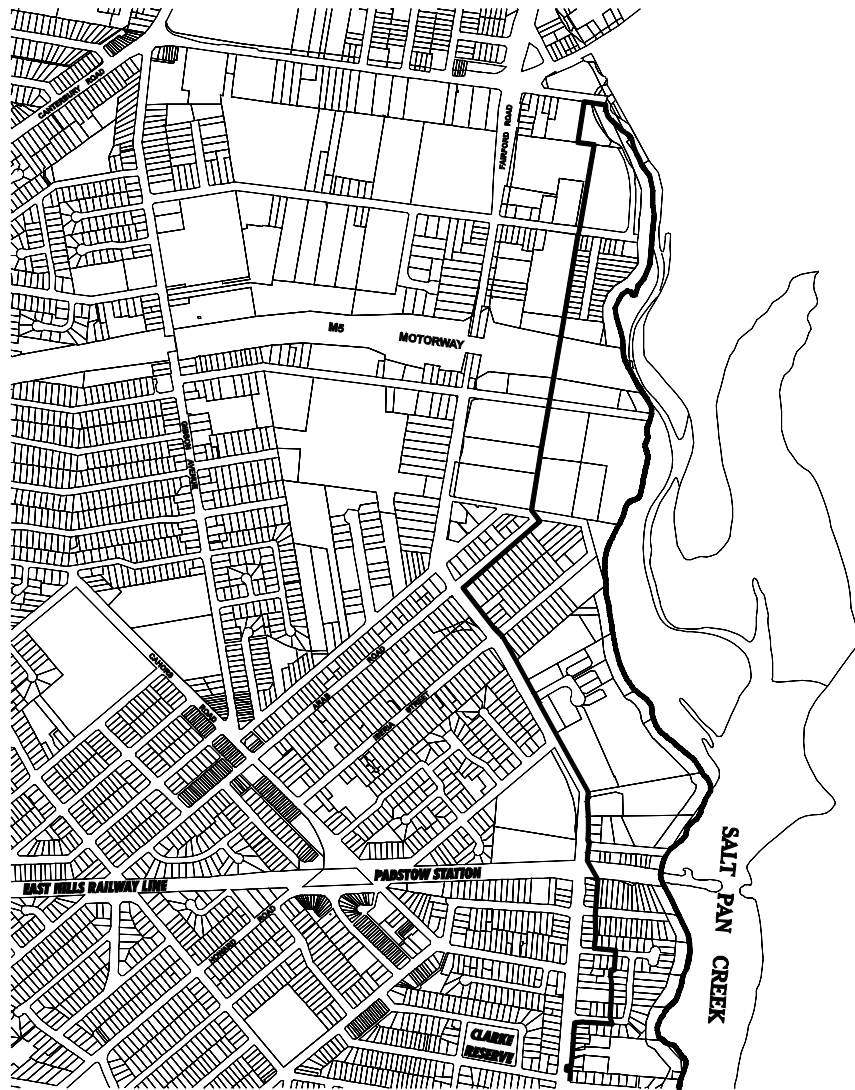
Land Subject to Foreshore Building Standards



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| FORESHORE BUILDING STANDARDS | |
| LAND SUBJECT TO FORESHORE BUILDING STANDARDS | |
| MAP 7 | |
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MAPPING LEGEND

FORESHORE PROTECTION AREA 7

Land Subject to Foreshore Building Standards



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FORESHORE BUILDING STANDARDS

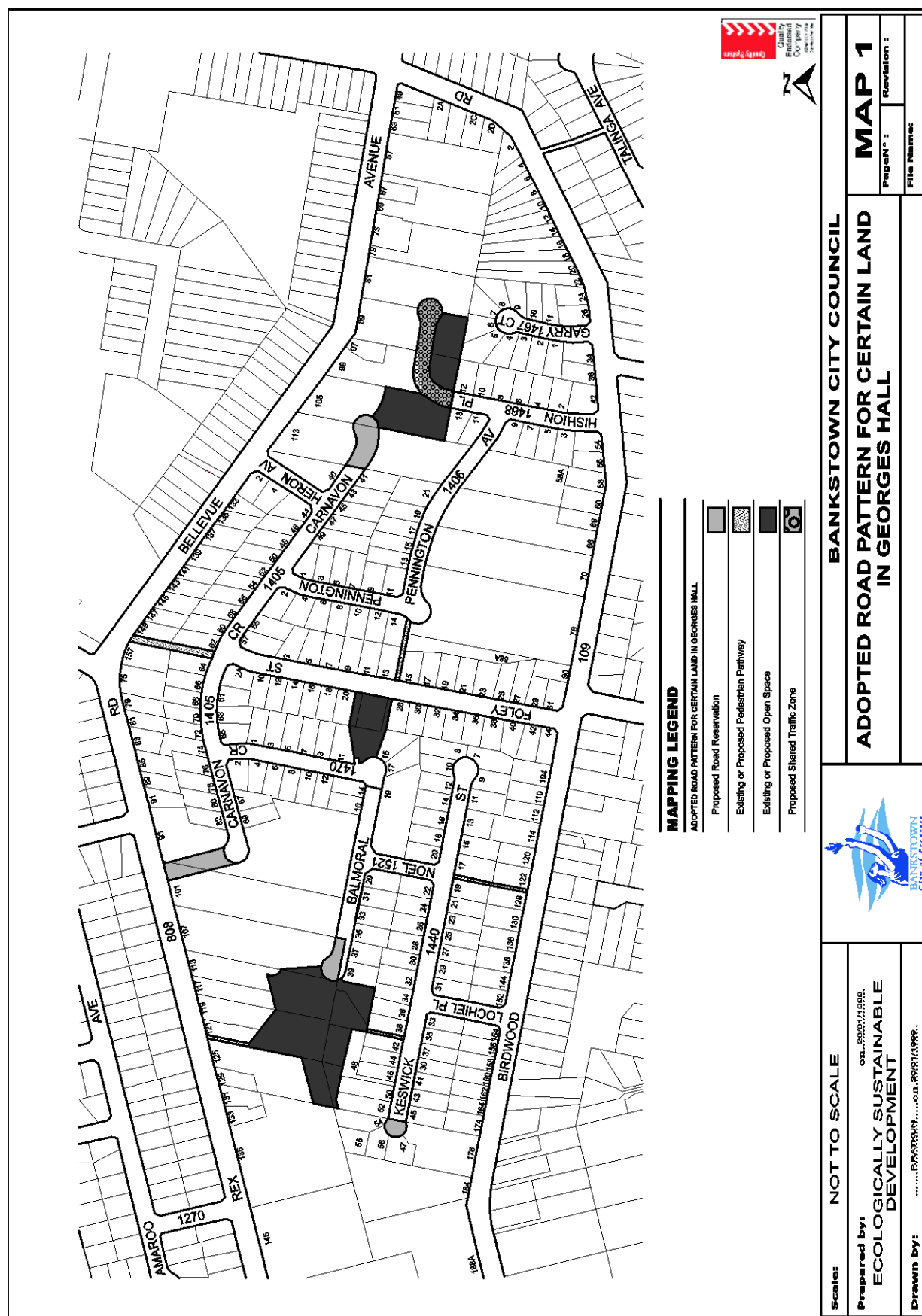
LAND SUBJECT TO FORESHORE BUILDING STANDARDS

MAP 8

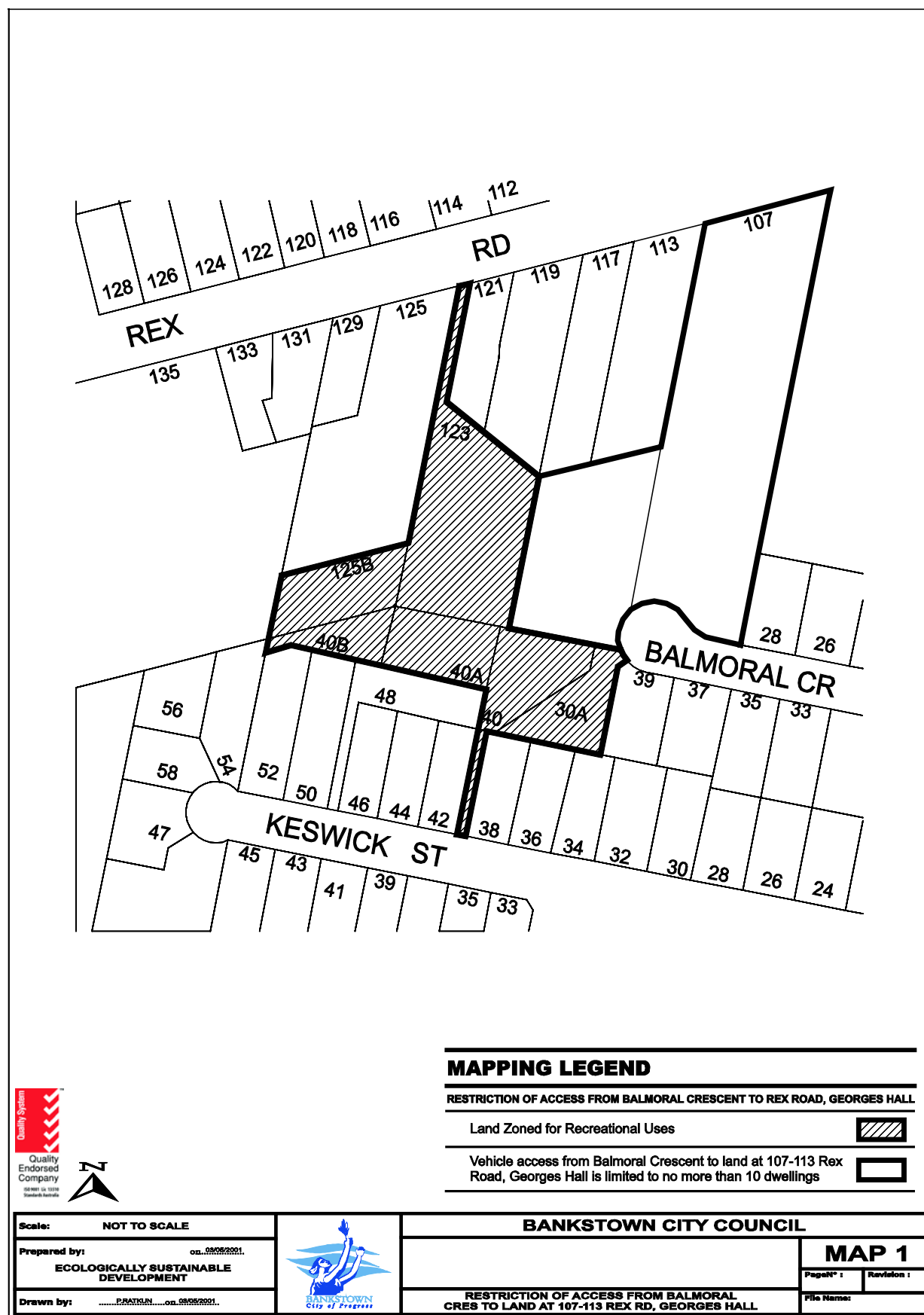
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Appendix 2–Adopted road pattern for certain land in Georges Hall



Appendix 3—Restriction of access from Balmoral Crescent to Rex Road in Georges Hall



Appendix 4–Suggested species for native landscaping purposes

| Local Indigenous Species | Common Name | Preferred Soil |
|---------------------------------|-------------------------|-----------------------|
| Acacia falcata | Sickle Wattle | Sand |
| Acacia longifolia | Sydney Golden Wattle | Sand |
| Acacia suaveolens | Sweet Scented Wattle | Sand |
| Acacia terminalis | Sunshine Wattle | Clay |
| Acacia ulicifolia | Prickly Moses | Sand |
| Billardiera scandens | Climbing Apple Berry | Sand |
| Breynia oblongifolia | Coffee Brush | Sand |
| Bursaria spinosa | Blackthorn | Clay/Sand |
| Callistemon linearis | Narrow-leaf Bottlebrush | Clay |
| Callistemon salignus | Willow Bottlebrush | Clay/Sand |
| Carex appressa | Tussock Sedge | Sand |
| Clematis aristata | Old Man's Beard | Sand |
| Clematis glycinoides | Traveller's Joy | Sand |
| Clerodendrum tomentosum | Hairy Clerodendrum | Alluvial |
| Correa reflexa | Common Correa | Sand |
| Crinum pedunculatum | Swamp Lily | Alluvial |
| Danthonia tenuior | Wallaby Grass | Sand |
| Dianella caerulea | Paroo Lily | Clay |
| Dianella longifolia | Pale Flax Lily | Sand |
| Dianella revoluta | Black-anther Flax Lily | Sand |
| Dichelachne micrantha | Short-hair Plume Grass | Sand |
| Dodonaea triquetra | Common Hop Bush | Sand |
| Echinopogon caespitosus | Hedgehog Grass | Sand |
| Einadia hastata | Saloop Saltbush | Clay |
| Eragrostis brownii | Brown's Lovegrass | Sand |
| Eriostemon myoporoides | Long-leaf Wax Flower | Sand |
| Eustrephus latifolius | Wombat Berry | Sand |
| Gonocarpus teucrioides | Raspwort | Sand |
| Goodenia bellidifolia | Rocket Goodenia | Sand |
| Grevillea sericea | Pink Spider Flower | Clay/Sand |
| Hakea sericea | Silky Hakea | Sand |
| Hardenbergia violacea | Purple Twining Pea | Clay/Sand |
| Hibbertia aspera | Rough Guinea-flower | Sand/Shale |
| Imperata cylindrica | Blady Grass | Sand |
| Indigofera australis | Native Indigo | Sand/Shale |
| Juncus usitatus | Tussock Rush | Alluvial |
| Kennedia rubicunda | Dusty Coral Pea | Clay |
| Kunzea ambigua | Tick Bush | Sand |
| Leptospermum polygalifolium | Yellow Tea Tree | Sand |
| Leptospermum trinervium | Flaky-barked Tea Tree | Sand |
| Lomandra longifolia | Spiny-headed Mat-rush | Clay/Sand |
| Melaleuca nodosa | Ball Honey Myrtle | Sand |
| Melaleuca thymifolia | Claw Honey Myrtle | Sand |
| Microlaena stipoides | Weeping Meadow Grass | Sand |
| Oplismenus imbecilis | Basket Grass | Sand |
| Ozothamnus diosmifolius | White Dogwood | Sand |
| Pandorea pandorana | Wonga Wonga Vine | Clay |
| Persicaria decipiens | Slender Knotweed | Alluvial |
| Persicaria lapathifolia | Pale Knotweed | Alluvial |
| Petrophile pulchella | Conesticks | Sand |
| Pimelea linifolia | Slender Rice Flower | Sand |
| Plectranthus parviflorus | Cockspur Flower | Sand |
| Polyscias sambucifolia | Elderberry Panax | Sand |
| Pomax umbellata | Pomax | Sand |
| Pultenaea villosa | Bronze Bush Pea | Sand |
| Rubus parviflorus | Native Raspberry | Clay |
| Triglochin striatum | Streaked Arrowgrass | Alluvial |
| Triglochin procerum | Water Ribbons | Alluvial |
| Viola hederacea | Native Violet | Sand |

Appendix 5–Suggested trees for native landscaping purposes

| Australian Native Species | Common Name | Preferred Soil |
|---------------------------------|---------------------------------|----------------|
| <i>Acacia binervia</i> | Myall Wattle | Sand/Clay* |
| <i>Acmena smithii</i> | Lilli Pilli | |
| <i>Angophora costata</i> | Smooth Barked Apple | |
| <i>Backhousia citriodora</i> | Lemon Scented Myrtle | |
| <i>Backhousia floribunda</i> | Flowering Myrtle | |
| <i>Banksia serrata</i> | Old Man Banksia | Sand* |
| <i>Brachychiton populneum</i> | Kurrajong | |
| <i>Callistemon citrinus</i> | Crimson Bottlebrush | |
| <i>Callistemon pinifolius</i> | Green Bottlebrush | |
| <i>Callistemon viminalis</i> | Weeping Bottlebrush | |
| <i>Ceratopetalum gummiferum</i> | Christmas Bush | |
| <i>Elaeocarpus reticulatus</i> | Blueberry Ash | Sand* |
| <i>Eucalyptus eugenioides</i> | Thin Leaf Stringybark | Clay* |
| <i>Eucalyptus fibrosa</i> | Broad Leaf Ironbark | Clay* |
| <i>Eucalyptus gummifera</i> | Red bloodwood | Sand* |
| <i>Eucalyptus haemastoma</i> | Scribbly Gum | Sand* |
| <i>Eucalyptus longifolia</i> | Woollybutt | Clay* |
| <i>Eucalyptus moluccana</i> | Grey Box | Clay* |
| <i>Eucalyptus resinifera</i> | Red Mahogany | Sand/Clay* |
| <i>Eucalyptus sideroxylon</i> | Mugga Ironbark | Clay* |
| <i>Eucalyptus tereticornis</i> | Forest Redgum | Clay* |
| <i>Flindersia australis</i> | Australian Teak/ Crows Ash | |
| <i>Glochidion ferdinandii</i> | Cheese Tree | |
| <i>Harpullia pendula</i> | Tulipwood | |
| <i>Hymenosporum flavum</i> | Native Frangipani | |
| <i>Leptospermum petersonii</i> | Lemon Scented Tea Tree | Sand/Clay* |
| <i>Lophostemon conferta</i> | Brushbox | |
| <i>Melaleuca decora</i> | White Feather Honey Myrtle | Clay* |
| <i>Melaleuca linariifolia</i> | Narrow Leaf Paperbark | Clay* |
| <i>Pittosporum revolutum</i> | Yellow/ Rough Fruit Pittosporum | |
| <i>Pittosporum rhombifolium</i> | Diamond Leaf Pittosporum | |
| <i>Podocarpus elatus</i> | Illawarra Plum | |
| <i>Stenocarpus sinuatus</i> | Queensland Firewheel Tree | |
| <i>Syncarpia glomulifera</i> | Turpentine | Sand/Clay* |
| <i>Syzygium luehmannii</i> | Small Leaf Lilli Pilli | |
| <i>Syzygium paniculatum</i> | Brush Cherry | |
| <i>Syzygium oleosum</i> | Blue Lilli Pilli | |
| <i>Tristanopsis laurina</i> | Water Gum | |
| <i>Waterhousia floribunda</i> | Weeping Lilli Pilli | |

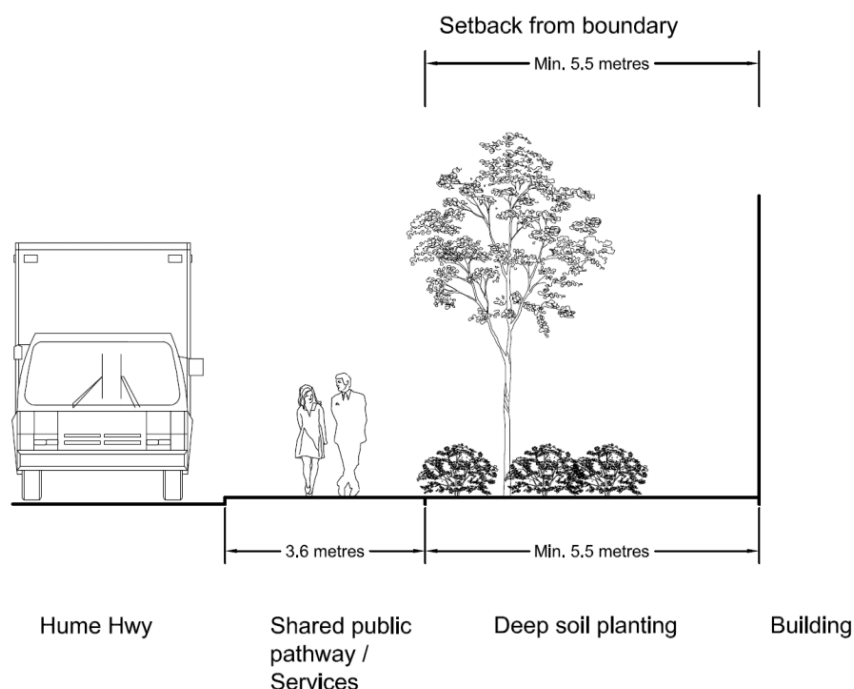
* Asterix denotes plant species native to Bankstown area. **NOTE:** Plants listed will benefit from improved garden soil conditions, irrigation and ongoing maintenance. The above plant list is not exhaustive, additional species may be considered. Planting to be determined with concession to site conditions, aspect, exposure, drainage and surrounding vegetation.

Appendix 6–Suitable trees on the Hume Highway

| Australian Native Species | Common Name | Preferred Soil |
|--|----------------------------|--|
| | | sand / clay Improved soil conditions composted garden soil |
| <i>Acmena smithii</i> | Lilli Pilli | |
| <i>Angophora costata</i> | Smooth Barked Apple | |
| <i>Brachychiton acerifolius</i> | Illawarra Flame Tree | |
| <i>Cupaniopsis anachroides</i> | Tuckeroo | |
| <i>Elaeocarpus reticulatus</i> | Blueberry Ash | s* |
| <i>Eucalyptus beaureana</i> | Blue Box | |
| <i>Eucalyptus haemastoma</i> | Scribbly Gum | s* |
| <i>Eucalyptus maculata</i> | Spotted Gum | |
| <i>Eucalyptus moluccana</i> | Grey Box | c* |
| <i>Flindersia australis</i> | Australian Teak/ Crows Ash | |
| <i>Harpullia pendula</i> | Tulipwood | |
| <i>Leptospermum petersonii</i> | Lemon Scented Tea Tree | s/c* |
| <i>Lophostemon conferta</i> | Brushbox | |
| <i>Stenocarpus sinuatus</i> | Queensland Firewheel Tree | |
| <i>Syncarpia glomulifera</i> | Turpentine | s/c* |
| <i>Syzygium luehmannii</i> | Small Leaf Lilli Pilli | |
| <i>Tristania laurina</i> | Water Gum | |
| * Asterix denotes plant species native to Bankstown area. NOTE: Plants listed will benefit from improved garden soil conditions, irrigation and ongoing maintenance. The above plant list is not exhaustive, additional species may be considered. Planting to be determined with concession to site conditions, aspect, exposure, drainage and surrounding vegetation. | | |

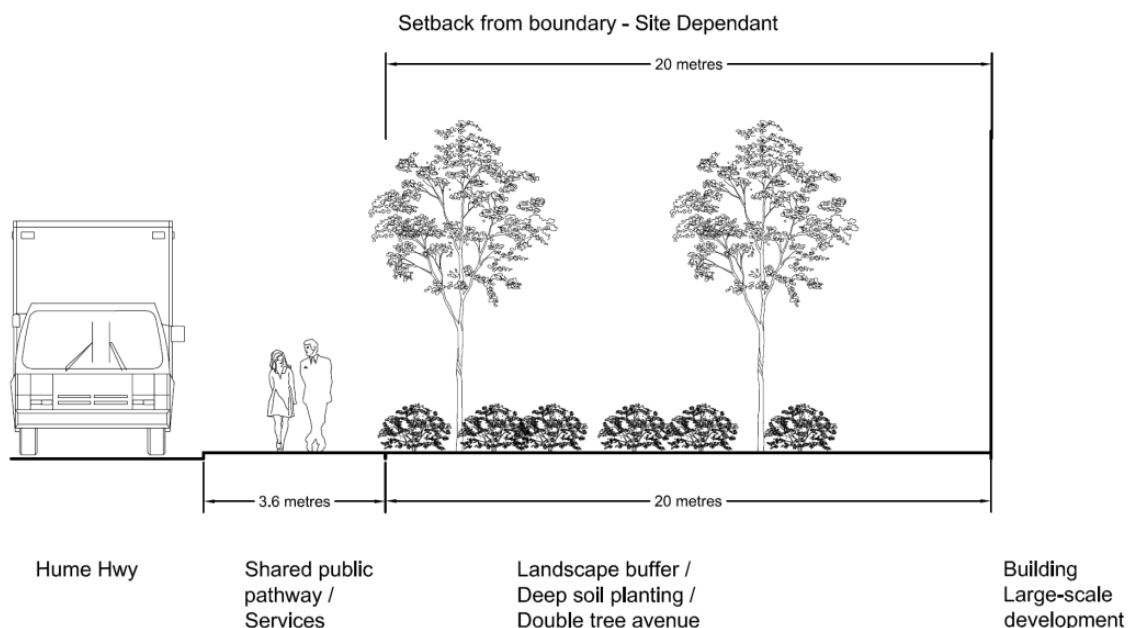
| Non–Native Species | Common Name | Preferred Soil– Improved Organic |
|--------------------------------|----------------------|-------------------------------------|
| <i>Gordonia axillaris</i> | Gordonia | |
| <i>Jacaranda mimosaeifolia</i> | Jacaranda | |
| <i>Koelreutaria paniculata</i> | Pride Of China | |
| <i>Lagerstroemia indica</i> | Crepe Myrtle | |
| <i>Liriodendron tulipifera</i> | Tulip Tree | |
| <i>Magnolia grandiflora</i> | Bull Bay Magnolia | |
| <i>Platanus cuniata</i> | Cut–Leaf Plane | |
| <i>Platanus x hybrida</i> | London Plane | |
| <i>Pyrus calleryana</i> | Callery Pear | |
| <i>Pyrus ussuriensis</i> | Manchurian Pear | |
| <i>Sapium sebiferum</i> | Chinese Tallowood | |
| <i>Ulmus parvifolia</i> | Chinese Elm | |
| <i>Zelkova serrata</i> | Japanese Elm, Keyaki | |

Illustration: Typical cross-section of setback with single row of trees along the Remembrance Driveway landscape corridor. This setback relates to dwelling houses, dual occupancies, attached dwellings, multi dwelling housing and boarding houses.



HUME HIGHWAY
TYPICAL SETBACK PROFILE

Illustration: Typical cross-section of setback with two rows of trees along the Remembrance Driveway landscape corridor. This setback relates to residential flat buildings and landscape buffer zones.



HUME HIGHWAY
TYPICAL SETBACK PROFILE

Appendix 7–Waste storage areas

- (a) Where development contains 4 or less dwellings, the minimum requirements for the waste storage areas are:

| Number of dwellings | Number of waste bins (120 litre) | Number of recycling bins (240 litre) | Size of recycling waste storage area |
|----------------------------|---|---|---|
| 1 | 1 per dwelling | 1 per dwelling | storage space as part of dwelling |
| 2 | 1 per dwelling | 1 per dwelling | storage space as part of dwelling |
| 3 to 4 | 1 per dwelling | 1 per dwelling | storage space as part of dwelling |

- (b) Where development contains 5 or more dwellings, the minimum requirements for the waste storage areas are:

| Number of dwellings | Number of bulk waste bins | Number of recycling bins (240 litre) | Size of waste storage area Minimum length and width (m) |
|----------------------------|--|---|--|
| 5 to 9 | 1 per dwelling or 660 litres or 1100 litres (as determined by Council) | 1 recycling bin per 4 dwellings | 3.0/3.0 + 1m ² per recycling bin |
| 10 to 18 | 2 | 1 recycling bin per 5 dwellings | 5.0/3.0 + 1m ² per recycling bin |
| 19 to 27 | 3 | 1 recycling bin per 6 dwellings | 5.0/4.5 + 1m ² per recycling bin |
| 28 to 36 | 4 | 1 recycling bin per 7 dwellings | 5.0/4.5 + 1m ² per recycling bin |
| 37 or more | special requirements | special requirements | special requirements |

- (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.



Bankstown Development Control Plan 2015



PART B2

COMMERCIAL CENTRES



CONTENTS

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SECTION 1–INTRODUCTION

Bankstown Local Environmental Plan 2015 is Council's principal planning document to regulate effective and orderly development in the City of Bankstown. The LEP provides objectives, zones and development standards such as lot sizes and floor space ratios.

Part B2 of Bankstown Development Control Plan 2015 supplements the LEP by providing additional objectives and development controls to enhance the function and appearance of centres, corridors and business parks in the City of Bankstown. The development controls include storey limits, setbacks and building design.

Part B2 generally applies to land within the business zones in the City of Bankstown under the provisions of Bankstown Local Environmental Plan 2015.

Applicants must note:

- (a) Certain development may need to comply with Parts A1 to A3 of this DCP. These parts provide more detailed development controls for centres, corridors and key development sites in the business zones. The development controls include storey limits, setbacks, landscape buffer zones and access. If applicable to a development application, the development controls of Parts A1 to A3 will prevail if there is an inconsistency with any development controls in Part B2.
- (b) Council applies the design quality principles of State Environmental Planning Policy No 65–Design Quality of Residential Apartment Development and the Apartment Design Guide to residential flat buildings, shop top housing, serviced apartments, boarding houses and mixed use development (containing dwellings). This includes buildings that are two storeys or less, or contain less than four dwellings.
- (c) A building envelope is not a building, but a three dimensional shape that may determine the bulk and siting of a building. After allowing for building articulation, the achievable floor space of a development is likely to be less than the building envelope.

Desired character objectives

- (a) To have village centres and small village centres that strengthen the mix of uses around transport hubs to support the needs of people who live in, work in and visit the local area. The built form is generally a mix of retail and commercial activities on the ground and first floors, and medium density living above. The desired character is to also encourage employment opportunities in accessible locations, maximise public transport patronage and encourage walking and cycling.

- (b) To have neighbourhood centres that provide a range of small scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood. The built form is generally compatible with the prevailing suburban character and amenity of the surrounding residential area.
- (c) To have the Condell Park and Georges Hall Neighbourhood Centres continue to function as small shopping precincts servicing the day-to-day needs of residents, a relaxing place where residents can catch up with neighbours and have a chat over coffee. The built form of the Condell Park and Georges Hall Neighbourhood Centres (2 storeys plus attic) will maintain the low density neighbourhood character of the surrounding residential area.
- (d) To have enterprise corridors where commercial development is encouraged along main roads. Retail activity needs to be limited to ensure that enterprise corridors do not detract from the activity centre hierarchy that has been identified or planned. Opportunities for urban consolidation along busy roads are to be pursued. Some residential accommodation uses may be included as part of mixed use development, if considered appropriate.
- (e) To have business development centres that provide a range of businesses, warehouses and bulky goods retail uses (that require a large floor area) in locations close to, and that support the viability of, retail centres and corridors.
- (f) To have business parks that primarily accommodate contemporary office and light industrial uses, including high technology industries. Business parks perform vital economic and employment roles in the subregion and primarily apply to larger campus-style business parks.
- (g) To have development that is compatible with the desired character and role of the particular centre.
- (h) To have development that achieves good urban design in terms of building form, bulk, architectural treatment and visual amenity.
- (i) To have development that provides adequate amenity to people who live in, work in and visit the local area.

SECTION 2–NEIGHBOURHOOD CENTRES

Explanation

The Metropolitan Plan and Council's Residential Development Study nominates the smaller shopping centres in the City of Bankstown as neighbourhood centres. The Metropolitan Plan defines neighbourhood centres as a small group of shops, typically focussed on a bus stop generally with the following characteristics:

- Comprises a few shops and services, such as a corner shop, petrol station/convenience store, cafe and newsagent, with access to local and/or regional bus networks.
- May contain low and medium density housing within the walking catchment of the centre. The walking catchment radius is 150 metres.
- May contain childcare centres, schools and other compatible activities located close together.

This section provides the building envelope controls for development within Zone B1 Neighbourhood Centre, the Condell Park Neighbourhood Centre within Zone B2 Local Centre, the Georges Hall Neighbourhood Centre within Zone B2 Local Centre and the Chullora (Marketplace) Neighbourhood Centre within Zone B2 Local Centre. Applicants must note a building envelope is not a building, but a three dimensional shape that may determine the bulk and siting of a building. After allowing for building articulation, the achievable floor space of a development is likely to be less than the building envelope.

Objectives

The objectives are:

- (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 neighbourhood centres.
- (d) To ensure the building form and building design of development provide appropriate amenity to neighbouring residential development in terms of access to sunlight and privacy.
- (e) To provide storey limits for the neighbourhood centres.

Development controls

The development controls to achieve the objectives are:

Lot widths

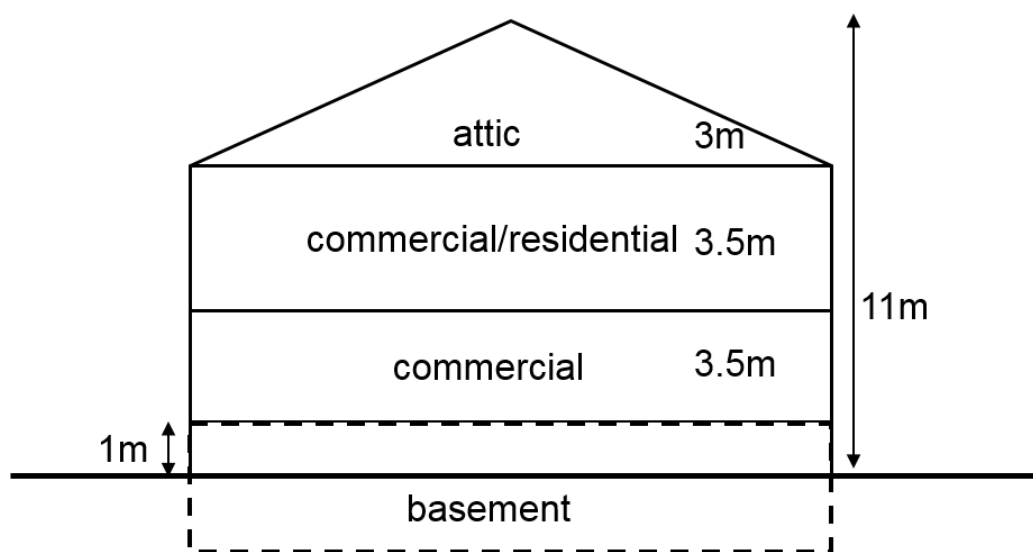
- 2.1** The minimum primary frontage for commercial development, shop top housing (containing a single dwelling), and mixed use development (that do not contain dwellings) is 6 metres.
- 2.2** The minimum primary frontage for shop top housing and mixed use development that contains dwellings is 26 metres.
- 2.3** The minimum primary frontage for residential flat buildings is 30 metres.

Storey limit (not including basements)

- 2.4** 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:

| Maximum building height as shown on the Height of Buildings Map (Bankstown LEP 2015) | Storey limit (not including basements) |
|--|---|
| 11 metres for the following neighbourhood centres: <ul style="list-style-type: none">• 255A–257 Hector Street Bass Hill• 259 Hector Street Bass Hill• 360–366 Hector Street Bass Hill• 826 Hume Highway Bass Hill• 884–906 Hume Highway Bass Hill• 207–231 Miller Road Bass Hill• 35–55 Arlewis Street Chester Hill• 172 Hector Street Chester Hill• 178 Hector Street Chester Hill• 63–79 Middleton Road Chester Hill• 81–91 Miller Road Chester Hill• 68–70B Miller Road Chester Hill• 27 Woodville Road Chester Hill• 35 Woodville Road Chester Hill• 47 Woodville Road Chester Hill• 101–109 Denman Road Georges Hall• 21A–25A Hector Street Sefton• 251 & 253 Hector Street Sefton | 3 storeys (no attic) |
| 11 metres for all other neighbourhood centres | 2 storeys (plus attic) |
| 14 metres | 4 storeys (no attic) |

Illustration to clause 2.4: Example of development with a 2 storey limit plus attic.



2.5 The minimum floor to ceiling height for a living area is 2.7 metres.

Setback to the primary and secondary frontages of allotments

2.6 The minimum setback to the primary and secondary frontages of an allotment is zero setback for the basement level, the first storey (i.e. the ground floor), and the second storey.

Setback to the side and rear boundaries of allotments

2.7 Where development is adjacent to residential zoned land, Council may increase the minimum setbacks to the side and rear boundaries.

2.8 For blank building walls with no window or balcony, the minimum setback to the side and rear boundaries of an allotment is zero setback for the basement level, the first storey (i.e. the ground floor), and the second storey.

2.9 The maximum depth for cross-through dwellings (i.e. single or dual aspect dwellings where the side building walls do not contain a window or balcony) is 14 metres.

2.10 For building walls with a window or balcony in commercial development, shop top housing, and mixed use development that contains dwellings, the minimum setbacks to the side and rear boundaries of an allotment are:

- (a) 3 metres for the first storey (i.e. the ground floor). Council may allow a setback less than 3 metres provided it complies with the Building Code of Australia; and
- (b) 3 metres for the second storey.

- 2.11** For building walls with a window or balcony in residential flat buildings, the minimum setback to the side and rear boundaries of an allotment is 5 metres for all storeys.

Setbacks within an allotment

- 2.12** The minimum setbacks between two or more habitable buildings on an allotment in the neighbourhood centres are:
- (a) 9 metres between the external enclosing walls of dwellings; and
 - (b) 6 metres between the balconies, above ground decks, and the like of dwellings.

Building form and design

- 2.13** Council applies the design quality principles of State Environment Planning Policy No. 65–Design Quality of Residential Apartment Development and the Apartment Design Guide to residential flat buildings, shop top housing, serviced apartments, boarding houses and mixed use development (containing dwellings). This includes buildings that are two storeys or less, or contain less than four dwellings.

SECTION 3–VILLAGE AND SMALL VILLAGE CENTRES

Explanation

The Metropolitan Plan and Council's Residential Development Study nominates the large shopping centres in the City of Bankstown as village and small village centres. These are Bass Hill, Chester Hill, Greenacre, Panania, Padstow, Punchbowl, Revesby, Sefton and Yagoona. The Metropolitan Plan defines village and small village centres as a group of shops and services for daily shopping generally with the following characteristics:

- Comprises a mix of retail premises and services for daily shopping, such as supermarkets, butchers, banks, hairdressers, cafes, restaurants, and take away food shops, as well as child care centres, schools and other compatible activities in the immediate vicinity.
- Comprises good links with the surrounding neighbourhood, and to regional and local bus network services.
- Contains medium and high density housing within the walking catchments of the centres. The walking catchment radius is approximately 400 metres for small village centres and 600 metres for village centres.

This section provides the building envelope controls for development in the Greenacre, Panania, Padstow and Punchbowl village and small village centres and the East Hills neighbourhood centre within Zone B2 Local Centre. Applicants must note a building envelope is not a building, but a three dimensional shape that may determine the bulk and siting of a building. After allowing for building articulation, the achievable floor space of a development is likely to be less than the building envelope.

Objectives

The objectives are:

- (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 village centres and small village centres.
- (d) To ensure the building form and building design of development provide appropriate amenity to neighbouring residential development in terms of access to sunlight and privacy.

- (e) To have transitional areas that are compatible with the prevailing suburban character and amenity of neighbouring residential environments.
- (f) To provide storey limits for the village centres and small village centres.

Development controls

The development controls to achieve the objectives are:

Lot widths

- 3.1** The minimum primary frontage for commercial development, shop top housing (containing a single dwelling), and mixed use development (that do not contain dwellings) with 2 or more storeys is 6 metres.
- 3.2** The minimum primary frontage for shop top housing and mixed use development with 3 or more storeys is 26 metres. This clause applies to mixed use development that contains dwellings.
- 3.3** The minimum primary frontage for residential flat buildings with 3 or more storeys is 30 metres.

Storey limit (not including basements)

- 3.4** The storey limit for development is 3 storeys (plus attic).
- 3.5** The minimum floor to ceiling height for a living area is 2.7 metres.

Setbacks to the primary and secondary frontages of allotments

- 3.6** The minimum setbacks to the primary and secondary frontages of an allotment are:
 - (a) zero setback for the basement level, the first storey (i.e. the ground floor), and the second storey; and
 - (b) 3 metres for the third storey (a balcony may occupy this setback provided the roof or parapet of the second storey screens the balcony when viewed from the street); and
 - (c) 5 metres for the fourth and fifth storeys.

Setbacks to the side and rear boundaries of allotments

- 3.7** Where development is adjacent to residential zoned land, Council may increase the minimum setbacks to the side and rear boundaries.

3.8 For blank building walls with no window or balcony, the minimum setback to the side and rear boundaries of an allotment is:

- (a) zero setback for all storeys provided the setback is to a boundary that adjoins non-residential zoned land and is not a secondary frontage; or
- (b) where the setback is to a boundary that adjoins residential zoned land:
 - (i) zero setback for the basement level, the first storey (i.e. the ground floor), and the second storey; and
 - (ii) 5 metres for the third and fourth storeys; and
 - (iii) 9 metres for the fifth storey.

3.9 The maximum depth for cross-through dwellings (i.e. single or dual aspect dwellings where the side building walls do not contain a window or balcony) is 14 metres.

3.10 For building walls with a window or balcony in commercial development, shop top housing and mixed use development, the minimum setbacks to the side and rear boundaries of an allotment are:

- (a) 3 metres for the first storey (i.e. the ground floor). Council may allow a setback less than 3 metres provided it complies with the Building Code of Australia; and
- (b) 3 metres for the second storey; and
- (c) 5 metres for the third and fourth storeys; and
- (d) 5 metres for the fifth storey provided the setback is to a boundary that adjoins non-residential zoned land; or
- (e) 9 metres for the fifth storey where the setback is to a boundary that adjoins residential zoned land.

3.11 For building walls with a window or balcony in residential flat buildings, the minimum setbacks to the side and rear boundaries of an allotment are:

- (a) 5 metres for all storeys; and
- (b) 9 metres for the fifth storey where the setback is to a boundary that adjoins residential zoned land.

Illustration to clause 3.6: Minimum setback to the primary and secondary frontages.

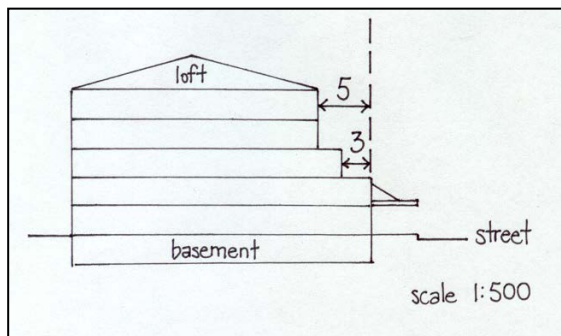


Illustration to clause 3.8: Minimum setback to the side and rear boundaries for a building wall with no window or balcony.

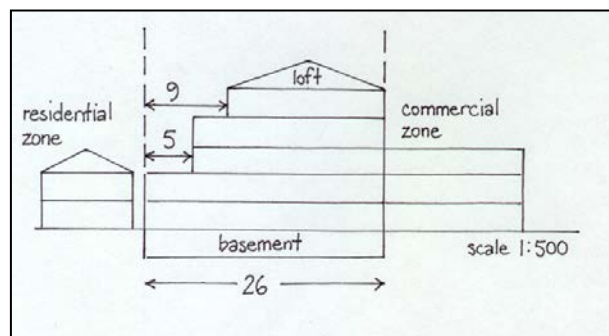


Illustration to clause 3.10: Minimum setback to the side and rear boundaries for a building wall with a window or balcony.

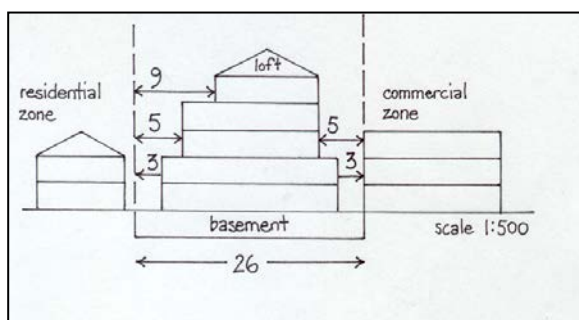
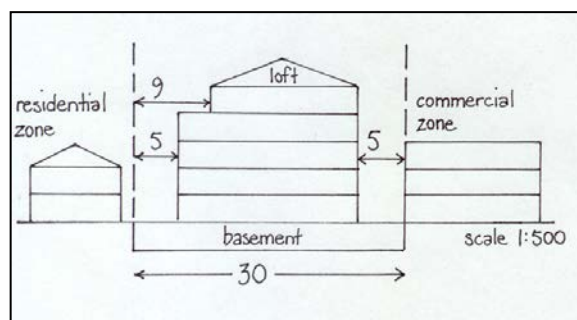


Illustration to clause 3.11: Minimum setback to the side and rear boundaries for a building wall with a window or balcony.



Setbacks within an allotment

3.12 The minimum setbacks between two or more habitable buildings on an allotment are:

- (a) 9 metres between the external enclosing walls of dwellings; and
- (b) 6 metres between the balconies, above ground decks, and the like of dwellings.

Building form and design

3.13 Council applies the design quality principles of State Environment Planning Policy No. 65—Design Quality of Residential Apartment Development and the Apartment Design Guide to residential flat buildings, shop top housing, serviced apartments, boarding houses and mixed use development (containing dwellings). This includes buildings that are two storeys or less, or contain less than four dwellings.

SECTION 4–ENTERPRISE CORRIDORS

Explanation

The Metropolitan Strategy and Council's Residential Development Study nominate the Hume Highway as an enterprise corridor. The Metropolitan Strategy defines enterprise corridors as busy roads that are important for local employment and services. The commercial activity may help to buffer more sensitive uses such as residential development.

This section provides the building envelope controls for development within Zone B6 Enterprise Corridor.

Applicants must note:

- (a) Certain development may need to comply with Part A2 of this DCP. Part A2 provides more detailed development controls for centres and key development sites in the enterprise corridor. The development controls include storey limits, setbacks, landscape buffer zones and access. If applicable to a development application, the development controls of Part A2 will prevail if there is an inconsistency with any development controls in Part B2.
- (b) A building envelope is not a building, but a three dimensional shape that may determine the bulk and siting of a building. After allowing for building articulation, the achievable floor space of a development is likely to be less than the building envelope.

Objectives

The objectives are:

- (a) To have enterprise corridors that provide a distinctive and high quality environment for employment and economic activities.
- (b) to have a landscape buffer zone to the Hume Highway that enhances the Remembrance Driveway landscape corridor.
- (c) To have commercial development that may act as a buffer between a classified road or industrial precinct and dwellings to improve the amenity of dwellings in terms of air quality and acoustic privacy.

Development controls

The development controls to achieve the objectives are:

Storey limit (not including basements)

4.1 The storey limit for development is 2 storeys.

Setbacks

4.2 Development must provide a minimum 5 metre wide landscape buffer zone to the front boundary of an allotment.

4.3 The minimum setback to the side and rear boundaries of an allotment is 6 metres, with preference given to deep soil planting within the setback.

SECTION 5–BUILDING DESIGN

Explanation

Facades are the external face of buildings in the public realm and within a site. Their architectural quality contributes to the character and design of the public domain. High architectural quality requires the appropriate composition of building elements, textures, materials and colours and reflects the use, internal design and structure of a development.

The design of landscaped areas, front fences and signage is also an important consideration. Together, landscaped areas, front fences and buildings can operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for occupants and the adjoining Remembrance Driveway landscape corridor.

Where signage is required for business identification, the design of signage should be compatible with the desired streetscape character, with the scale and proportions of the development and without obscuring or dominating important views.

This section of the DCP contains building design controls for land within Zone B1 Neighbourhood Centre, Zone B2 Local Centre and Zone B6 Enterprise Corridor.

Objectives

The objectives are:

- (a) To have high architectural quality in development.
- (b) To encourage building facades and corner allotments to add visual interest to the streetscape.
- (c) To provide pedestrian comfort and protection from the weather.
- (d) To have facade designs and building footprints that integrate into the overall building form and enhance the desired contemporary street character.
- (e) To have a modern and interesting roof skyline.
- (f) To give the Hume Highway the appearance of a business enterprise corridor by creating active business frontages and limiting the domestic appearance of attics.
- (g) To have front fences that achieve an attractive streetscape and incorporate open style construction such as spaced timber pickets or wrought iron.
- (h) To ensure the design of dwellings are adaptable to a number of family types, and cater for senior residents and residents with disabilities.

- (i) To provide adequate amenity to the occupants of buildings and to neighbouring residential development in terms of solar access.
- (j) To provide adequate amenity to the occupants of buildings in terms of open space.
- (k) To provide appropriate landscaping in commercial centres.
- (l) To have a landscape buffer zone that encourages deep soil planting to enhance commercial centres or arterial roads.
- (m) To ensure the siting and design of buildings contribute to the personal and property security of people.
- (n) To ensure development is integrated with the public domain and contribute to an active pedestrian orientated environment.
- (o) To maximise natural surveillance so that people feel safe at all times.
- (p) To encourage building designs, materials and maintenance programs that reduce the opportunities for vandalism and graffiti.

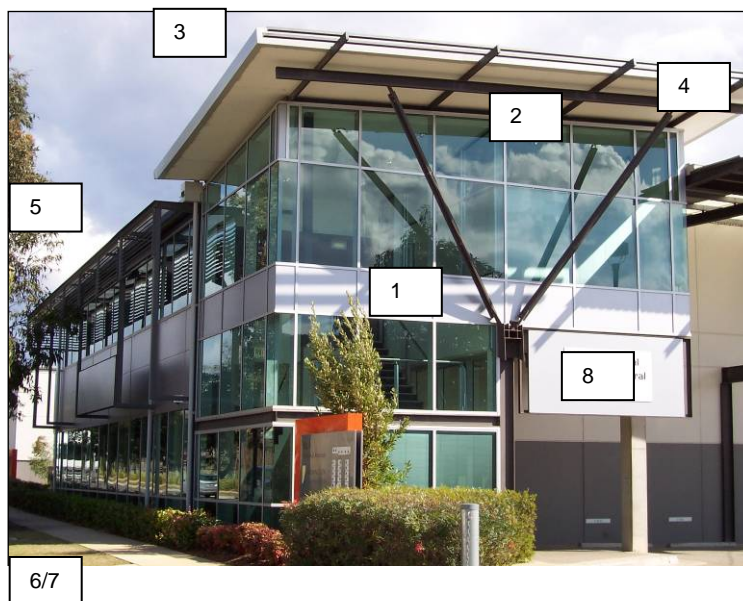
Development controls

The development controls to achieve the objectives are:

Facade design

- 5.1** Council applies the design quality principles of State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development and the Apartment Design Guide to residential flat buildings, shop top housing, serviced apartments, boarding houses and mixed use development (containing dwellings). This includes buildings that are two storeys or less, or contain less than four dwellings.
- 5.2** Development must articulate the facades to achieve a unique and contemporary architectural appearance that:
 - (a) unites the facades with the whole building form;
 - (b) composes the facades with an appropriate scale and proportion that responds to the use of the building and the desired contextual character;
 - (c) combines high quality materials and finishes;
 - (d) considers the architectural elements shown in the illustration to this clause;
and
 - (e) considers any other architectural elements to Council's satisfaction.

Illustration to clause 5.2: Architectural elements.



Architectural elements

- 1 contemporary architectural appearance
- 2 clear glazed facade
- 3 contemporary roof design
- 4 projecting wall elements
- 5 sun shading devices
- 6 landscaped buffer zone
- 7 no front fences
- 8 signs integrated with the building

5.3 Development must use colour, modulation, or articulation to improve the appearance of blank party walls when viewed from the street and adjoining residential zoned land.

5.4 The street facade of development on corner allotments should incorporate architectural corner features to add visual interest to the streetscape.

5.5 Development should restrict the use of the first storey (i.e. the ground floor) to business, retail or other non-residential uses:

- (a) to maintain business and retail floor space in the business zones; and
- (b) to maintain active street frontages in the business zones.

5.6 Development in enterprise corridors may have predominantly glazed facades provided it does not cause significant glare nuisance.

Facade design (service stations and motor showrooms)

5.7 Service stations and motor showrooms must provide a minimum 3 metre wide landscape buffer zone to the front boundary of an allotment.

5.8 Service stations and motor showrooms must locate an active frontage use (such as a showroom, office, customer service area, convenience store or restaurant) along the Hume Highway boundary of an allotment.

5.9 Service stations and motor showrooms must locate a vehicle repair station and associated car park at the basement level or at the rear of an allotment.

Attic and roof design

5.10 Development must incorporate a high quality roof design that:

- (a) achieves a unique and contemporary architectural appearance; and
- (b) combines high quality materials and finishes.

5.11 Council does not allow the following development to have attics:

- (a) development with 4 or more storeys in the village, small village and neighbourhood centres that adjoin the Hume Highway; or
- (b) development in the enterprise corridors (this does not include residential development up to 2 storeys at the rear of an allotment).

Adaptable housing

5.12 Residential flat buildings, mixed use development and shop top housing that contain 10 or more dwellings must provide:

- (a) at least one adaptable dwelling plus an adaptable dwelling for every 50 dwellings; and
- (b) must comply with AS 4299–Adaptable Housing.

Awnings

5.13 A traditional box awning must be provided continuously along retail streets to provide pedestrian shelter to footpaths. Council may allow an awning other than a traditional box awning where it considers:

- (a) the awning design to be an integral feature of the building design; and
- (b) the awning design does not contain finishes susceptible to degradation (such as glazing material) that result in an unacceptable visual impact on the streetscape.

Council does not support cut outs in awnings for trees and light poles.

5.14 The height of an awning should:

- (a) match the height of an adjoining or nearby awning; and
- (b) have a consistent fascia height to accommodate a sign.

5.15 Development may incorporate an awning design in the enterprise corridors that:

- (a) achieves a unique and contemporary architectural appearance; and
- (b) combines high quality materials and finishes.

Front fences

5.16 The maximum fence height for a front fence is 1.8 metres.

5.17 The external appearance of a front fence along the street boundary of an allotment must ensure:

- (a) the section of the front fence that comprises solid construction (not including solid piers) must not exceed a fence height of 1 metre above natural ground level; and
- (b) the remaining height of the front fence must comprise open style construction such as spaced timber pickets or wrought iron that enhance and unify the building design.

5.18 Council does not allow the following types of front fences along the street boundary of an allotment:

- (a) chain wire, metal sheeting, brushwood and electric fences; and
- (b) noise attenuation walls.

Lighting

5.19 External lighting to development must give consideration to the impact of glare on the amenity of adjoining residents.

5.20 This clause applies to development that adjoin the Hume Highway:

- (a) the use of external lighting should accentuate the architectural form and features of development provided it does not cause significant glare on neighbours; and
- (b) the use of exterior wall mounted flood lights is permitted at the front of development, but not permitted at the rear of development unless it serves as security lighting.

Temporary structures

5.21 Council does not allow development to be in the form of a temporary structure along the Hume Highway.

Acoustic privacy

- 5.22** An office, shop, food premises and the like in neighbourhood centres must not open before 6.30am or close later than 10.00pm seven days a week.

Access to sunlight

- 5.23** The living areas for at least 70% of dwellings in a development must receive a minimum sum of 3 hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement access to sunlight. However, these building elements must not be the primary source of sunlight to living areas.

This clause applies to development that contain two or less storeys, or three or less dwellings such as shop top housing, mixed use development and residential flat buildings.

- 5.24** The living areas of a dwelling on an adjoining allotment must receive a minimum sum of 3 hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.

Private open space

- 5.25** The private open space per dwelling must have a minimum depth of 2 metres and the private open space may be in the form of a balcony. This clause applies to development that contain two or less storeys, or three or less dwellings such as shop top housing.

Landscaping

- 5.26** This clause applies to development in the village centres, small village centres, neighbourhood centres and enterprise corridors that adjoin the Hume Highway. Development and a landscape buffer zone must plant a 75 litre tree at 5 metre intervals along the length of the Hume Highway boundary of an allotment, and must select the trees from the list in Appendix 1.
- 5.27** Commercial development and residential flat buildings with a primary frontage of 5 metres or more must provide at least 1 street tree per 5 metres of primary frontage. Council may vary this requirement if a street tree already exists in good condition, if an awning or site constraints limit their inclusion, or a public domain plan is yet to determine the location of trees in a precinct.

Illustration to clause 5.26: Typical cross-section of setback with single row of trees along the Remembrance Driveway landscape corridor. This setback relates to commercial and mixed use development.

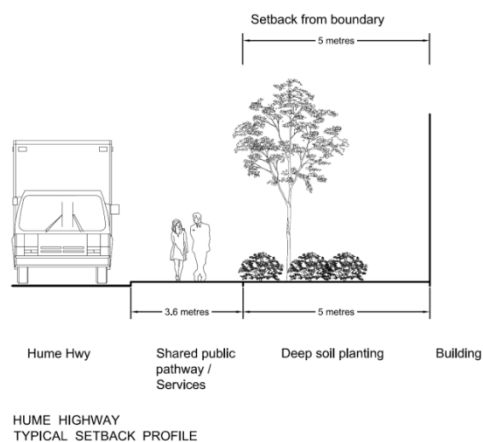


Illustration to clause 5.26: Typical cross-section of setback with service road and two rows of trees along the Remembrance Driveway landscape corridor. This setback relates to commercial and mixed use development.

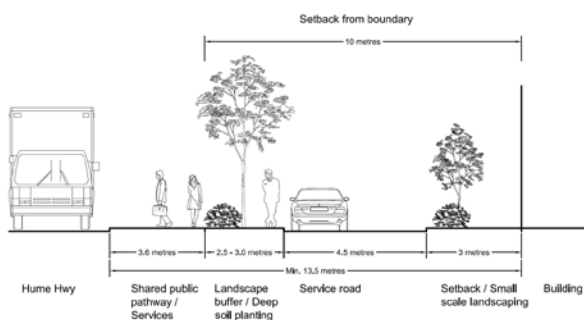
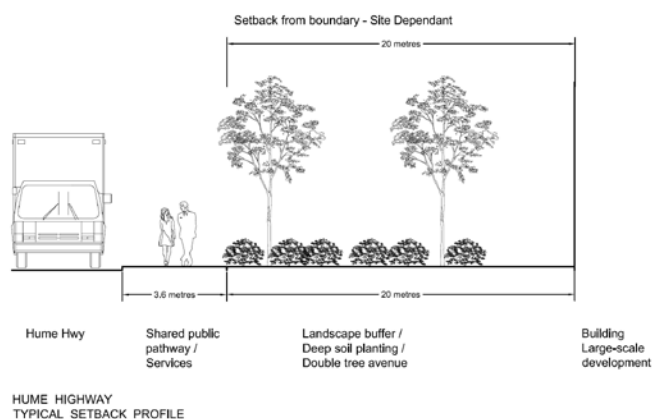


Illustration to clause 5.26: Typical cross-section of setback with two rows of trees along the Remembrance Driveway landscape corridor. This setback relates to residential flat buildings.



Entrances

- 5.28** The main entrance or entrances to development must face the street.
- 5.29** Access to the dwelling of shop top housing, mixed use development and residential flat buildings must be from the street. This may be provided:
- (a) as a passage or stairway that is separate to the non-residential area in the building; or
 - (b) as a passage or stairway that shares access with the dwellings of an adjoining development provided there is a legal arrangement to allow access at all times.
- 5.30** Council may permit rear lane access to the dwelling of shop top housing and mixed use development provided the rear lane achieves an appropriate level of safety, security, and lighting for residents and visitors. This clause solely applies to the following neighbourhood centres:
- (a) Nos. 90–100 Columbine Avenue, Bankstown;
 - (b) Nos. 101–109 Denham Road, Bass Hill;
 - (c) Nos. 1–7 Eldon Avenue and 48 Surrey Avenue, Georges Hall;
 - (d) Nos. 118–120 Rawson Road, Greenacre;
 - (e) Nos. 134–150 Centaur Street, Revesby Heights; and
 - (f) Nos. 63–79 Middleton Road, Villawood.

Building design and natural surveillance

- 5.31** Windows to the living areas of front dwellings, or the windows on the upper floors of development must overlook the street.
- 5.32** Where the ground floor of development faces the street, the ground floor must incorporate shopfront style windows with clear glazing so that pedestrians can see into the premises and vice versa. The use of obscure or opaque glass, or other types of screening is discouraged.
- 5.33** Above ground car parking must be setback a minimum 6 metres from the front building line to allow the gross floor area at the front of the building to be used for commercial, retail, or residential purposes. This clause does not apply to the front building line that faces a rear lane.
- 5.34** A public arcade or underpass in buildings must be wide and direct to avoid potential hiding places. Access to the arcade or underpass should be closed to the public between 11.00pm to 6.00am daily via a lockable door.

- 5.35** Lighting must be provided to the underside of an awning using vandal resistant, high mounted light fixtures.

Security devices for commercial development

- 5.36** The security door or grille to a shopfront facing the street must be transparent or an open grille type shutter. A solid roller door or shutter is not permitted.

Special requirements for development adjoining a railway corridor and open stormwater drains

- 5.37** Where an 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:

- (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 pot size of 300mm; 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) 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.

If a setback for landscaping under this clause is impractical, other means to avoid graffiti must be employed that satisfies Council's graffiti minimisation strategy.

Development adjacent to residential zones

- 5.38** In determining a development application that relates to land adjoining land in Zone R2, R3 or R4, Council must take into consideration the following matters:

- (a) whether any proposed building is compatible with the height, scale, siting and character of existing residential development within the adjoining residential zone;
- (b) whether any goods, plant, equipment and other material used in carrying out the proposed development will be stored or suitably screened from residential development;

- (c) whether the proposed development will maintain reasonable solar access to residential development between the hours of 8.00am and 4.00pm at the mid–winter solstice;
- (d) whether noise generation from fixed sources or motor vehicles associated with the proposed development will be effectively insulated or otherwise minimised;
- (e) whether the proposed development will otherwise cause nuisance to residents, by way of hours of operation, traffic movement, parking, headlight glare, security lighting, fumes, gases, smoke, dust or odours, or the like; and
- (f) whether any windows or balconies facing residential areas will be treated to avoid overlooking of private yard space or windows in residences.

SECTION 6–BUSINESS DEVELOPMENT CENTRES AND BUSINESS PARKS

Bankstown Local Environmental Plan 2015 generally locates the business development centres within Zone B5 Business Development close to centres or corridors where it will support (and not detract from) the viability of those centres or corridors.

Bankstown Local Environmental Plan 2015 nominates land at the former Potts Hill Reservoirs site as Zone B7 Business Park.

Objectives

The objectives are:

- (a) To have development that is compatible with the desired character and role of the particular business zone.
- (b) To have development that achieves good urban design in terms of building form, bulk, architectural treatment and visual amenity.
- (c) To have transitional areas that are compatible with the prevailing suburban character and amenity of neighbouring residential environments.

Development controls

The development controls to achieve the objectives are:

Storey limit

- 6.1** The storey limit for development is 2 storeys. Council does not allow development to have attics.

Setbacks

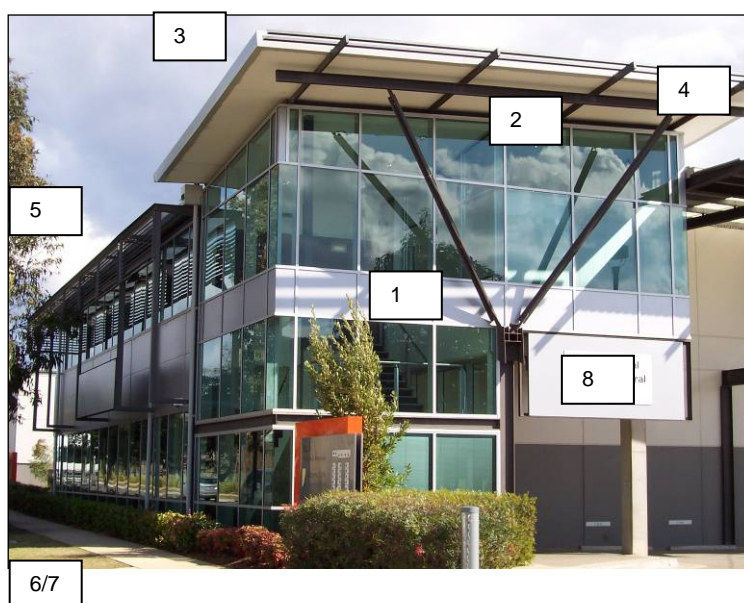
- 6.2** Development must provide a minimum 5 metre wide landscape buffer zone to the primary and secondary road frontages.
- 6.3** The minimum setback to the side and rear boundaries of an allotment is 6 metres, with preference given to deep soil planting within the setback.
- 6.4** Council may increase the minimum setbacks to the side and rear boundaries:
- (a) to maintain reasonable solar access or visual privacy to neighbouring dwellings; or
 - (b) to avoid an easement or the dripline of a tree on an allotment or adjoining allotment.

Building design (business development zones)

6.5 Development must articulate the facades to achieve a unique and contemporary architectural appearance that:

- (a) unites the facades with the whole building form;
- (b) composes the facades with an appropriate scale and proportion that responds to the use of the building and the desired contextual character;
- (c) combines high quality materials and finishes;
- (d) considers the architectural elements shown in the illustration to this clause; and
- (e) considers any other architectural elements to Council's satisfaction.

Illustration to clause 6.5: Architectural elements.



Architectural elements

- 1 contemporary architectural appearance
- 2 clear glazed facade
- 3 contemporary roof design
- 4 projecting wall elements
- 5 sun shading devices
- 6 landscaped buffer zone
- 7 no front fences
- 8 signs integrated with the building

6.6 Development may have predominantly glazed facades provided it does not cause significant glare nuisance.

6.7 Development may incorporate an awning design that:

- (a) achieves a unique and contemporary architectural appearance; and
- (b) combines high quality materials and finishes.

Building design (business parks)

6.8 Development must comply with the Potts Hill Reservoir Concept Plan: Business Park Design Guidelines dated 9 July 2008 prepare by Allen Jack + Cottier subject to the following landscape setback requirements:

- (a) Site E:
 - (i) A minimum building setback of 6 metres to the northern boundary.
 - (ii) A minimum building setback of 10 metres to the southern boundary.
- (b) Site A:
 - (i) A minimum building setback of 6 metres for the northern boundary.
- (c) A minimum 60% of the nominated landscaped setback areas are to incorporate deep soil planting.

Access to sunlight

6.9 The design of buildings should achieve a northern orientation to maximise solar access.

6.10 The living areas of a dwelling on an adjoining allotment must receive a minimum sum of 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.

Development adjacent to residential zones

6.11 In determining a development application that relates to land adjoining land in Zone R2, R3 or R4, Council must take into consideration the following matters:

- (a) whether any proposed building is compatible with the height, scale, siting and character of existing residential development within the adjoining residential zone;
- (b) whether any goods, plant, equipment and other material used in carrying out the proposed development will be stored or suitably screened from residential development;
- (c) whether the proposed development will maintain reasonable solar access to residential development between the hours of 8.00am and 4.00pm at the mid–winter solstice;
- (d) whether noise generation from fixed sources or motor vehicles associated with the proposed development will be effectively insulated or otherwise minimised;

- (e) whether the proposed development will otherwise cause nuisance to residents, by way of hours of operation, traffic movement, parking, headlight glare, security lighting, fumes, gases, smoke, dust or odours, or the like; and
- (f) whether any windows or balconies facing residential areas will be treated to avoid overlooking of private yard space or windows in residences.

SECTION 7–AMUSEMENT CENTRES, INTERNET CAFES AND RESTRICTED PREMISES

Objectives

The objectives are:

- (a) To have amusement centres, internet cafes and restricted premises where the location, design, and activities do not affect the neighbourhood or surrounding uses.
- (b) To have amusement centres and internet cafes that are not used or intended to be used for gambling.
- (c) To have amusement centres and internet cafes where the management and patrons conduct themselves in an orderly manner.

Development controls

The development controls to achieve the objectives are:

Location

- 7.1** The siting of amusement centres and internet cafes must consider the following factors:
- (a) proximity to schools, churches, hotels, and the like; and
 - (b) impact on neighbouring properties or businesses; and
 - (c) security of the neighbourhood; and
 - (d) visibility of the premises to the street.

Building design (amusement centres)

- 7.2** Amusement centres must locate on the ground floor of a building.
- 7.3** The front door and public access to amusement centres must face the street.
- 7.4** The shopfront windows must use clear glazing. Council does not allow the use of obscure or opaque glass, or other types of screening.
- 7.5** The publicly accessible gross floor area of amusement centres must:
- (a) be well lit and visible to the street; and
 - (b) be an open design with no partitioned area or separate room (not including toilets).

- 7.6** The number of games and amusement devices in amusement centres must not exceed the publicly accessible gross floor area divided by five.
- 7.7** Amusement centres must provide the following toilet facilities:
- (a) male—minimum 1 WC, 1 urinal, and 1 wash hand basin per 75m² of the publicly accessible gross floor area; and
 - (b) female—minimum 1 WC and 1 wash hand basin per 75m² of the publicly accessible gross floor area.
- 7.8** Where amusement centres are associated with recreational facilities or restaurants, the following requirements will apply:
- (a) the dining area for the consumption of food and beverages must not exceed 20% of the publicly accessible gross floor area; and
 - (b) eating and drinking facilities must relate to the standard of a cafe or take away food and drink premises.
- 7.9** Development must ensure the floor of an existing building has sufficient load capacity to support the proposed games and amusement devices.

Building design (restricted premises)

- 7.10** The consent authority must not grant consent to development for the purposes of restricted premises on land that is within 200 metres of land within Zone R2 Low Density Residential, Zone R3 Medium Density Residential, Zone R4 High Density Residential or Zone RE1 Public Recreation.
- 7.11** The consent authority may consent to the carrying out of development for the purpose of restricted premises only where conditions are imposed (in addition to any other conditions which may be imposed by the Council) which require that:
- (a) no part of the premises, other than an access corridor, will be located within 1,500 millimetres (measured vertically) from any adjoining footpath, roadway, arcade or other public thoroughfare; and
 - (b) any signage related to the premises will be of a size, shape and content that does not interfere with the amenity of the locality; and
 - (c) no other objects, products or goods related to the restricted premises will be visible from outside the premises.

General requirements

7.12 Noise from amusement centres must not exceed 5dB(A) above the existing background noise level of the allotment.

7.13 The hours of operation of amusement centres must not interfere with the existing and future amenity of the neighbourhood. Council may require amusement centres to close prior to hotels, wine bars, or bistros in the area.

7.14 The proprietor of an amusement centre must ensure:

- (a) the proprietor or nominee is on the premises at all times; and
- (b) there is a sufficient number of employees on duty to ensure the premises operates in an orderly manner at all times; and
- (c) the name of any employee on duty is displayed at all times; and
- (d) a copy of the conditions of development consent is displayed inside the premises; and
- (e) there is no congestion or obstruction on the footpath outside the premises; and
- (f) there is no bad language used on or outside the premises; and
- (g) there is no person aged under 12 years entering the amusement centre unless accompanied by an adult; and
- (h) there is no alcohol and drugs on the premises; and
- (i) there is no person under the influence of alcohol or drugs on the premises; and
- (j) there is no gambling; and
- (k) there is no monetary prize offered as a reward for skill in playing any games and amusement devices.

Time-limited consent

7.15 Development consent for amusement centres is likely to be for a 12 month trial period. This will allow Council to evaluate whether the development is affecting the amenity of the area. The proprietor should apply for an extension of the development consent prior to the expiry of the trial period.

SECTION 8—HOME BUSINESSES

Objectives

The objectives are:

- (a) To allow residents to carry out home businesses within a limited area of dwellings.
- (b) To ensure home businesses have a minimal impact on the amenity of adjoining properties.

Development controls

The development controls to achieve the objectives are:

General restrictions on development

- 8.1** Council prohibits the registration of home businesses as a factory or similar use under the requirements of WorkCover NSW.

Floor area

- 8.2** Home businesses may occupy up to 30m² of gross floor area in an outbuilding provided the home business does not reduce the required off-street parking spaces for the dwelling.
- 8.3** Home businesses may occupy up to 30m² of gross floor area in a dwelling provided the home business is restricted to a single room.

Amenity

- 8.4** Council must consider the following matters to ensure home businesses have a minimal impact on the amenity of adjoining properties:
- (a) the likely number of vehicle, delivery, and visitor movements;
 - (b) the size of delivery vehicles associated with the home business;
 - (c) the siting of loading activities behind the front building line;
 - (d) the type of equipment or machinery to be used by the home business;
 - (e) the need for an acoustic report where the home business is likely to generate significant noise levels;
 - (f) the need to control any odours or emissions; and

- (g) whether the hours of operation are within 8.00am to 6.00pm Monday to Saturday, and not at any time on a Sunday or public holiday.

Building design (signage)

8.5 Business identification signs must comply with the following controls:

- (a) Council permits only one sign per allotment;
- (b) the total sign area must not exceed 1.2 metre x 0.6 metre;
- (c) the sign is to be located on or behind the building line;
- (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;
- (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;
- (f) the sign is to be non-illuminated;
- (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; and
- (h) Council may allow standard doctors', dentists' and veterinarians' signs.

8.6 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.

SECTION 9–ANCILLARY DEVELOPMENT

Objectives

The objectives are:

- (a) To have ancillary development that unifies the development appearance, and achieves good urban design in terms of architectural treatment and visual amenity.
- (b) To have signage that is compatible with the development on which it is displayed and the character of the locality.
- (c) To have development that does not lead to visual clutter through the proliferation of signage and displays.

Development controls

The development controls to achieve the objective are:

Business and building identification signs

9.1 Business and building identification signs within Zone B1 Neighbourhood Centre and Zone B2 Local Centre must comply with the following controls:

- (a) one under awning sign is permitted for each shop with a frontage up to 6 metres;
- (b) in addition to the under awning sign, the total permissible area of all signs must not exceed 1.1 square metres per 1.5 metres of street frontage; and
- (c) signs must not be permitted to overhang the footway unless such signs are under awning signs or where the sign is painted on the front of the awning, or where the maximum projection does not exceed 0.75 metre.

9.2 Council may allow development within Zone B5 Business Development to have a pylon sign provided:

- (a) it is limited to one pylon sign for each allotment boundary that adjoins a classified road; and
- (b) the sign is predominantly rectangular in shape with a vertical proportion; and
- (c) the envelope of the sign is 4 metres or 9 metres in height (to encourage two consistent heights rather than a variety of heights) and a maximum 2 metres in width.

In addition, Council may allow development to have other business or building identification signs provided:

- (a) the signs are attached to a building; and
- (b) the signs are suitably integrated with the architectural style of the building.

9.3 Development within Zone B5 Business Development must not display business or building identification signs or goods in the landscape buffer zone of an allotment. This clause does not apply to a pylon sign.

9.4 Development within Zone B6 Enterprise Corridors is limited to one pylon sign for each allotment boundary that adjoins the Hume Highway, and must ensure:

- (a) the sign is predominantly rectangular in shape with a vertical proportion;
- (b) the envelope of the sign is 4 metres or 9 metres in height (to encourage two consistent heights rather than a variety of heights) and a maximum 2 metres in width; and
- (c) the sign only identifies the businesses on the allotment and the street number to assist customers and visitors.

9.5 In addition to clause 9.4, Council may allow development to have other business identification signs provided:

- (a) the signs are attached to a building; and
- (b) the signs are suitably integrated with the architectural style of the building.

9.6 Development must not display signs or goods in the landscape buffer zone of an allotment. This clause does not apply to a pylon sign.

9.7 Building identification signs and business identification signs that are painted or attached to a building must not screen windows and other significant architectural features of the building.

9.8 Council does not allow the following signs:

- (a) flashing signs, flashing lights, signs which incorporate devices which change colour, a sign where movement can be recognised by a passing motorist;
- (b) signs extending over street boundaries, other than those permitted in conjunction with shops, or the like, where such buildings are erected on the street alignment;
- (c) any sign that would adversely affect existing traffic lights;
- (d) any sign that is not permanently fixed to the site;

- (e) any sign made of canvas, calico or the like. Council may grant a limited approval for a maximum period of 1 month, provided the sign complies with relevant legislation;
- (f) any under awning sign in excess of 2.5 metres x 0.4 metre; and
- (g) signs at a lower level than 2.6 metres over the footway.

Food premises

9.9 The design, construction, and operation of a food premises must comply with:

- (a) Food Act 2003;
- (b) Food Regulation 2010;
- (c) FSANZ Food Standards Code; and
- (d) AS 4674:2004 Design, Construction, and Fitout of Food Premises.

Waste storage areas

9.10 Mixed use development that contains dwellings and shop top housing must provide at least two waste storage areas to separately cater for the dwellings and non-residential uses on an allotment.

9.11 Development must provide a waste storage area inside every food premises, and inside any shop that is capable of accommodating a food premises.

9.12 The minimum size for a waste storage area is listed in Appendix 2.

9.13 Development must locate a waste storage area inside the building, or adjacent to a lane where it is:

- (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.

9.14 Where it is impractical for a residential flat building to comply with clause 9.13, Council may permit the waste storage area to be located forward of the front building line provided:

- (a) the waste storage area is setback a minimum 1.5 metres from the primary and secondary frontages, and the setback area is:

- (i) planted with a mix of native and fragrant type vegetation (such as murraya paniculate, rosmarinus officinalis, or lavandula species) using a minimum pot size of 300mm; and
 - (ii) a commercial grade, sub-surface, automatic, self-timed irrigation system is installed in the planter bed. The system must be regularly checked for successful continued operation; and
- (b) the entry to the waste storage area is parallel to the adjoining primary or secondary frontage; and
- (c) the walls are constructed in brickwork to complement the residential flat building, and should incorporate architectural elements to articulate the blank walls facing the street. This may include but not be limited to:
 - (i) defining the base, middle, or top of the wall facing the street using different coloured brickwork; or
 - (ii) incorporating horizontal or vertical elements such as recessed walls or banding; and
- (d) a brick header course is placed around the top perimeter of the waste storage area with the roof sitting above or below the header course; and
- (e) the level of the floor and entry to the waste storage area is flat to match the level of the vehicular crossing over the footpath; and
- (f) the first 9 metres of the driveway measuring from the street is constructed to withstand a 8.5 tonne wheel load.

Infrastructure

9.15 The siting of plant rooms, lift motor rooms, mechanical ventilation stacks, exhaust stacks and the like must:

- (a) integrate with the architectural features of the building to which it is attached; or
- (b) be sufficiently screened when viewed from the street and neighbouring residential zoned land.

Parent rooms

9.16 Retail shopping complexes, entertainment establishments and entertainment facilities must provide at least one parent room.

APPENDICES

Appendix 1–Suitable trees on the Hume Highway

| Australian Native Species | Common Name | Preferred Soil |
|---------------------------------|----------------------------|--|
| | | sand / clay Improved soil conditions composted garden soil |
| <i>Acmena smithii</i> | Lilli Pilli | |
| <i>Angophora costata</i> | Smooth Barked Apple | |
| <i>Brachychiton acerifolius</i> | Illawarra Flame Tree | |
| <i>Cupaniopsis anarchoides</i> | Tuckeroo | |
| <i>Elaeocarpus reticulatus</i> | Blueberry Ash | s* |
| <i>Eucalyptus beaureana</i> | Blue Box | |
| <i>Eucalyptus haemastoma</i> | Scribbly Gum | s* |
| <i>Eucalyptus maculata</i> | Spotted Gum | |
| <i>Eucalyptus moluccana</i> | Grey Box | c* |
| <i>Flindersia australis</i> | Australian Teak/ Crows Ash | |
| <i>Harpullia pendula</i> | Tulipwood | |
| <i>Leptospermum petersonii</i> | Lemon Scented Tea Tree | s/c* |
| <i>Lophostemon conferta</i> | Brushbox | |
| <i>Stenocarpus sinuatus</i> | Queensland Firewheel Tree | |
| <i>Syncarpia glomulifera</i> | Turpentine | s/c* |
| <i>Syzygium luehmannii</i> | Small Leaf Lilli Pilli | |
| <i>Tristaniaopsis laurina</i> | Water Gum | |

* Asterix denotes plant species native to Bankstown area. **NOTE:** Plants listed will benefit from improved garden soil conditions, irrigation and ongoing maintenance. The above plant list is not exhaustive, additional species may be considered. Planting to be determined with concession to site conditions, aspect, exposure, drainage and surrounding vegetation.

| Non–Native Species | Common Name | Preferred Soil– Improved Organic |
|--------------------------------|----------------------|-------------------------------------|
| <i>Gordonia axillaris</i> | Gordonia | |
| <i>Jacaranda mimosaeifolia</i> | Jacaranda | |
| <i>Koelreutaria paniculata</i> | Pride Of China | |
| <i>Lagerstroemia indica</i> | Crepe Myrtle | |
| <i>Liriodendron tulipifera</i> | Tulip Tree | |
| <i>Magnolia grandiflora</i> | Bull Bay Magnolia | |
| <i>Platanus cuniata</i> | Cut–Leaf Plane | |
| <i>Platanus x hybrida</i> | London Plane | |
| <i>Pyrus calleryana</i> | Callery Pear | |
| <i>Pyrus ussuriensis</i> | Manchurian Pear | |
| <i>Sapium sebiferum</i> | Chinese Tallowood | |
| <i>Ulmus parvifolia</i> | Chinese Elm | |
| <i>Zelkova serrata</i> | Japanese Elm, Keyaki | |

Appendix 2–Waste storage areas

Development controls

- (a) Where development contains 6 or less dwellings, the minimum dimensions for the residential waste storage area are:

| Number of dwellings | Number of waste bins (120 litre) | Number of recycling bins (240 litre) | Size of waste storage area |
|---------------------|----------------------------------|--------------------------------------|---|
| | | | Minimum length and width (m) |
| 1 | 1 per dwelling | 1 | storage space as part of dwelling |
| 2 | 1 per dwelling | 2 | storage space as part of dwelling |
| 3 | 1 per dwelling | 2 | 2.0/2.0 + 1m ² per recycling bin |
| 4 | 1 per dwelling | 2 | 2.0/2.0 + 1m ² per recycling bin |
| 5 | 1 per dwelling | 3 | 3.0/2.0 + 1m ² per recycling bin |
| 6 | 1 per dwelling | 3 | 3.0/2.0 + 1m ² per recycling bin |

- (b) Where development contains 7 or more dwellings, the minimum dimensions for the residential waste storage area are:

| Number of dwellings | Number of waste bins (1100 litre) | Number of recycling bins (240 litre) | Size of waste storage area |
|---------------------|-----------------------------------|--------------------------------------|---|
| | | | Minimum length and width (m) |
| 7–15 | 1 | 1 recycling bin per 4 dwellings | 3.0/3.0 + 1m ² per recycling bin |
| 16–27 | 2 | 1 recycling bin per 5 dwellings | 5.0/3.0 + 1m ² per recycling bin |
| 28–39 | 3 | 1 recycling bin per 6 dwellings | 5.0/4.5 + 1m ² per recycling bin |
| 40–50 | 4 | 1 recycling bin per 7 dwellings | 5.0/4.5 + 1m ² per recycling bin |
| 51 or more | Special requirements | Special requirements | Special requirements |

- (c) Commercial premises must provide a commercial waste storage area to the following minimum dimensions:

| Gross floor area | Size of waste storage area Minimum length and width (m) |
|--------------------------------------|--|
| less than 100m ² | 3.0/3.0 |
| 100m ² –500m ² | 5.0/3.0 |
| greater than 500m ² | special requirements |

- (d) With any waste storage area:

- (i) 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
- (ii) Council may increase the minimum dimensions for a commercial waste storage area depending on the likely use of the gross floor area and the frequency of collection services.



Bankstown Development Control Plan 2015

PART B3

INDUSTRIAL PRECINCTS

CONTENTS

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SECTION 1–INTRODUCTION

Bankstown Local Environmental Plan 2015 is Council's principal planning document to regulate effective and orderly development in the City of Bankstown. The LEP provides objectives, zones and development standards such as lot sizes and floor space ratios.

Part B3 of Bankstown Development Control Plan 2015 supplements the LEP by providing additional objectives and development controls to enhance the function and appearance of industrial precincts in the City of Bankstown. The development controls include setbacks and building design.

Part B3 generally applies to land within Zone IN1 General Industrial and Zone IN2 Light Industrial under the provisions of Bankstown Local Environmental Plan 2015, and to land where high technology industry is an additional permitted use.

Desired character objectives

- (a) To have general industrial precincts in the City of Bankstown that accommodates a wide range of contemporary industries, warehouses and other compatible land uses within a generous landscape setting, and protects the industrial land for industrial uses.
- (b) To have light industrial precincts in the City of Bankstown that accommodates a range of contemporary light industries and warehouses within a landscaped setting, and will not cause nuisance or adversely affect the surrounding amenity for example by way of noise or emissions.

SECTION 2–BUILDING ENVELOPES

Objectives

The objectives are:

- (a) To have development that is compatible with the desired character and role of the particular industrial precinct.
- (b) To have transitional areas that are compatible with the prevailing suburban character and amenity of neighbouring residential environments.

Development controls

The development controls to achieve the objectives are:

Site coverage

2.1 The sum of the site coverage on an allotment must not exceed:

- (a) 70% of the site area if a single business is to occupy the allotment; or
- (b) 60% of the site area if two or more businesses are to occupy the allotment.

Setbacks to the primary and secondary road frontages of allotments

2.2 Where allotments adjoin a state or regional road (refer to Appendix 1), the minimum setback for development to the primary and secondary road frontages is 15 metres.

2.3 Where allotments do not adjoin a state or regional road, the minimum setback for development:

- (a) to the primary road frontage is 10 metres; and
- (b) to the secondary road frontage is 3 metres.

2.4 Despite clauses 2.2 and 2.3, Council may vary the minimum setback provided the development:

- (a) complies with any statutory alignment that applies to an allotment; or
- (b) provides adequate space to meet the vehicle access, car parking, loading and landscaping controls; or
- (c) is compatible with the building alignment of neighbouring development or the desired character of the area; or

- (d) achieves an appropriate bulk and scale.

Setbacks to the side and rear boundaries of allotments

2.5 Council may require minimum setbacks to the side and rear boundaries of an allotment:

- (a) to maintain reasonable solar access or visual privacy to neighbouring dwellings; or
- (b) to avoid an easement or the dripline of a tree on an allotment or adjoining allotment; or
- (b) to comply with any multi-level risk assessment undertaken for a development that ascertains the need for an appropriate setback or buffer zone between the development and any adjoining or neighbouring land within a residential zone.

2.6 The design of buildings must ensure that:

- (a) At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.
- (b) A minimum 50% of the required private open space for a dwelling that adjoins a development receives at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected private open space.

Setbacks to riparian corridors

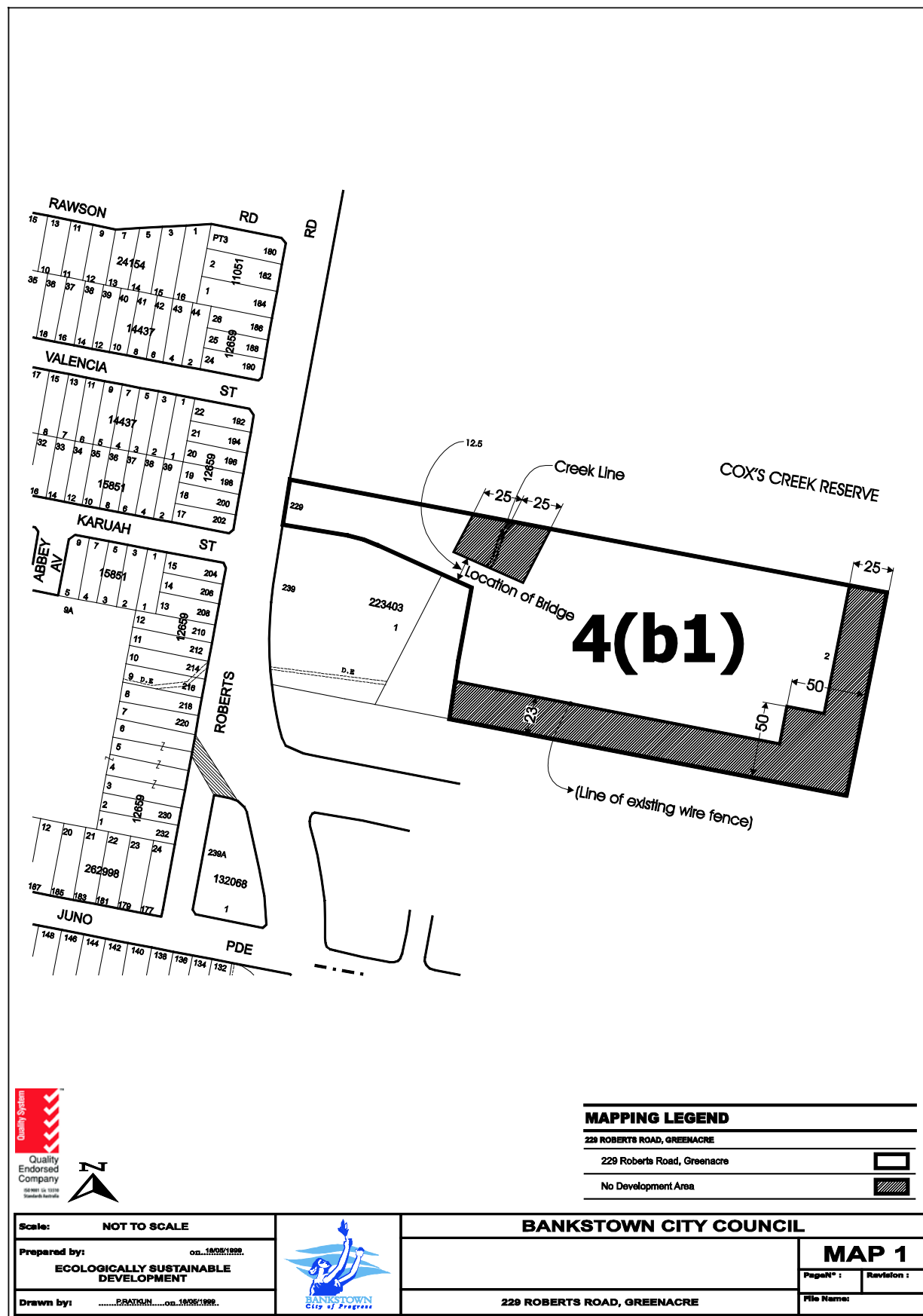
2.7 Development must achieve a minimum setback of 15 metres from a riparian corridor (measured from the top of the watercourse banks), and must revegetate the riparian corridor to Council's satisfaction.

Setbacks to Cox's Creek in Greenacre

2.8 Development at No. 229 Roberts Road in Greenacre (as shown in Figure 1) must comply with the following setbacks:

- (a) no development within the "no development" area;
- (b) a minimum 10 metre setback to the northern boundary (adjacent to Cox's Creek Reserve); and
- (c) a minimum 25 metre setback to the centre line of Cox's Creek.

Figure 1: Map of No. 229 Roberts Road in Greenacre.



- 2.9** Development or change of use at No. 229 Roberts Road in Greenacre must prepare a Maintenance Program to preserve and maintain existing vegetation within the "no development" area.
- 2.10** Development that modifies 40% or more of the developable site area at No. 229 Roberts Road in Greenacre must prepare a Management Plan to:
- (a) reinstate indigenous vegetation in the "no development" area;
 - (b) replace any loss of trees;
 - (c) rehabilitate Cox's Creek;
 - (d) implement an active weed control program;
 - (e) develop a viable seed collection program to propagate indigenous plants on the site; and
 - (f) avoid any impact on threatened fauna species, populations or ecological communities and their habitats.

Development adjacent to residential zones

- 2.11** In determining a development application that relates to land adjoining land in Zone R2, R3 or R4, Council must take into consideration the following matters:
- (a) whether any proposed building is compatible with the height, scale, siting and character of existing residential development within the adjoining residential zone;
 - (b) whether any goods, plant, equipment and other material used in carrying out the proposed development will be stored or suitably screened from residential development;
 - (c) whether the proposed development will maintain reasonable solar access to residential development between the hours of 8.00am and 4.00pm at the mid–winter solstice;
 - (d) whether noise generation from fixed sources or motor vehicles associated with the proposed development will be effectively insulated or otherwise minimised;
 - (e) whether the proposed development will otherwise cause nuisance to residents, by way of hours of operation, traffic movement, parking, headlight glare, security lighting, fumes, gases, smoke, dust or odours, or the like; and
 - (f) whether any windows or balconies facing residential areas will be treated to avoid overlooking of private yard space or windows in residences.

SECTION 3–BUILDING DESIGN

Objectives

The objective is:

- (a) To have development that achieves good urban design in terms of building form, bulk, architectural treatment and visual amenity.

Development controls

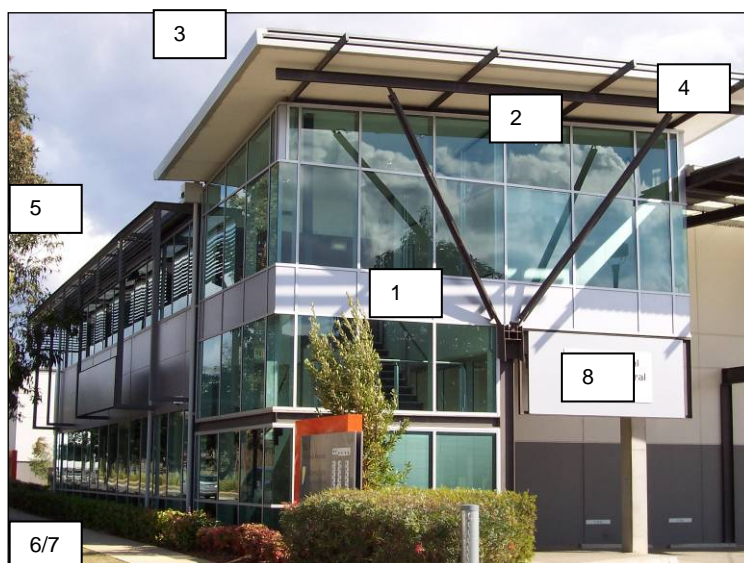
The development controls to achieve the objective is:

Facade design

3.1 Development must articulate the facades to achieve a unique and contemporary architectural appearance that:

- (a) unites the facades with the whole building form;
- (b) composes the facades with an appropriate scale and proportion that responds to the use of the building and the desired contextual character;
- (c) combines high quality materials and finishes;
- (d) considers the architectural elements shown in the illustration to this clause; and
- (e) considers any other architectural elements to Council's satisfaction.

Illustration to clause 3.1: Architectural elements.



Architectural elements

- 1 contemporary architectural appearance
- 2 clear glazed facade
- 3 contemporary roof design
- 4 projecting wall elements
- 5 sun shading devices
- 6 landscaped buffer zone
- 7 no front fences
- 8 signs integrated with the building

3.2 Development may have predominantly glazed facades provided it does not cause significant glare nuisance.

3.3 Industrial retail outlets must incorporate shopfront style windows with clear glazing so that people can see into the premises and vice versa. Council discourages the use of obscure or opaque glass, or other types of screening.

3.4 Where development proposes a portal frame or similar construction, Council does not allow the “stepping” of the parapet to follow the line of the portal frame.

Facade design (corner allotments)

3.5 The street facade of development on a corner allotment must incorporate architectural corner features to add visual interest to the streetscape.

Facade design (materials)

3.6 Development must use:

- (a) quality materials such as brick, glass, and steel to construct the facades to a development (Council does not permit the use of standard concrete block); and
- (b) masonry materials to construct a factory unit within a building, and all internal dividing walls separating the factory units.

Despite this clause, Council may consider a small portion of the street facade to comprise metal sheet or other low maintenance material provided it complies with the Building Code of Australia.

Facade design (service stations and vehicle sales or hire premises)

3.7 Service stations and vehicle sales or hire premises must provide a minimum 3 metre wide landscape buffer zone to the front boundary of an allotment.

3.8 Service stations and vehicle sales or hire premises must locate the active frontage uses (such as a showroom, office, customer service area, convenience store, or restaurant) along the primary road frontage of an allotment.

3.9 Service stations and vehicle sales or hire premises must locate the vehicle repair stations and associated car parking areas in the basement or at the rear of an allotment.

Roof design

3.10 Development must incorporate an innovative roof design that:

- (a) achieves a unique and contemporary architectural appearance; and
- (b) combines high quality materials and finishes.

Safety and security

3.11 The front door to buildings should face the street.

3.12 The administration offices or industrial retail outlets must locate at the front of buildings.

3.13 Windows on the upper floors of a building must, where possible, overlook the street.

3.14 Access to loading docks or other restricted areas in buildings must only be available to tenants via a large security door with an intercom, code, or lock system.

3.15 Unless impractical, access to outdoor car parks must be closed to the public outside of business hours via a lockable gate.

3.16 Development must provide lighting to the external entry paths, common lobbies, driveways and car parks using vandal resistant, high mounted light fixtures.

3.17 Where an 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:

- (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

- (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.

If a setback for landscaping under this clause is impractical, other means to avoid graffiti must be employed that satisfies Council's graffiti minimisation strategy.

General

3.18 Council must take into consideration the following matters for development in the industrial zones:

- (a) whether the proposed development will provide adequate off-street parking, relative to the demand for parking likely to be generated;
- (b) whether the site of the proposed development will be suitably landscaped, particularly between any buildings and the street alignment;
- (c) whether the proposed development will contribute to the maintenance or improvement of the character and appearance of the locality;
- (d) whether access to the proposed development will be available by means other than a residential street but, if no other means of practical access is available, the consent authority must have regard to a written statement that:
 - (i) illustrates that no alternative access is available otherwise than by means of a residential street; and
 - (ii) demonstrates that consideration has been given to the effect of traffic generated from the site and the likely impact on surrounding residential areas; and
 - (iii) identifies appropriate traffic management schemes which would mitigate potential impacts of the traffic generated from the development on any residential environment;
- (e) whether goods, plant, equipment and other material used in carrying out the proposed development will be suitably stored or screened;
- (f) whether the proposed development will detract from the amenity of any residential area in the vicinity; and
- (g) whether the proposed development adopts energy efficiency and resource conservation measures related to its design, construction and operation.

Vehicle body repair workshops

3.19 Council must not grant consent to development for the purpose of vehicle body repair workshops if the land adjoins land within a residential zone, unless appropriate arrangements are made to store all vehicles awaiting or undergoing repair, awaiting collection, or otherwise involved with the development on the site of the proposed development, and they will be stored either:

- (a) within a building, or
- (b) within a suitably screened area.

SECTION 4–ENVIRONMENTAL MANAGEMENT

Objectives

The objectives are:

- (a) To have development that minimises pollution and environmental risk, and enhance ecological values.
- (b) To have development that provides adequate amenity to people who work in and visit the local area.

Development controls

The development controls to achieve the objectives are:

Acoustic privacy

4.1 Development must:

- (a) consider the Industrial Noise Policy and the acoustic amenity of adjoining residential zoned land; and
- (b) may require adequate soundproofing to any machinery or activity that is considered to create a noise nuisance.

Pollution control

- 4.2** Development must adequately control any fumes, odour emissions, and potential water pollutants in accordance with the requirements of the relevant public authority.

Open space

- 4.3** Development must provide a landscaped area along the primary and secondary road frontages of an allotment in accordance with the following minimum widths:

| Area of allotment | Allotments adjoining a state or regional road | Allotments not adjoining a state or regional road | Allotments not adjoining a state or regional road |
|--|--|---|---|
| | Minimum width for landscaped area | Minimum width for landscaped area to the primary road frontage | Minimum width for landscaped area to secondary road frontage |
| Less than 600m ² | 2.5 metres | 2.5 metres | 2.5 metres |
| 600m ² –999m ² | 3.5 metres | 3.5 metres | 3 metres |
| 1,000m ² –1,999m ² | 4.5 metres | 4.5 metres | 3 metres |
| 2,000m ² –3,999m ² | 6 metres | 6 metres | 3 metres |

| | | | |
|----------------------------------|-----------|-----------|----------|
| Greater than 4,000m ² | 10 metres | 10 metres | 3 metres |
|----------------------------------|-----------|-----------|----------|

Despite this clause, Council may vary the minimum setback provided the development complements a high quality landscaped image of neighbouring development or the desired future character of the area.

- 4.4** Where development provides a landscaped area, the development should also provide employee amenities that utilises or has access to the landscaped area. The landscaped area should include a combination of grass, plantings, pavement, shade, and seating to allow employees to engage in a pleasant working environment.
- 4.5** Development must:
- (a) retain and protect any existing trees identified by Council on an allotment and adjoining allotments; and
 - (b) must not change the natural ground level within 3 metres of the base of the trunk or within the dripline, whichever is the greatest.
- 4.6** Development with a primary road frontage of 5 metres or more must provide at least 1 street tree per 5 metres of primary road frontage. Council may vary this requirement if a street tree already exists in good condition or site constraints limit their inclusion.
- 4.7** Development must plant trees in the landscaped area at a minimum rate of 1 canopy tree per 30m² of the landscaped area. The canopy tree must be capable of achieving a mature height greater than 5 metres.
- 4.8** Where development proposes an outdoor car park with 20 or more car parking spaces, the car park design must include at least 1 tree per 5 car parking spaces to the following specifications:
- (a) a tree must be a single trunk species to allow a minimum visibility clearance of 1.5 metres measured above natural ground level; and
 - (b) a tree must be planted in an island bed that is a minimum 2 metres in width and 4 metres in length.

SECTION 5—ANCILLARY DEVELOPMENT

Objectives

The objective is:

- (a) To have ancillary development that unifies the development appearance, and achieves good urban design in terms of architectural treatment and visual amenity.

Development controls

The development controls to achieve the objective are:

Front fences

5.1 The maximum fence height for front fences is 1.8 metres.

5.2 The external appearance of front fences along the front boundary of allotments must ensure:

- (a) the section of the front fence that comprises solid construction (not including pillars) does not exceed a fence height of 1 metre above ground level (existing); and
- (b) the remaining height of the front fence comprises open style construction such as spaced timber pickets or wrought iron that enhance and unify the building design.

Despite this clause, the solid construction of a fence behind the front building line of dwelling houses and dual occupancies on corner allotments may achieve a fence height up to 1.8 metres.

5.3 Council does not allow the following types of front fences:

- (a) chain wire, metal sheeting, brushwood, and electric fences; and
- (b) noise attenuation walls.

Business and building identification signs

5.4 Development is limited to one pylon sign for each allotment boundary that adjoins a classified road, and must ensure:

- (a) the sign is predominantly rectangular in shape with a vertical proportion;

- (b) the envelope of the sign is 4 metres or 9 metres in height (to encourage two consistent heights rather than a variety of heights) and a maximum 2 metres in width; and
- (c) the sign only identifies the businesses on the allotment and the street number to assist customers and visitors.

5.5 In addition to clause 5.4, Council may allow development to have other business or building identification signs provided:

- (a) the total permissible area of all signs must not exceed 1.1 square metres per 3 metres of street frontage; and
- (b) signs will not be permitted nearer to the street alignment than one third of the prescribed building line, and where permitted between the building line and the street must not exceed two thirds of what is normally permitted on or behind the building line; and
- (c) signs are suitably integrated with the architectural style of the building.

5.6 Council does not allow the following signs:

- (a) flashing signs, flashing lights, signs which incorporate devices which change colour, a sign where movement can be recognised by a passing motorist;
- (b) signs extending over street boundaries, other than those permitted in conjunction with shops, or the like, where such buildings are erected on the street alignment;
- (c) any sign that would adversely affect existing traffic lights;
- (d) any sign that is not permanently fixed to the site;
- (e) any sign made of canvas, calico or the like. Council may grant a limited approval for a maximum period of 1 month, provided the sign complies with relevant legislation;
- (f) any under awning sign in excess of 2.5 metres x 0.4 metre; and
- (g) signs at a lower level than 2.6 metres over the footway.

5.7 Business or building identification signs that are painted or attached to a building must not screen windows and other significant architectural features of the building.

Food premises

5.8 The design, construction, and operation of a food premises must comply with:

- (a) Food Act 2003;
- (b) Food Regulation 2010;
- (c) FSANZ Food Standards Code; and
- (d) AS 4674:2004 Design, Construction, and Fitout of Food Premises.

Storage areas

5.9 The storage and use of hazardous materials must comply with the requirements of WorkCover NSW and other relevant public authorities.

5.10 The storage and use of dangerous goods must comply with the Dangerous Goods (Road and Rail Transport) Act 2008 and its regulations, and any other requirements of WorkCover NSW.

Waste and storage areas

5.11 Development must provide appropriate storage areas or waste storage areas for:

- (a) waste, goods, and materials; and
- (b) any above ground fuel tanks, liquid fuel stores, chemical storage areas, and the like.

5.12 The siting and design of waste storage areas must ensure the room:

- (a) is not visible to the street and public open spaces;
- (b) avoids any impact on the amenity of adjoining land within a residential zone;
- (c) the floor is constructed using an impervious material and the walls are finished in a non-absorbent surface;
- (d) the floor is graded to a waste drain connected to the sewer system;
- (e) a water tap is provided inside the room to ensure the floor and walls are regularly cleaned;
- (f) the room is well lit and well ventilated; and
- (g) where required, contains a special containment to prevent any leaking pollutants.

Infrastructure

- 5.13** The siting of a telecommunication facility, aerial, satellite dish, plant room, lift motor room, mechanical ventilation stack, exhaust stack, and the like must:
- (a) integrate with the architectural features of the building to which it is attached; or
 - (b) be sufficiently screened when viewed from the street and neighbouring residential zoned land.
- 5.14** External lighting to industrial development must give consideration to the impact of glare on the amenity of adjoining residents.
- 5.15** Council may require development to include public domain improvements to an adjacent footpath in accordance with a design approved by Council's Landscape Architect.

SECTION 6—CHULLORA TECHNOLOGY PARK

Objectives

The objectives are:

- (a) To have development that is compatible to the site.
- (b) To have items of natural and built heritage significance on the site identified, recorded and considered for possible retention.

Development controls

The development controls to achieve the objectives are:

Vegetation

- 6.1** Development that affects the areas of vegetation (as shown in Figure 2) must be accompanied by a Plan of Management. The Plan of Management must justify any loss of significant vegetation, and describe any management practices required to retain the existing vegetation.

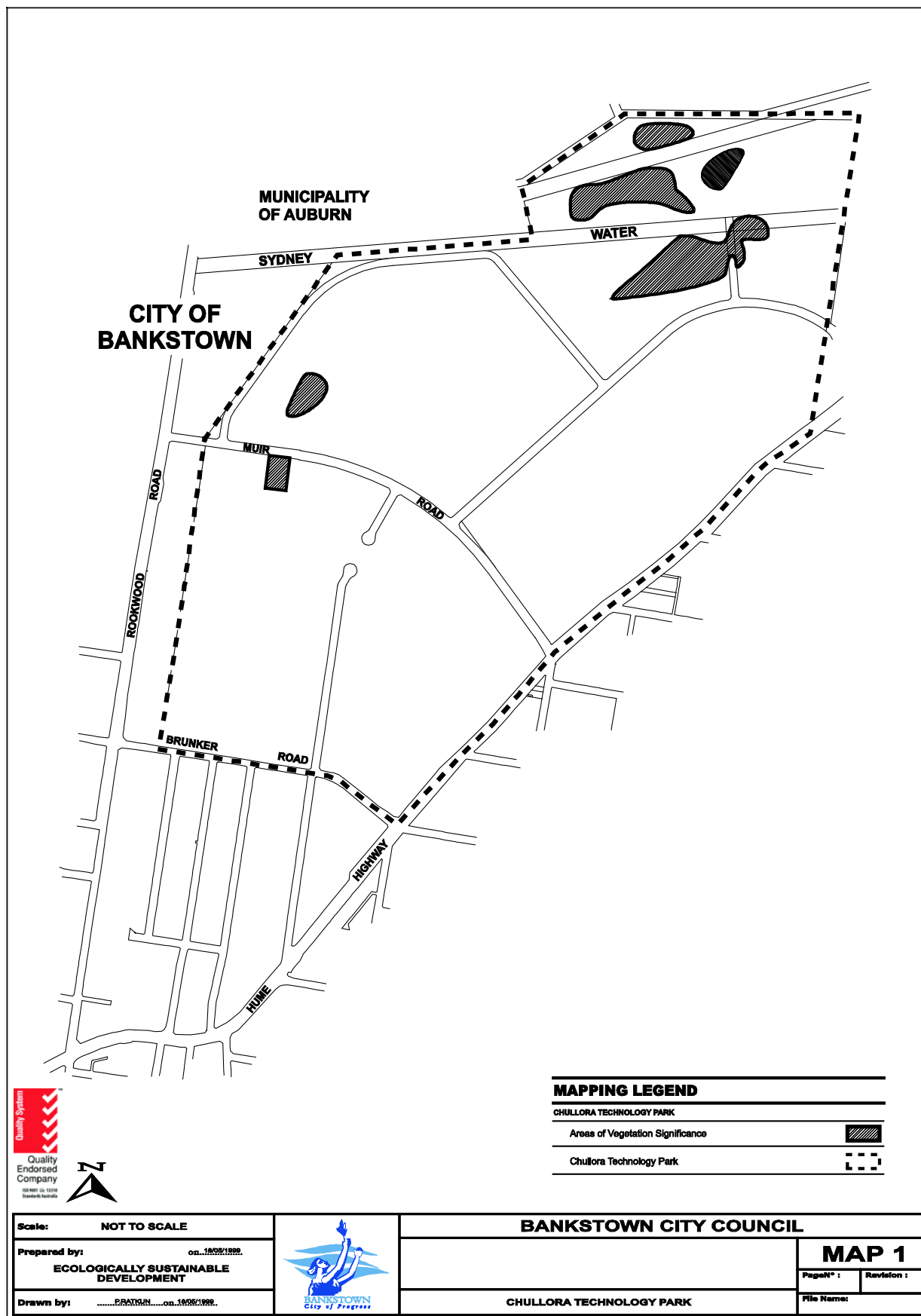
Heritage items

- 6.2** Development that proposes to demolish or remove any structures or buildings from the site must be accompanied by advice from the Railway Heritage Committee. The advice must address the removal or protection of the item, an account of its significance, and recommendations for preservation if applicable.

Drainage

- 6.3** Drainage works on the site must provide an upgraded stormwater system to retard flows (such that peak flows from the development are no greater than pre-development conditions), and to collect gross pollutants that may be detrimental to the Cooks River.
- 6.4** Trunk drains outside of the public road reserves must be located in easements to the following requirements:
- (a) works must be undertaken within the bunds of an allotment to alleviate (to the fullest extent possible) upstream flooding within the Greenacre residential area;
 - (b) as part of the piped system that drains to the trunk system, grease and oil interceptor traps must be incorporated within specific lot development;

Figure 2: Map of the Chullora Technology Park.



- (c) piped stormwater systems must comply with Council's standards, and must be designed in conjunction with the road system. This will help provide an emergency flow path, via roads, should the pits exceed its capacity or become blocked; and
- (d) the drainage system must comprise box culverts, open concrete channels, and grass line channels. Final specifications for these drainage works must relate to the maximum areas for development, whilst providing the necessary system to meet water quality criteria and discharge criteria.

Roads

6.5 Council accepts no responsibility for the funding of road works associated with the Chullora Technology Park or the maintenance of any private roads existing on a site.

Business and building identification signs

6.6 Signs in the Chullora Technology Park must:

- (a) consist of a corporate sign (giving identity to a structure or place), a directory sign (at each entrance), or a unit sign (giving business name and contact details);
- (b) locate at pedestrian level to harmonise with the streetscape; and
- (c) limit a unit sign to one sign per unit with a maximum area of 3 metres x 1 metre.

SECTION 7–NOS. 52 AND 60 ROBERTS ROAD IN GREENACRE

Desired character objective

To have modern, architecturally attractive and functional high technology industry at the site known as Nos. 52–60 Roberts Road in Greenacre that is compatible with the prevailing suburban character and amenity of the neighbouring Zone R2 Low Density Residential.

Development controls

The development controls to achieve the desired character objective are:

Site cover

- 7.1** The total area of building(s) on the ground floor level (including external walls) must not exceed:
- (a) 60% of the site area; and
 - (b) where a first floor space is provided, part of such floor area may be cantilevered or supported to project beyond the front or side walls of the factory buildings, over a car parking area, provided that such projection must not exceed 10% of the ground floor area and must observe any minimum building alignment as specified below.

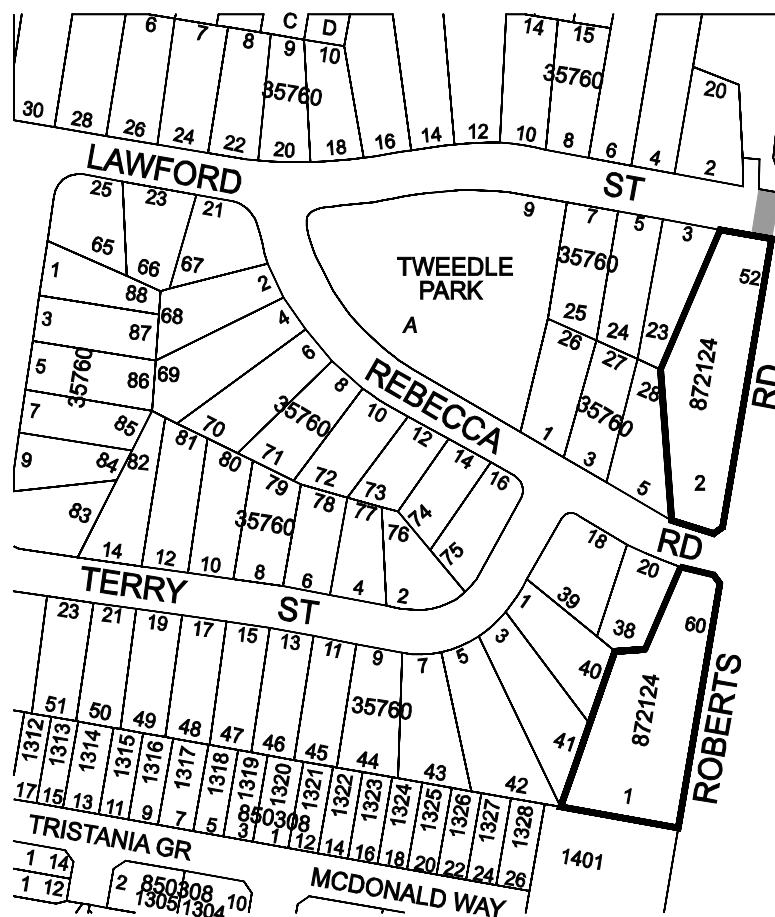
Storey limit

- 7.2** The storey limit for development is 2 storeys.

Setbacks

- 7.3** The buildings must be built in a continuous form, to provide a linear barrier to the traffic noise generated from Roberts Road.
- 7.4** The minimum setback to Roberts Road is 6 metres.
- Despite this clause, Council will not consent to a development application involving a continuous 6 metre setback to Roberts Road. Building siting also will need to accommodate servicing, access, parking and landscaping requirements.
- 7.5** The minimum setback to the western boundary is 3 metres.
- 7.6** The minimum setback to Rebecca Road and Lawford Street is 5.5 metres.
- 7.7** In the case of Lot 1 where the site adjoins land used for commercial purposes (service station), a zero setback is permissible.

Figure 3: Site known as Nos. 52–60 Roberts Road in Greenacre.



MAPPING LEGEND

SUBJECT LAND

52 - 60 Roberts Road, Greenacre



| | | | | |
|--|--|--|-------------------------------|-------------------|
| Scale: 1:2000 | | | BANKSTOWN CITY COUNCIL | |
| Prepared by: on 19/02/2002 ECOLOGICALLY SUSTAINABLE DEVELOPMENT | | | MAP 1 | |
| Drawn by: E.MARTIN on 19/02/2002. | | | Page#: | Revision: |
| | | | | File Name: |

Vehicle access and off-street parking

- 7.8** No direct vehicle access must be provided to or from Roberts Road.
- 7.9** Car parking must be provided at the rate of 1 car parking space per 60m² for high technology industry floor space and 1 space per 60m² for mezzanine floor space where mezzanine floor space does not exceed 20% of gross floor area of the unit. Mezzanine floor space exceeding 20% of gross floor area will be assessed at a rate of 1 car space per 40m² of gross floor area.
- 7.10** Where parking is provided in a basement, the design must demonstrate that visitor parking is freely available and accessible during business operating hours.
- 7.11** No high walls or landscaping must be provided at the Rebecca Road and Roberts Road intersection that impede sight distances at this intersection.
- 7.12** The width of the road reserve in Rebecca Road and the size of the splay corners at the Rebecca Road and Roberts Road intersection must be increased in size to the satisfaction of Council's Traffic Engineer.

Commercial vehicle access, loading and circulation

- 7.13** All units are to be provided with a designated loading bay and manoeuvring area to accommodate a small rigid truck pursuant to the design requirements contained within Australian Standard 2890.2–Commercial Vehicle Facilities.
- 7.14** Access and manoeuvring areas must be designed so that vehicles can enter and exit the site in a forward direction.

Open space

- 7.15** The minimum landscape setback to Roberts Road is 2 metres. This landscaped area is to be densely planted with small native trees and shrubs.
- 7.16** The area within the building setback to the western boundary, Rebecca Road and Lawford Street must be predominantly landscaped.
- 7.17** Landscaping along the western boundary of the site is to comprise at least 1 tree every 6 metres. The selected species should be native (and therefore non-deciduous) and should achieve a mature height of at least 8 metres.

Building design

- 7.18** Building materials should provide a mix of masonry and glass. Glazed elements should be massed together in locations appropriate to building symmetry and rhythm. Note: The reflectivity index of glazed components must not exceed 20%.

- 7.19** The design should provide a degree of modulation and articulation to the building alignment to establish angles and interest in building line and roof form when viewed from varying vantage points.
- 7.20** The building must provide openings and appropriate fenestration to all road frontages to ensure a satisfactory presentation to all areas of the public domain.
- 7.21** Colours of masonry materials should generally be of muted block colours with minimal variation. If variation in colour is proposed, it will be necessary for the overall colour scheme to ensure that individual units are visually connected subsequent to advertising signage and corporate logos of different colours and materials being fixed to the elevations.
- 7.22** The roof form of the development should be punctuated at the eastern elevation by one or more design features to break up the visual massing and length of the roof form.
- 7.23** Fenestration detail should seek to be compatible with the modern design of the building. The use of fixed or operable louvres to selected windows, awnings to define building entries and recessed balconies to mezzanine levels may be considered in the context of the overall design.

Site contamination

- 7.24** Prior to any construction occurring on the land, the recommendations contained with the report prepared by EIA and titled "Report to Austar Australia Pty Limited on Phase 1 Contamination Report for Proposed Commercial/Industrial Development at 60–69 Roberts Road in Greenacre" dated April 2002, Ref: E16721FKRPT shall be fulfilled to Council's satisfaction.
- 7.25** Findings from all future site testing, analyses and validation shall be submitted to Council.

Business and building identification signs

- 7.26** Business and building identification signs must comply with the following controls:
- (a) 1 building identification sign on each separate lot, describing the building as high technology industry. Minimum or maximum dimensions for this sign are not specified, however the sign must present to Roberts Road. Size and positioning of the building identification sign must relate to the overall building form. Details of these signs, including wording and layout are to be provided with the development application for the erection of the building.

Council will assess the suitability of the proposed signs on merit having regard to the level of integration with the proposed elevations. In undertaking this assessment, Council must be satisfied that the sign does not dominate the building elevation;

- (b) 1 business identification sign per proposed unit identifying the occupant of a particular unit being in the form of a name plate not exceeding 1200mm x 600mm;
- (c) 1 index board at the front of the property having an area of no greater than 2.25m²; and
- (d) no advertising of products or goods manufactured or stored on the site must be permitted on or in conjunction with the proposed use of any premises or the site.

Acoustic privacy

7.27 All development applications for the use of this land must be accompanied by suitable environmental reports demonstrating that the proposed use does not create any adverse environmental impact, including air, noise or odour impact on the surrounding residential area. These reports should make reference to the relevant industry guidelines, including the requirements of the Industrial Noise Policy and the Environmental Criteria for Road Traffic Noise.

7.28 All noise generating equipment, including roof level dust collectors, air conditioning and car park ventilation unit must be acoustically treated to ensure this equipment complies with the Industrial Noise Policy. This equipment must be sited on the Roberts Road side of the development.

7.29 The use of the premises must be restricted to the following hours of operation:

- (a) 7.00am to 7.00pm Monday to Friday;
- (b) 7.00am to 12noon Saturday; with
- (c) no work on Sundays and Public Holidays.

Storage

7.30 All storage associated with the use of buildings erected on the sites is to take place wholly within the confines of the building. Council will not consent to the use of side or rear setback areas for storage purposes.

APPENDICES

Appendix 1–State and regional roads in the City of Bankstown

| ROAD | FROM | TO |
|---------------------|---------------------|--------------------|
| Alfords Point Road | Davies Road | City Boundary |
| Boronia Road | Hume Highway | Waterloo Road |
| Brunker Road | Rookwood Road | Hume Highway |
| Canterbury Road | Milperra Road | Punchbowl Road |
| Davies Road | Fairford Road | Alfords Point Road |
| Fairford Road | Stacey Street | Davies Road |
| Henry Lawson Drive | Hume Highway | City Boundary |
| Hume Highway | City Boundary | City Boundary |
| Juno Parade | Waterloo Road | Punchbowl Road |
| Milperra Road | Newbridge Road | Canterbury Road |
| Newbridge Road | City Boundary | Milperra Road |
| Punchbowl Road | Canterbury Road | City Boundary |
| Roberts Road | Hume Highway | Wiley Avenue |
| Rookwood Road | Hume Highway | City Boundary |
| Stacey Street | Rookwood Road | Fairford Road |
| Stacey Street | Fairford Road | Canterbury Road |
| The River Road | Canterbury Road | M5 Motorway |
| M5 Motorway | City Boundary | City Boundary |
| Wiley Avenue | Roberts Road | Koala Road |
| Wiley Avenue | Roberts Road | Punchbowl Road |
| Woodville Road | Hume Highway | City Boundary |
| Alma Road | Davies Road | Faraday Road |
| Ashford Avenue | Bullecourt Avenue | Milperra Road |
| Auburn Road | Water Pipeline | Hume Highway |
| Beaconsfield Street | The River Road | Horsley Road |
| Birdwood Road | Owen Road | Georges Crescent |
| Brandon Avenue | Chapel Road | Greenwood Ave |
| Brunker Road | Rookwood Road | Allder Street |
| Bullecourt Avenue | Horsley Road | Ashford Avenue |
| Bullecourt Avenue | Horsley Road | Henry Lawson Drive |
| Carlingford Road | Water Pipeline | Waldron Road |
| Chapel Road | Canterbury Road | Brandon Avenue |
| Chapel Road | Rickard Road | Hume Highway |
| Christina Road | Waldron Road | River Avenue |
| Edgar Street | Milperra Road | Hume Highway |
| Faraday Road | Alma Road | Uranus Road |
| Ferrier Road | Railway Bridge | Auburn Road |
| Gibson Avenue | Watson Road | Canterbury Road |
| Greenwood Ave | Brandon Avenue | Marion Street |
| Haig Avenue | Georges Crescent | Henry Lawson Drive |
| Hector Street | Hume Highway | Water Pipeline |
| Horsley Road | Beaconsfield Street | Bullecourt Avenue |
| Koala Road | Wattle Street | Wiley Avenue |
| Macauley Avenue | Stacey Street | Chapel Road |

| ROAD | FROM | TO |
|-------------|-------------|-----------|
|-------------|-------------|-----------|

Bankstown City Council

| Marion Street | Greenwood Avenue | Meredith Street |
|-----------------|---------------------|------------------|
| Marion Street | Owen Road | MacLaurin Avenue |
| Meredith Street | Marion Street | Rickard Road |
| Miller Road | Hume Highway | Waldron Road |
| Owen Road | Marion Street | Birdwood Road |
| Park Road | Braesmere Road | MacLaurin Avenue |
| Queen Street | Beaconsfield Street | Milperra Road |
| Rickard Road | Stacey Street | Chapel Road |
| Rickard Road | Meredith Street | Chapel Road |
| Roberts Road | Wiley Avenue | Wattle Street |
| Sphinx Avenue | Gibson Avenue | The River Road |
| The River Road | Henry Lawson Drive | M5 Motorway |
| Tower Street | The River Road | Braesmere Road |
| Uranus Road | Faraday Road | The River Road |
| Waldron Road | Carlingford Road | Christina Road |
| Waterloo Road | Wattle Street | Hume Highway |
| Watson Road | Fairford Road | Gibson Avenue |
| Wattle Street | Koala Road | Stacey Street |
| Wellington Road | Auburn Road | Woods Road |
| Woods Road | Wellington Road | Carlingford Road |



Bankstown Development Control Plan 2015

PART B4

SUSTAINABLE DEVELOPMENT

CONTENTS

| | | |
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| Section 1 | Introduction | 3 |
| Section 2 | Water Conservation Controls | 6 |
| Section 3 | Energy Minimisation Controls | 8 |

SECTION 1–INTRODUCTION

Bankstown Local Environmental Plan 2015 is Council's principal planning document to regulate effective and orderly development in the City of Bankstown. The LEP provides objectives, zones and development standards such as lot sizes and floor space ratios.

Part B4 of Bankstown Development Control Plan 2015 supplements the LEP by providing additional objectives and development controls for water and energy efficiency in development in the City of Bankstown.

Part B4 applies to buildings with a classification of Class 5 to Class 9 under the Building Code of Australia.

Objectives

The objectives of Part B4 of this DCP are:

- (a) To have the design and operation of development incorporate water conservation measures.
- (b) To have the design and operation of development incorporate energy efficient practices.

Part B4 aims to achieve these objectives by specifying development controls for water conservation and energy efficiency. Compliance with these controls will be verified either when the application for a compliance certificate is being considered, or in the case of controls that apply to larger development (those above 5,000m²) through information provided with the development application and by the inclusion of relevant conditions of consent.

Developments affected by Part B4

Part B4 of this DCP specifies development controls for development. The controls may apply in the following situations:

- (a) new proposals requiring a development application;
- (b) extensions to all existing development that greater than or equal to 5,000m² of gross floor area; or
- (c) extensions to existing development below 5,000m² of gross floor area where the development seeks to expand by an amount of 50% or more of the existing floor area.

Where extensions to existing uses are subject to Part B4, the controls apply only to that part of the building being extended.

In the case of proposals for mixed residential and commercial development and mixed commercial and industrial development, controls for the relevant components apply (i.e. commercial controls apply to the commercial component, and the industrial controls for the industrial component).

For the purposes of Part B4, retail uses have generally been included in the term “commercial development”, although there are some instances where separate controls have been specified for retail and commercial uses. Elsewhere in Part B4, it should be assumed that the same controls apply to retail and commercial uses unless stated otherwise.

Part B4 does not apply to proposals involving a change of use.

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).

Table 1: Summary of water conservation and energy minimisation controls.

| Type of development | Controls that apply | | | |
|--|---------------------|--|---------------------|---|
| | Water Conservation | | Energy Conservation | |
| | No | Requirement | No | Requirement |
| New development where floor area is below 5,000m² OR An extension to an existing building below 5,000m² where the extension involves 50% or more of the existing floor area | W1 | Water efficient fixtures must be installed | E1 | Building must be designed to enhance energy efficiency |
| | | | E2 | AND Energy efficient hot water systems, air conditioners and lighting must be installed |
| | | | E4 | OR Building to achieve rating of at least 4 stars under the SEDA Greenhouse Rating Scheme (alternative for new commercial development) |
| | | | | Refer to text for advice on how to comply |
| | | Refer to text for advice on how to comply | | Refer to text for advice on how to comply |

| | | | | |
|---|----|--|----|--|
| 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 | AND 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.

Development controls

The development controls to achieve the objectives are:

- 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 expand by 50% or more of the existing floor area must comply with Requirement W1.
- 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.

Requirement W1: Use of water efficient fixtures

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.

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).

National water conservation rating and labelling scheme

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.

At present, the full 6 star rated items are not readily available across all fixtures. However for basin tap ware the full 6 star rated item is available. The following star ratings are required for compliance with this DCP.

- (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.

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.

Requirement W2: Site water management plan

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.

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:

- (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;
- (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);
- (c) proposals for capturing and reusing stormwater from the site. The need for any treatment of stormwater prior to reuse should be considered;
- (d) proposals (where feasible) of treating and reusing any process water generated by the development; and
- (e) proposals for controlling the quality of waste water that is to be disposed of.

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.

SECTION 3–ENERGY MINIMISATION CONTROLS

Objectives

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.

Development controls

The development controls to achieve the objectives are:

- 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.
- 3.2** Proposals for new development, or extensions where the total gross floor area equals or exceeds 5,000m² must comply with Requirement E3.
- 3.3** 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.

Requirement E1: Energy efficient building design

The following requirements 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.

The following energy efficiency measures are mandatory, and must be incorporated into the building design:

- (a) Measures to maximise solar access and natural lighting. The building should be designed and oriented to maximise solar access and natural lighting. This should be done by:
 - (i) orientating the building so that its longest side is on the east west axis (where possible);

- (ii) maximising the number of windows on the northern face of the building and minimising glazed areas on the eastern and western walls of the building (i.e. providing for most of the glazed areas on the northern face of the building);
 - (iii) warehouses must be fitted with skylights to 10% of the roof area; and
 - (iv) consider and include where feasible the following features: skylights, clerestory windows, light wells, light tubes, atriums and similar features.
- (b) Measures to maximise natural heating, cooling and ventilation. The building should be designed to minimise the need for mechanical heating and cooling (air conditioning). This must be done by:
 - (i) ensuring that all windows are rated to at least four (4) heating stars under the Australian Windows Councils Windows Energy Rating System (windows must also satisfy Australian Standard 2047 for air infiltration performance);
 - (ii) incorporating external shading devices (e.g. overhangs or shutters) into the design of the building for all west facing windows;
 - (iii) consider and incorporate where possible other features to maximise natural ventilation, including: use of openable windows, grills or vents, use of high level ventilation to release warm air as it rises, use of fans and the use of ridge vents and cowlings on the roof; and
 - (iv) include appropriate insulation. Insulation should be provided that meets the following standards:
 - Walls: R = 1.5 or greater;
 - Floors: R = 1.0 or greater;
 - Roof /Ceiling: R = 2.5 or greater.

Requirement E2: Energy efficient hot water systems, air-conditioning and lighting

The following requirements 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.

Energy efficient hot water systems

The development must incorporate a hot water heating system that is energy rated to at least 4 stars. The preferred system is either a gas boosted solar system, or a 5-star gas system, with appropriate insulation to the tank and pipes (refer to box for a list of different types of water heaters that have a rating of 4 stars or higher).

SEDA rating of hot water heating in terms of energy efficiency

| Source of Energy | Storage | Rating |
|---|-----------------|---------|
| Solar Gas Boost (solar contribution.50%) | Storage | 5 stars |
| Gas | Instantaneous | 4 |
| Gas–Storage | High Efficiency | 4 |
| Electric–Storage | Heat Pump | 4 |
| Gas–Storage | Low Efficiency | 4 |
| Solar Electric Boost (solar contribution> 50%). | Continuous | 4 |
| Solar Electric Boost (solar contribution> 50%). | OP2 | 4 |

Note 1: The most energy efficient hot water heating system is a gas boosted solar system. A 5 star gas system is almost as energy efficient and probably less costly to install. In general, gas systems are more energy efficient than electric and also compare well with electricity systems in terms of price.

Note 2: The efficiency of a water heating system can be improved by positioning it close to main areas of use, such as the kitchen or the bathroom. Efficiency can also be improved by insulating the pipes and the tanks and including thermostatic controls.

Energy efficient air conditioning

- (a) Where mechanical heating and cooling (i.e. air conditioning) is required, energy efficient systems must be used. Options include:
- (i) SEDA rated air conditioners (note: the SEDA rating scheme for air conditioners only applies to those up to 7.5kW. These are mainly appropriate for domestic and household use. However those uses that do use air conditioners of this capacity should select a SEDA rated appliance); or
 - (ii) where systems that exceed 7.5kW power output are required, air conditioning systems that comply with the Minimum Energy Performance Requirements in Australian Standard 3823.2 should be selected.
- (b) Air–conditioning in new hotels should operate on a demand or room occupational basis only.

Energy efficient lighting and lighting control systems

- (a) Energy efficient lighting must be used in the development. The following lighting options should be specifically considered and incorporated unless they are not suitable for the development:
 - (i) use of compact fluorescent or tubular fluorescent lamps, instead of standard incandescent bulbs;
 - (ii) use of triphosphor fluorescent instead of halophosphor fluorescent lights;
 - (iii) use of electronic ballast instead of magnetic ballasts in fluorescent lights;
 - (iv) use of compact fluorescent or low voltage tungsten halogen lights instead of tungsten spotlights;
 - (v) use of solar powered or metal halide or sodium discharge lamps for outside areas such as car parks;
 - (vi) (for industrial applications) use of high pressure sodium lamps instead of mercury vapour lamps for high intensity discharge lighting;
 - (vii) use of energy efficient starters.
- (b) Lighting control systems should be developed having regard to energy efficiency. The following matters should be considered and incorporated unless found not to be feasible:
 - (i) designing lighting systems to match the level of lighting that is required; (for example, warehouses with skylights installed in the roof should also link the lighting to photoelectric dimming devices);
 - (ii) use of lighting controls to ensure that lights are used only where and when they are needed. For example, timed switches or occupancy detectors in areas with only sporadic uses, and that switch off after hours;
 - (iii) use of reduced voltage lighting systems.

Requirement E3: Submission of energy performance report (developments in excess of 5,000m²)

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:

- (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).

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.

- (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.
- (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) 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;
 - (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;
 - (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 energy efficient plant and equipment has been incorporated in the development; and
 - (iv) ongoing energy management of the facility. The EPR should consider the need for an energy management system for the building/facility.

Requirement E4: Greenhouse rating of new commercial buildings (alternative requirement to E1, E2 or E3 for new commercial buildings)

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.

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.

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).

The SEDA greenhouse rating scheme

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.

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.

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.

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”.

Source: Rating the Greenhouse Performance of Commercial Buildings SEDA, September 1999.

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

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:

(a) Rainwater capture devices

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) 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;
- (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;
- (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;
- (iv) 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;
- (v) location: location of rainwater capture devices should be done so as to minimise their visual impact;
- (vi) structure: matters to be considered include: ensuring an appropriate support structure and foundation, ensuring child proofing, including covering and contaminant screens;
- (vii) noise: any pumps installed in association with the tanks should comply with all relevant noise control standards;

- (viii) 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.

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”; 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)”.

(b) Grey water recycling

The following matters should be considered when considering a grey water reuse scheme:

- (i) grey water often requires separation and treatment before it can be reused;
- (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;
- (iii) The NSW Health website (www.health.nsw.gov.au) also provides useful information about grey water recycling.

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 Competition Act 2006 or approved by Council under section 68 of the Local Government Act 1993.

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”.

(c) Reuse of stormwater

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.

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)”.

Requirement E3: preparation of an energy performance report

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.

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.

Energy efficient design

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.

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.

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.

Operational energy

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) 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;

- (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 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.

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.

Ongoing energy management

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.

Appendix 2–Design guidelines for development

1 Background information

1.1 Introduction

These design guidelines supplement Part B4 of this DCP.

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.

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.

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.

The guidelines were prepared for Council by the consulting firm Team D/E/S, with some minor amendments being made by Council.

1.2 Principles of passive design

The aim of passive design is to get maximum value out of the building's elements making the building itself, rather than additional systems, do the work of keeping 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.

Passive design involves the use of siting, orientation, form and fabric (the main construction materials) of a building to create comfortable internal conditions that eliminate or reduce the need for mechanical systems of heating, cooling and ventilation. A key principle of passive design involves exposing or shading a building's thermal mass to solar radiation and moving air across it according to seasonal conditions.

For winter, passive design strategies are used to minimise heat loss and maximise heat gain. In summer the aim is to minimise heat gain and maximise heat removal.

Correct orientation, use of windows to receive winter sun where appropriate but which are shaded in summer, incorporating appropriate amounts of thermal mass into the right parts of the building, the use of insulation and provision for natural ventilation are important passive design strategies for heating and cooling.

These approaches are appropriate for dwellings, but need to be modified for non-residential buildings. For example, direct sunlight penetration into workplaces is generally undesirable for safety reasons. This limits the use of internal thermal mass for solar heat gain. On the other hand, passive approaches to lighting—substituting diffused or indirect daylight for artificial lighting is important for workplaces as they generally consume large amounts of energy for lighting.

Passive design requires making the right design decisions from the very beginning of a project, with careful consideration of:

- (a) building orientation and siting to maximise daylighting;
- (b) building form, shape and footprint: to optimise solar access, daylighting and natural ventilation thermal mass to minimise summer heat gain and winter heat loss;
- (c) building layout to group activities with similar heating, cooling and ventilation needs;
- (d) building envelope and insulation for roof, walls, windows and floors to be designed and specified to minimise summer heat gain and winter heat loss;
- (e) natural ventilation and cooling: to maximise opportunities and reduce building energy uptake;
- (f) daylighting to reduce the need for artificial lighting;
- (g) shade and sun control to shade or expose thermal mass and windows as appropriate and to prevent glare problems; and
- (h) landscape design to complement other passive strategies, especially for shading and cooling and evaporative cooling as a possible extension of landscape design.

There is no single passive design solution that can be applied to every situation. Appropriate solutions are many and vary according to the circumstances of each site and the functional requirements of the building.

1.3 The Design Report

The purpose of the Design Report is to consider the passive design principles that could be used in the design of the building, with due regard to the type of land use being proposed (for example photographic processors who depend upon darkrooms will clearly have a problems with the delivery of daylight).

The Design Report with appropriate diagrams that should present design strategies in the following areas:

- (a) building orientation and siting;

- (b) building form/footprint;
- (c) thermal mass;
- (d) building layout;
- (e) building envelope and insulation;
- (f) natural ventilation and cooling;
- (g) daylighting;
- (h) shade and sun control; and
- (i) landscape design.

These aspects of passive design are described in more detail in the following pages.

2 Matters to be addressed in the Design Report

The following matters should be addressed in the Design Report:

2.1 Building orientation and design

Objectives

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 heating, cooling and ventilations systems, and thus contribute to energy conservation.

Development controls

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).

Concept

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').

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).

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.

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).

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.

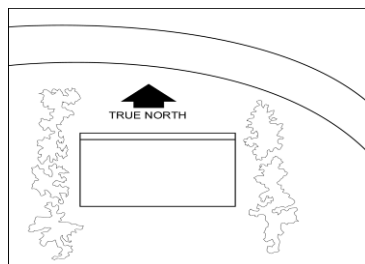


Figure 1: A building should be oriented so that the longest axis is facing true north.

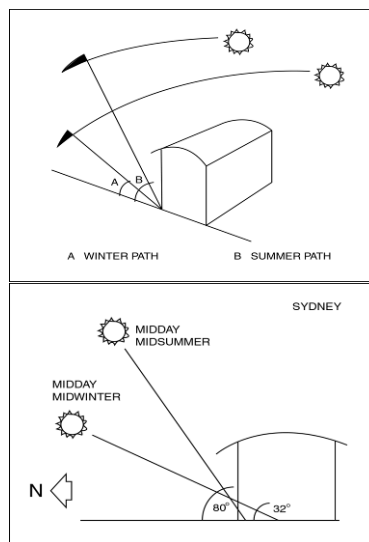


Figure 2: The sun's path is higher in the sky in summer and lower in winter. In summer, the east and west sides of a building are exposed to sun for long periods—which is a good reason to minimise windows there.

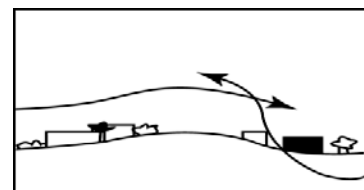


Figure 3: Part of site assessment is gathering information about microclimate such as prevailing winds and the movement of air around existing buildings. This information can then be used to inform building design, especially window and air vent positioning (also see natural ventilation and cooling and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

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.

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).

2.3 Thermal mass

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.

Development controls

In the Design Report explain how thermal mass will be used in the building to contribute to energy conservation.

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.

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.

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 ventilation air is passed so as to regulate its temperature before it enters the room.

2.4 Building structure and layout

Objectives

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.

Development controls

In the Design Report, explain how the internal layout of the building has been designed to enhance energy conservation.

Concept

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.

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.

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.

2.5 Building envelope and insulation

Objectives

The objective is to have the energy efficiency of the building envelope maximised through appropriate design, choice of materials and insulation.

Development controls

Specify the R-value (thermal resistance value) of the building envelope. The recommended R-value for the building envelope is:

- (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.

Concept

Building envelope refers to walls, roof and floor—the building's external 'wrapping', which must be designed to maximise energy efficiency. This involves effectively controlling heat loss and gain using measures such as:

- (a) appropriate window to wall ratio (WWR) noting that windows are a major source of heat gain and loss;
- (b) selecting windows and glazing with the appropriate light, solar heat gain and heat transfer properties;
- (c) thermally appropriate construction materials, appropriate shading systems; or
- (d) insulation of wall cavity, roof and window seals.

The building envelope's thermal performance can be calculated by adding up the R-values of its elements: walls, ceiling, windows, floors and insulation materials. R-values are a measure of thermal resistance. The higher the R-value, the higher the thermal resistance, thus the greater insulating ability of the material or combination of materials.

Insulation

Insulation reduces the flow of heat into a building in summer and out of a building in winter. Insulation does not store heat in the way that heavy thermal mass construction materials like brick and concrete do, it just makes it harder for heat to pass through.

There are basically two types of insulation (bulk and reflective).

Bulk insulation reduces heat flow via conduction and convection, it consists of layers of lightweight fibres of particles that trap air. Types available are:

- (a) batts or blankets made of rockwool, acrylic fibre or wool;
- (b) loose fill cellulose fibre; and
- (c) rigid lightweight boards such polystyrene or strawboard.

Bulk insulation is used in walls and ceilings.

Reflective insulation reduces heat transfer by reflecting radiant heat and is usually used under roofs where it effective in resisting downward heat flow from the sun. Composite bulk and reflective insulation is also available; this is often used for flat or raked roofs.

Areas of a building requiring insulation, in order of importance are:

- (a) roof and ceilings—where most heat is gained or lost;
- (b) walls, which while often having important thermal mass are generally poor insulators;
- (c) floors, which only require insulation in cold climates where slabs are exposed to low ground temperatures;
- (d) windows, which are very good conductors of heat and are an often neglected area of insulation. Ways of doing this include external shutters, tinted or reflective glass, 'low e' (low emittance) glass or double glazed units; and
- (e) window frame materials vary in their heat conducting properties with aluminium being high (thus a poor insulator) and timber being low (thus a good insulator).

Note on roof insulation

Studies of low-rise commercial buildings show that significant savings in capital and operating costs can be achieved by using roof insulation.

For example, a review of a new building design proposal showed that savings of \$440,000 on heating/cooling plant and \$14,000 on annual energy costs could be made by installing \$28,000 worth of insulation. The 5,440m² metal roof and sided building comprised offices, workshops, warehouse, dispatch facilities and amenities (NSW Public Works).

Note on wall insulation

| Insulated and uninsulated wall assemblies | R-values |
|--|-----------------|
| Cavity brick wall | 0.5 |
| Cavity brick with double sided reflective insulation | 1.5 |
| Brick veneer/plasterboard | 0.46 |
| Brick veneer/plasterboard with reflective foil in cavity | 1.48 |
| Cavity wall: hollow cement blocks (90mm each) | 0.6 |
| Cavity wall: hollow cement blocks + R 1 foam board | 1.6 |
| Earth construction 300 mm thick (see also 'Berms' in glossary) | 2.4–4 |

Note on glass

The performance of glass is often measured in terms of heat transmission values or 'U values', which are the inverse of R values (thermal resistance). The lower the U value, the less heat is transmitted through the glass. Approximate values depending on type and brand are as follows:

| Type of window | U-values |
|---|----------|
| Single glazing, clear 6mm glass | 6 |
| Single glazing, low e glass | 4 |
| Double glazing, low e coating argon-filled gap (argon is a harmless low conductivity gas) | 2 |
| Insulated wall (for comparison) | 0.5 |

Low-U value glazing is used where heat gain is not wanted. Where windows are to be used as part of a passive heating strategy, the reverse is required—the glass needs to have a high solar heat gain coefficient, (this measures the percentage of solar radiation passing through the glass, which for 3mm glass is 88%), and the gain needs to be more than the outflow of heat from inside that has been stored in the thermal mass.

Double glazing and other special glass products cannot by themselves be effective in preventing unwanted heat gain if other design factors have been neglected, such as appropriate size and placement of windows (larger glazed areas on north and south facades, less or none on east and west), shading devices and assessment of daylight needs. It should also be noted that reflective and to a lesser extent low 'e' glass also reduce transmission of light.

2.6 Natural ventilation and cooling

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).

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).

Concept

Ventilation is essential for the health of building occupants: fresh air needs to be inducted; stale air and CO² need to be expelled. By carefully managing airflow through a building, comfort conditions can be improved, and in summer, a cooler indoor environment can be created. This requires understanding and designing in relation to several factors:

Designing to assist airflow

Managing airflow for ventilation requires:

- (a) knowing about how air moves across the site: the influence of prevailing winds, topography, nearby buildings and vegetation. These factors as well as solar access and local rainfall make up the 'micro-climate';
- (b) taking into account how building form directs air movements. In general:
 - (i) airflow over a building creates positive and negative pressures, which can affect how air moves through a building;
 - (ii) sharp edges cause eddies and suction effects; and
 - (iii) roof form is critical (with flat roofs having the highest wind shadow).

This means taking external air movement and air pressure (such as prevailing winds) into account when determining the size and locations of the building's ventilation openings (Figure 5).

Qualification 1: In all cases the ventilation scheme has to be designed in conjunction with, and in compliance with fire regulations.

Qualification 2: The induction of external air into a building during the day and night has to be based on the quality of this air being good. If doubts exist it should be tested.

Qualification 3: Close proximity to external noise can limit opportunities for natural ventilation.

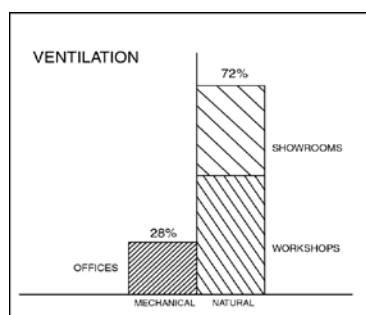


Figure 4: Applicants must indicate the percentages of their building to be naturally and mechanically ventilated (i.e. air conditioned). The aim is to minimise air-conditioned spaces.

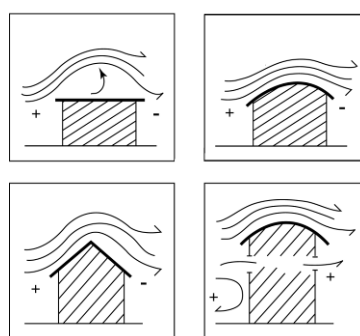


Figure 5: Roof shape affects how air flows over and around a building. Positive pressures are created on the windward side and negative pressures on the leeward side. Flat roofs have large wind shadows and can be subject to suction. When making decisions about roof form, building site conditions need to be taken into account so as to avoid creating unwanted situations like wind tunnels, eddies and suction effects, and to benefit from cooling summer breezes (see also natural ventilation and cooling and Figure 9).

Designing to assist cooling

Managing airflow for ventilation and cooling requires all of the above, plus:

- (a) understanding the nature and the disposition of the building's thermal mass; and
- (b) having information about differences in temperature: externally and internally; between day and night; between different parts of the building.

With this information, passive ventilation systems can be designed to move ambient cooler air to where it can be most effective. For example, air can be pre-cooled before entering a building by directing it across shaded thermal mass that is at a lower temperature than outdoors.

Another example is night cooling. Here, the colder night air is drawn in through low level intakes (such as grills) and exhausted through high level vents to flush the building of warm air that has accumulated during the day, to make the building more comfortable at the start of the day.

This is particularly appropriate for offices with large numbers of computers and other equipment that give off a lot of heat during the day. More sophisticated night cooling techniques involve utilisation of a building's thermal mass, such as directing air through the centre of a custom designed slab or through plenums.

Basic natural ventilation

Cross-ventilation

This is the simplest of measures and just requires an appropriate sized and positioned building openings (windows, vents) and an internal layout that allows for free air movement for prevailing or managed air currents (Figure 6).

In many commercial buildings (e.g. shops with store rooms at rear) openable windows may not be desirable for security reasons. Instead, grills and vents should be employed—appropriately sized and positioned to facilitate cross ventilation (Figure 7).

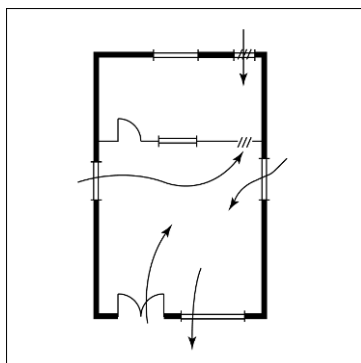


Figure 6: Cross ventilation can be supplied by appropriately positioned openable windows and/or vents. This is easier to achieve for freestanding buildings with access to good quality air and where external noise is not a problem. Where conditions are not optimal, care needs to be exercised in positioning air intakes, so as to minimise the building occupants' exposure to externally generated air or noise pollution. Effectively designed cross ventilation can reduce the need for air conditioning and fans, and thus save on energy costs.

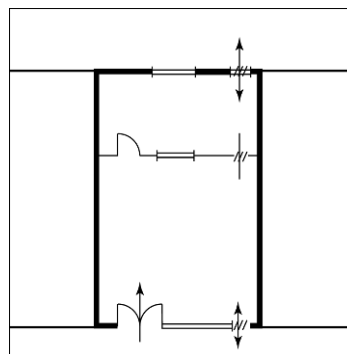


Figure 7: Where premises are bounded on either sides, such as shops, cross ventilation presents a challenge. Shops usually have a wall or partition between display and storage/office space. This can obstruct airflow, creating stuffy spaces requiring air conditioning. In such situations cross ventilation can be achieved (and security maintained) by creating an airflow from the entrance to interior vents or highlight windows at the rear of the shop, through to secure vents or barred windows at the rear of the building.

The stack effect

The 'stack effect' refers to the draught that is created by warm buoyant air as it rises in a tall confined space. This could be a chimney, stairwell, atrium or lift shaft. The stack effect can be taken advantage of to improve internal comfort conditions in various ways.

High level (window) ventilation

High-level windows (such as clerestory windows) are effective for removing hot stale air. Combined with lower level air intake (windows or vents) on the opposite side of a space, they can be used for night cooling (see cooling above). Used in the same way during the day, high-level windows can increase comfort in hot weather, while not actually lowering the indoor temperature.

Cowlings

These are roof-mounted vents designed to catch wind. They need to be appropriately sized and positioned in relation to roof profile and air movement.

Rotary ridge ventilators

These are usually mounted on roof ridges and rotate according to wind direction to draw air out of internal spaces.

Ridge vents

These can be of several types. For example linear ridge vents run along the length of the roof ridge and are generally used just to ventilate the roof space, so as to avoid moisture build up. Ridge vents that are operable (able to be opened and closed) are also available.

These can be used more ambitiously as part of a passive strategy to ventilate room space in a building with pitched roof and raked ceilings. Depending on the configuration of the space, the stack effect (see below) could be utilised to assist airflow.

Solar fans

Fans driven with a small electric motor powered, during good daylight, by a small photovoltaic cell (instead of mains electricity). Ridge or chimney mounted solar fans can assist hot air extraction in roof spaces in premises.

Advanced natural ventilation

For buildings over \$2 million

Increasingly stack-assisted ventilation is being favoured by environmentally aware engineers as a way of moving air through a building instead of using powered fans. The 'stack effect' refers to the draught that is created by warm buoyant air as it rises in a tall confined space. This could be a chimney, stairwell, atrium or lift shaft. The stack effect can be taken advantage of to improve internal comfort conditions in various ways.

Atriums

An atrium is a tall internal courtyard with a glazed roof. It can assist air movement in a similar way to a chimney, as well as provide capacity for other internal spaces to induct and exhaust air. Atriums also deliver natural light and can improve the aesthetic appeal of internal spaces (Figure 8).

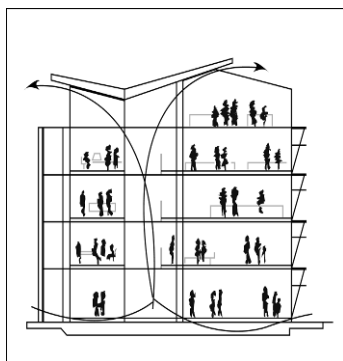


Figure 8: The main use of atriums is to bring daylight into the core of buildings, but they can also be designed to enhance natural ventilation, and thus reduce or eliminate the need for air conditioning.

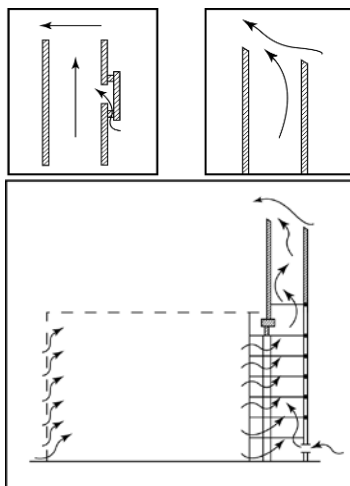


Figure 9: The stack effect, where warm air rises and is displaced by cool air at lower levels, can be used for natural ventilation and cooling. A chimney (or other tall narrow spaces such as a stairwell) enhances this by accelerating the airflow. The diagram shows a sophisticated stack ventilation system for multi-storey buildings, with different kinds of chimney openings to modify the action of wind pressures. The use of chimneys and similar spaces as a means of natural ventilation and cooling needs to be incorporated at the early stages of building design and should take local wind conditions into account (see also building orientation and siting and Figures 4 and 5).

Chimneys

To create an efficient stack effect in a chimney the critical factors are its height, dimensions, the position and size of openings, air pressures and desired rates of air change. Additionally, the introduction of a material at a higher elevation to heat or to expose to solar radiation can increase the efficiency of the draw, particularly important if low-level air is being inducted for cooling. The design of such structures requires computer modelling, and while this and their construction are a considerable project expense this has to be offset against the cost of air handling plant and operational costs. For large scale projects this method and those below should be reviewed (Figure 9).

Shafts, service conduits, stairwells

These building elements can be designed to manage airflow, providing air induction and expulsion is appropriately managed and that large openings (i.e. doorways) and other apertures are kept in the open or closed position that the system requires to function.

Double facades

A double facade effectively acts as an airway in the same way as an atrium, but with a very shallow depth. It can also be designed to shade external walls and be used to group services instead of having separate service shafts (Figure 10).

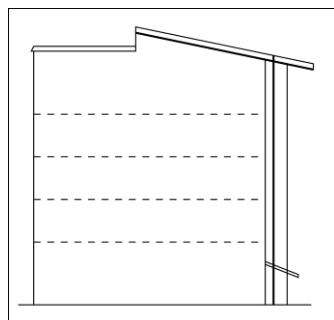


Figure 10: A double facade acts as an airway in the same way as an atrium, but with a very shallow depth. It also shades the external wall and can be used to group building services externally.

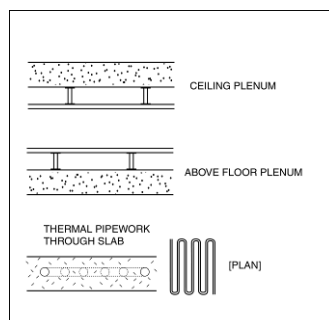


Figure 11: The stable temperature of a concrete slab can be utilised as part of a heating or cooling strategy. The space between the slab and a suspended ceiling or between the slab and a platform floor can function as a plenum by directing air across the slab, allowing it to circulate and come in contact with the slab's stable temperature. Pipework is sometimes introduced into the slab. It may be used to carry either pre-cooled or pre-heated water or air. The concrete's thermal mass stores heat or cold, according to the design parameters.

Plenum utilisation and other means to facilitate airflow

A plenum is normally introduced as a designed feature of the building fabric. It allows hot or cool air to pass below the thermal mass of a slab to heat or cool it. It is an appropriate device in both a naturally ventilated building as well as an alternative to ducting in a mechanically serviced (air-conditioned) building.

There are propriety products can be used to effectively retrofit an existing slab so that it performs as if had been fabricated with a plenum. For example, a rigid sheet with a profile that forms air channels and can be installed between a false ceiling and slab or a pedestal floor and slab to draw in air. Additionally there are design solutions and products that provide alternatives to the obstruction of thermal mass by false ceilings, such as permeable ceilings that allow air to pass through them.

Ceilings in commercial buildings are generally suspended grids into which acoustic backed ceiling tiles fit. This prevents air from coming into contact with the thermal mass of the concrete slab above. In retrofitting a building, it would be advantageous to substitute this with an open grid ceiling or permeable tiles (without acoustic backing). This would allow rising warm air created by people and equipment to pass through the ceiling to the cooler underside of the slab, which would act as a 'heat sink' (Figure 11).

2.7 Daylighting

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.

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).

Concept

Daylight consists of direct and reflected sunlight and skylight. Daylighting should be an integral part of the overall design of a building. Well-designed daylight can deliver a direct reduction of energy use because it reduces the need for artificial lighting. On the other hand poorly designed daylighting can increase the heat load in summer, leading to more energy being used for cooling.

Compared to other building materials, glass, when exposed to sunlight, lets in much more radiant heat into a building. Also, heat generated inside a building is lost much more rapidly through glass than through other materials when the outside temperature is lower. Therefore it is very important that daylighting, heating and cooling should be designed in relation to each other to achieve the most energy efficient outcomes. This is why on large projects computer modelling of different design options is often done.

When designing and managing daylighting systems it is important to eliminate glare. Window orientation and geometry, the type of glazing used and the reflectance of walls and other surfaces and shade structures can eliminate unwanted glare. The type of glazing, types of windows, window angle, the use of reflective materials and paints, plus a range of design strategies and off the shelf products can all affect the quality and management of daylight entering a building.

Related concept

A rectangular building with a narrow floor plate, oriented east–west will optimise daylighting opportunities. The type of structural grid is also a factor (see building orientation and building form).

Daylighting methods

Side lighting (conventional windows)

These provide adequate daylight in a building's perimeter zones, but illumination levels fall off rapidly with distance from the window wall. A typical limit is 4 to 6 metres depending on the height of the window.

Clerestory windows

High-level windows often arranged in strips. Used in conjunction with reflective surfaces they enable deep penetration of indirect light, thus avoiding glare. If openable, they can also double as high level air vents (see natural ventilation and cooling). South facing clerestories admit the most even light (Figure 12).

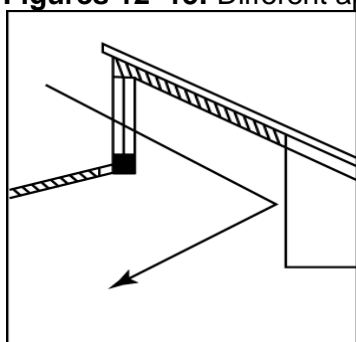
Skylights

These admit more daylight per square metre of glazed area than vertical windows, but they also collect more heat, which needs to be controlled. Off the shelf products with double glazing and heat reflective coating on one side (low emission or low e glass) are available. Skylights can be fixed or openable, the latter providing good high level venting (see natural ventilation and cooling–Figure 13).

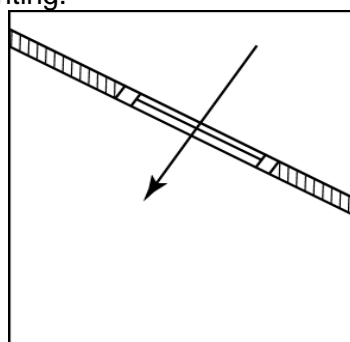
Interior treatments

Reflective materials, mirrors, reflective colours and surface treatment are all important to consider for achieving the best daylighting performance.

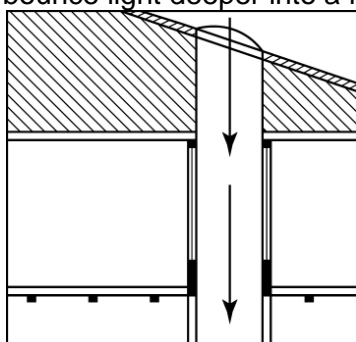
Figures 12–15: Different approaches to daylighting.



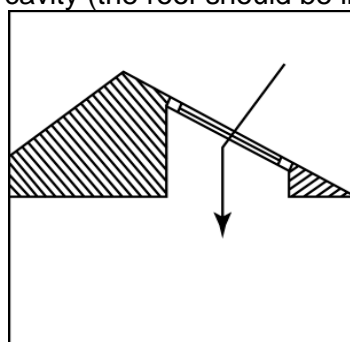
A clerestory window and reflective surface to bounce light deeper into a room.



A skylight set into a roof with no ceiling cavity (the roof should be insulated).



A light well cutting through roof and floor plates to bring light deep into a building.



A light tube brings light through the ceiling cavity.

Special Glazing

There are types of glass and off the shelf insulating glass units that are designed to allow light transmission while reducing heat transmission. Some, such as tinted or mirror glass, also reduce light transmission, compared to clear glass. Most effective for daylighting and heat insulation is double glazing (which has the added bonus of significantly reducing external noise penetration). It is also more expensive. To prevent glare, frosted or sandblasted glass panels could be used instead of clear glass (e.g. upper panels) in situations where visual comfort is critical (such as premises with large numbers of computers).

Related concept

Glazing options needs to be assessed at the same time as overall insulation needs (see building envelope and insulation).

Light wells

These perform a similar function to atriums but rather than being a void space around which functional spaces are disposed, a light well is a dissection through the floor plates (Figure 14).

Light tubes

Light tubes are used to bring light from a roof or wall through an intermediate space (like a roof cavity) into a room. Sometimes they have a highly reflective inner surface to intensify light penetration, usually combined with a translucent ceiling fixture to evenly diffuse the light delivered to the interior (Figure 15).

Atriums

An atrium is a void intersecting all building levels that brings light into the building core. Atriums need to be carefully designed so as to manage light penetration without creating areas of glare. Atriums can also be designed to facilitate natural ventilation (see natural ventilation and cooling–Figure 16).

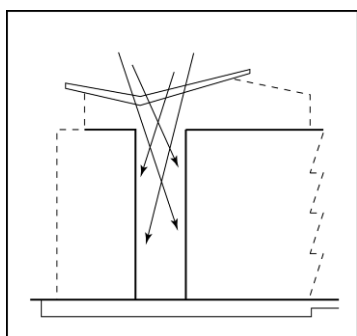


Figure 16: Atriums bring light into a building and can also be used as part of the natural ventilation strategy (natural ventilation and Figure 8).

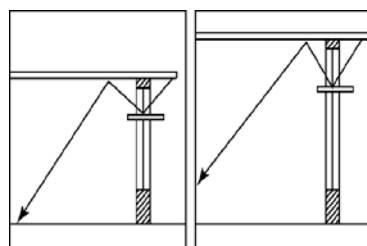


Figure 17: Light shelves are horizontal solid structures with a highly reflective surface used to bounce daylight off the ceiling making it penetrate deeper into the interior space than by a window alone. Their performance varies according to ceiling height and the height of the light shelf from the floor. Light shelves can increase uniformity of illumination between work areas near and far from windows.

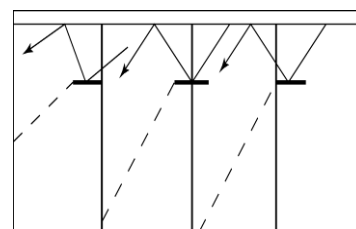


Figure 18: A light shelf can be positioned inside the window, half inside/half outside or outside only. The position chosen affects the shadow area created underneath the shelf as well as the depth of light penetration. Light shelves need to be carefully designed in terms of height and positioning, as well as in relation to the dimensions of the space they will serve.

Prismatic panels

These use refraction or reflection to redistribute daylight and sunlight away from a window and further into a room (for example they are often used in conjunction with a skylight to create more even, usable light). They eliminate glare and solar gain, increase depth of light penetration but require careful setting.

Light shelves

Light shelves provide indirect light deep into an interior space, while reducing solar gain and glare. Their effectiveness depends upon window height, room height and depth; the dimensions, surface finish and positioning of the light shelf, as well as the interior colour scheme, lighter colours have higher reflectance (Figures 17 and 18).

Other optical devices, especially light control panels that use non-imaging optics and reflective materials are under development and used in specialist contexts.

2.8 Shade and sun control

Objectives

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.

Development controls

If glazing is used on east or west facades, it must be shaded (preferably by external shading devices) from penetration by summer sun.

In the Design Report explain the shade strategy to be used for the building.

Concept

Provision of shade in the right places and at the right time of the year, appropriate to the building, its site and the kind of activities to be carried out in it, is an important part of passive design. Reasons for providing shade are:

- (a) to control solar radiation entering a building (especially through glass) when it is not wanted (e.g. in summer);
- (b) to manage glare (especially to stop sunlight falling directly on task areas);
- (c) to manage the heat gain of external thermal mass and to reduce heating islanding caused by reflected heat; and
- (d) to provide protection from ultra-violet light radiation in external areas used by a building's occupants (such as recreation areas, around canteens).

External shade structures such as overhangs and awnings assist in preventing heat transmission through glass as well as cutting out glare. Therefore where the aim is to control heat gain, external treatment is always preferable to internal devices such as blinds that affect light transmission only. External shade structures are also preferable to blinds because they allow visual connection with the outside, which is more pleasant for building occupants.

For facade design and in determining the shading requirements of windows, both the vertical and the horizontal shadow angles need to be considered. Qualified building designers such as architects or engineers use shadow protractors with regional Sun Charts or computer programs for this purpose (Figure 19).

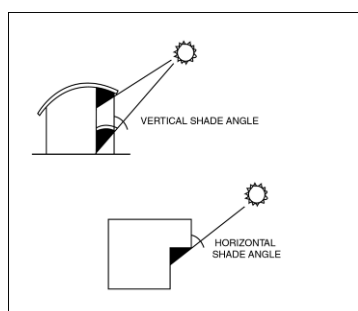


Figure 19: In determining the shading requirements of windows, both the vertical and horizontal shadow angles need to be considered. Qualified building designers such as architects or engineers use shadow protractors with regional Sun Charts or computer programs for this purpose. The vertical shadow angle is used to determine the cut-off line for shade structures roughly parallel to the ground (like awnings). The horizontal shadow angle is used when considering the shading effect of an irregular facade or of vertical shade elements (like fixed vertical louvres).

Facade design

Shade provision of shade should not be a last minute ‘add-on’, but an integral part of facade design. Given that sunlight and daylight penetrate buildings differently according to building orientation and season, it is very unlikely that an energy efficient building would have identical fenestration and shading treatment on all facades.

Building shade structures

The addition of eaves, overhangs, awnings, verandas or colonnades should be considered at an early stage of building design. Shade needs will be determined by factors such as orientation, location of thermal mass, of windows and the building’s likely patterns of use.

Louvres

These can be exterior or interior; vertical or horizontal; fixed or operable. Operable louvres can be manual or mechanical; user activated or operated by a sun tracking system. Options should be selected according to building orientation, window size and design, room use and occupancy levels.

Blinds and shutters

These can be interior or exterior and should be selected according to building orientation, window size and design, room use and occupancy. External shade devices such as louvres are available with either horizontal or vertical slats. If they are to be fixed, sun angle calculations need to be done carefully. Otherwise adjustable louvers can be used, angling them as needed to cut out early morning and late afternoon sun. On east and west windows this will also block the view (Figure 20).

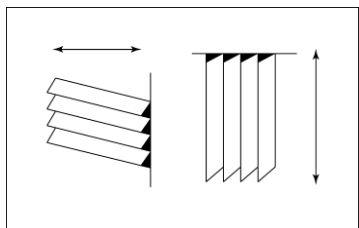


Figure 20: External shade devices such as louvres are available with either horizontal or vertical slats. If they are to be fixed, sun angle calculations need to be done carefully. Otherwise adjustable louvers can be used.

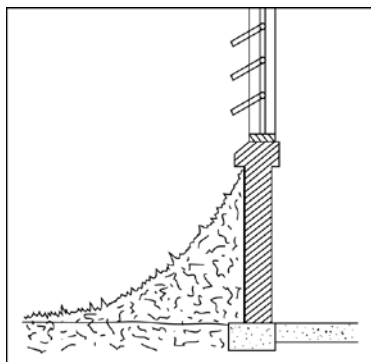


Figure 21: Earth berms are mounds of earth in direct contact with an external wall. They are used to stabilise internal temperatures by reducing the exposure of the thermal mass to variations in air temperature. They also reduce noise transmission.

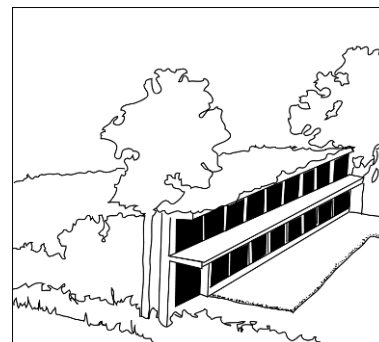


Figure 22: Building grassing works on the same principle as a berm, but protects a larger area of the building envelope against external heat gain and internal heat loss. It also insulates against sound, as well as advantaging surrounding areas by reducing 'heat islanding' i.e. heat given off from large structures, that collectively contributes to increasing temperatures of built-up areas compared to less developed surrounding areas.

2.9 Landscape design

Objectives

The objective is to have landscape elements that provide shading and cooling to enhance the building's thermal performance and thereby reduce energy uptake and greenhouse emissions.

Development controls

In the Design Report demonstrate how the landscaping strategy will contribute to building energy performance.

Concept

Landscape design is not just about making an industrial or commercial development look good. It can also be a passive means of contributing to thermal performance and daylighting.

Trees

Trees can provide seasonally appropriate shading to thermal mass, windows and external areas. Some pre-cooling effects can be achieved by allowing air to pass through trees or shrubs before entering a building. There are also psychological benefits for people working in a building where there are visual and tangible connections to trees.

Trees need to be selected and planted extremely carefully in relation to building function and siting. Their growth pattern and growth rate, mature size, canopy density and whether they are deciduous or evergreen should all be appropriate to the nature of the site. Species native to the City of Bankstown (derived where possible from locally sourced seedstock) should be used wherever possible as their water requirements are most likely to be less than imported species and they will contribute to maintaining local biodiversity.

Berms

These are mounds of earth in direct contact with an external wall, used to alter the ratio of heat gain and loss by reducing exposure of thermal mass to solar radiation (Figure 21).

Building grassing

This is an established way to add external insulation, reduce solar heat gain and loss. It also reduces 'heat islanding' and thus urban thermal mass temperature increase (Figure 22).

Roof gardens and planters

These are also established ways to add external insulation, reduce solar heat gain and loss. It also reduces 'heat islanding' (and thus urban thermal mass temperature increase).

Evaporative cooling

This is an old method that can be used when designing landscape or building envelope. It is based on the principle of pre-cooling air by passing it through or across water. It does this in three ways.

Still/running water/fountains as part of landscaping can reduce external air temperature as latent heat is removed during evaporation.

Spray mist systems increase the rate of evaporation and seek to spatially manage the water vapour and air movement.

Note: the water used in evaporative cooling system should be collected roof water. If stored in underground tanks its cooling capability will be enhanced and pumping should whenever possible be from a solar pump.

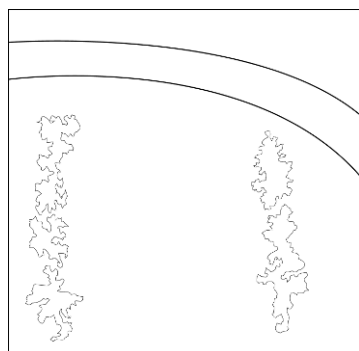


Figure 23: As part of the Design Report that all applicants must submit with their development application, a site analysis must be included. This must indicate existing structures, adjacent buildings or features; slope, drainage, prevailing seasonal winds; vegetation and site features; environmental constraints and opportunities (e.g. proximity to a water way or a sensitive area of vegetation).

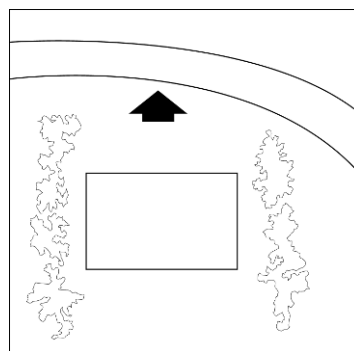


Figure 24: As part of the Design Report that all applicants must submit with their development application, a site diagram indicating the footprint and orientation of the proposed building must be included.

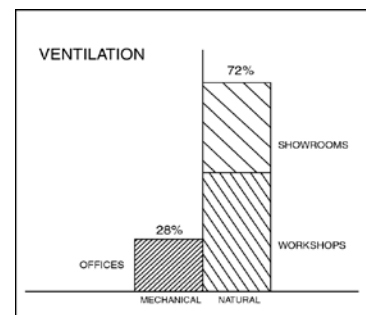


Figure 25: As part of the Design Report all applicants must indicate the percentages of their building to be naturally and mechanically ventilated (i.e. air conditioned). The aim is to minimise air-conditioned spaces.

DEFINITIONS

The following terms used in these guidelines are defined:

Air flow means the movement of air outside and inside a building.

Atrium means a void intersecting all building levels that brings light (and sometimes air) into a building core.

Berm means soil piled against the length of a wall at an angle to reduce the exposure of surface area to solar radiation and to assist in the maintenance of equilibrium between subsoil ground temperature and the building's thermal mass. Berms also provide insulation against noise.

Building grassing means the use of grass as external insulation and as a means to reduce exposure of the building surface to solar radiation. This approach also provides insulation against noise.

Clerestory means a high level window used for daylighting.

Daylighting means a range of techniques used to introduce sun and sky light into a building.

Embodied energy means the accumulated energy used to manufacture and maintain a material or product from the extraction of raw materials to the end of its useful life, disposal and/or recycling. Embodied energy is distinct from operational energy. The measurement of embodied energy is an important part of environmental Life Cycle Assessment. A distinction is often made between Process Energy required (e.g. for extraction, manufacturing) and other energy inputs e.g. for product transportation or for periodic maintenance.

Evaporative cooling means various techniques of using evaporated water (water vapour at a lower than air temperature) to cool air.

Light tube means a device for bringing light through a cavity to an interior space without diffusion.

Light shelf means a means of deflecting light onto an internal reflective surface to increase the depth of light penetration into an internal space.

Natural ventilation means a range of techniques that combine natural airflow with building design characteristics to induce fresh air into a building and exhaust stale air. Natural ventilation is also sometimes used as a means to reduce the temperature of a building's thermal mass.

Night cooling means the induction of cool night air into a building to reduce the temperature of its thermal mass.

Plenum means a space in which air can pass horizontally, either between a concrete slab and suspended floor or between the underside of a slab and a ceiling.

Permeable ceiling means a false ceiling that allows air to come in direct contact with a slab above it.

R-value means a measure of the thermal resistance of a material or building element.

Solar fan means a roof or ridge fan used to induct or extract air from a building that is driven by a photovoltaically produced electric power (electricity generated by sunlight).

Solar radiation means the heat and light created by the combination of all the sun's rays (ultra-violet, infrared, electromagnetic waves) plus high energy charged particles.

Shade audit means a quantification of all source of available and needed shade for a specific site.

Stack effect means the tendency for warm air to rise in a tall confined space, creating a draft and thereby drawing in cooler air at a lower level.

Stack ventilation/solar chimneys means the use of the stack effect as a means of naturally ventilating and cooling a building. An example would be the use of a building element such as a stairwell or shaft, with a top vent, air movement across this vent and high temperature at or above roof level, all which would work together to extract hot air out of a space and induct in ground level cool air.

Thermal mass means the thermal mass of a building refers to the capacity of materials to store heat or cold. Materials with a high thermal mass are dense, such as brick, concrete, stone.

U-value means the measure of a material's overall thermal transmittance.



Bankstown Development Control Plan 2015



PART B5

PARKING



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SECTION 1–INTRODUCTION

Bankstown Local Environmental Plan 2015 is Council's principal planning document to regulate effective and orderly development in the City of Bankstown. The LEP provides objectives, zones and development standards such as lot sizes and floor space ratios.

Part B5 of Bankstown Development Control Plan 2015 supplements the LEP by providing additional objectives and development controls to enhance the function and appearance of off–street parking in the City of Bankstown. The development controls include off–street parking requirements, layout dimensions, access and landscaping.

Part B5 applies to all land in the City of Bankstown. Applicants must note:

- Development must also comply with the precinct controls of this DCP. However if applicable to a development application, the precinct controls will prevail if there is an inconsistency with any development controls in Part B5.
- Development on land at risk of flooding must also comply with Part B12–Flood Risk Management.

Objectives

The objectives of Part B5 of this DCP are:

- (a) To have car parking meet the demands of new development.
- (b) To have the layout and design of car parks function efficiently and safely.
- (c) To have development achieve the parking requirements.
- (d) To have the design of open–air car parks incorporate landscaping areas to minimise the visual impact.
- (e) To have a balance between parking requirements, visual aesthetics and pedestrian safety, which includes access for people with disabilities and convenience for drivers.

SECTION 2–OFF STREET PARKING

Objectives

The objectives of off–street parking are:

- (a) To have car parking meet the demands generated by various land uses.
- (b) To have traffic flows that do not adversely affect the surrounding area due to vehicles parked on the streets.
- (c) To have minimal on–street car parking in order to ensure road safety and visual aesthetics.

Development controls

The development controls to achieve the objectives are:

Off–street parking spaces

- 2.1** Development must calculate the amount of parking required using the schedule of off–street parking requirements.
- 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.
- 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.

Schedule: Off–street parking requirements

| Land use | Off–street parking requirements |
|---------------------------------|---|
| Attached dwellings | 1 car space per 1 bedroom dwelling; or 1.5 car spaces per 2 bedroom dwelling; or 2 car spaces per 3 or more bedroom dwelling. |
| Bed and breakfast accommodation | 1 car space for resident; and 1 car space per 2 bedrooms. |
| Boarding houses | 1 car space per 3 bedrooms. |
| Bulky goods premises | 1 car space per 60m ² gross floor area. |

| | |
|---------------------------------------|--|
| 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>2 Other centres</p> <p>1 car space per 40m² gross floor area of the premises.</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> |
| Caravan parks | 1 car space per caravan site. |
| Car tyre retail outlets | 3 car spaces per 100m ² gross floor area; or 3 car spaces for each work bay whichever is greater. |
| Child care centres | 1 car space per employee (stack parking is permitted); and 2 additional car spaces for the exclusive use of any associated dwelling. |
| Correctional centres | 1 car space per 2 employees. |
| Depots/transport depots | <p>Sufficient off-street employee and visitor parking to satisfy peak demand; and 1 truck space for each vehicle present at the time of peak vehicle accumulation on the site for both fleet and contract-operator vehicles.</p> <p>Note 1: On-site overnight truck parking should be provided as required.</p> <p>Note 2: An area of 50m² (including 20m length) per vehicle is to be provided for vehicles held or queued on the site.</p> <p>Note 3: Provision of parking is to be supported by a parking survey.</p> |
| Dual occupancies | 1 car space per 2 or less bedrooms; or 2 car spaces per 3 or more bedrooms. |
| Dwelling houses | 2 car spaces per dwelling behind the front building line. |
| Educational establishments | 1 car space per employee or classroom, whichever is the greater; and 1 car space per 8 students in year 12. |
| Family day care centres | 2 car spaces per dwelling behind the front building line. |

| | |
|---|---|
| Freight transport terminals | <p>Sufficient off-street employee and visitor parking to satisfy peak demand; and 1 truck space for each vehicle present at the time of peak vehicle accumulation on the site for both fleet and contract-operator vehicles.</p> <p>Note 1: On-site overnight truck parking should be provided.</p> <p>Note 2: Provision of parking is to be supported by a parking survey.</p> |
| Group homes | 2 car spaces behind the front building line. |
| Health consulting rooms | 3 car spaces for the consulting rooms; and 2 car spaces for the associated dwelling. |
| Home based child care centres | 2 car spaces per dwelling behind the front building line. |
| Home businesses/ home occupations | <p>2 car spaces per dwelling behind the front building line.</p> <p>Note 1: Additional car parking may be required for the proposed home business and must be made available on-site.</p> <p>Note 2: All loading and unloading is to be conducted on-site and an area is to be made available for this activity behind the front building line.</p> |
| Hotel or motel accommodation | 1 car space per unit; and 1 car space per 2 employees. |
| Industries and light industries including vehicle body repair workshops and vehicle repair stations | <p>1 car space per 100m² of gross floor area.</p> <p>Note 1: Where a retailing component is involved, provided this does not exceed 15% of the gross floor area (covering the retail component only) 1 car space per 100m² of gross floor area is to be provided.</p> <p>Note 2: Where an office component is involved, provided this does not exceed 20% of the total gross floor area, 1 car space per 100m² of gross floor area is to be provided. Any additional office space will be assessed at a rate of 1 car space per 40m² of gross floor area.</p> <p>Note 3: When calculating the parking requirements for factories and factory units, Council may exclude a mezzanine level used solely for storage purposes provided:</p> <ul style="list-style-type: none"> • The floor of the mezzanine level is a light-weight floor; • The mezzanine level is enclosed on one or more sides with a hand rail as opposed to walls; and • The floor-to-ceiling height of the mezzanine level does not exceed 3 metres. |

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| Live-work enterprises | 2 car spaces in addition to the off-street parking requirements for the residential component of the dwelling. |
| Marinas | 0.5 car space per employee; and 0.2 car space per swing mooring; and 0.2 car space per dry storage berth; and 0.6 car space per wet berth. |
| Medical centres | 1 car space per 25m ² of gross floor area. Note: Ambulance/disability spaces must be provided according to the recent Australian Standard. |
| Multi dwelling housing | 1 car space per 1 bedroom dwelling; or 1.5 car spaces per 2 bedroom dwelling; or 2 car spaces per 3 or more bedroom dwelling; and 1 visitor car space per 5 dwellings. |
| Places of public worship | Car parking must be provided on-site at a minimum rate of 1 car space per 5m ² of the assembly area. Car parking for ancillary uses and social / special events must be provided on-site on the basis of a Parking Study, to be submitted with the development application. |
| Residential flat buildings | In Zone R4, Zone B1, Zone B2 and Zone B6 1 car space per 1 bedroom dwelling; or 1.2 car spaces per 2 bedroom dwelling; or 1.5 car spaces per 3 or more bedroom dwelling; and 1 visitor car space per 5 dwellings. In Zone B4 A minimum of 1 car space and a maximum of 3 car spaces per dwelling; and 1 visitor car space per 5 dwellings. Note 1: Residential flat buildings on state and regional roads with over 10,000 vehicles per day should provide an additional space on site for a furniture truck. 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. Note 3: Service and delivery vehicles can use visitor space. |

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| Restaurants | <p>Bankstown CBD</p> <ul style="list-style-type: none">• Less than or equal to 100m² of total dining, bar area: No requirement.• More than 100m² of total dining bar area: Parking study required. <p>Other Centres</p> <ul style="list-style-type: none">• Less than or equal to 100m² of total dining, bar area: No requirement.• More than 100m² of total dining bar area: 0.15 car space per square metre in excess of 100m². <p>Outside above areas 0.15 car space per square metre of total dining or bar area.</p> <p>Note 1: Part B5 aims to encourage small restaurants within existing commercial centres. For restaurants on busy roads obviously oriented to passing traffic, the higher assessment rate applies. The change of use to a shop or office, sometime in the future, would be dependent on the provision of additional parking. This advice will be contained within the determination notice for the development.</p> <p>Note 2: Drive-in take away food outlets</p> <ul style="list-style-type: none">• Development where customers park their vehicles on site and walk to the food outlet for service: 0.12 car space per square metre of gross floor area; and 1 car space per 5 seats.• Development where customers stay in their vehicles to give their orders and wait for delivery: Off-street car spaces for “browse-room” customers; and 1 car space for each employee.• Where a drive-in take away food outlet has a frontage to a state or regional road, a minimum of 30 car spaces are to be provided. <p>Note 3: Drive-in liquor stores</p> <ul style="list-style-type: none">• Off-street car spaces for “browse-room” customers; and 1 car space for each employee.• Where customers park and leave their vehicles to purchase liquor, a drive-in liquor store may be considered as a shop. Under these circumstances, 1 car space per 40m² of gross floor area will be required. <p>Note 4: Total dining bar area means all of those parts of a restaurant, catering or reception centre where customers order or are served food or drink, and includes waiting areas.</p> |
|-------------|--|

| | |
|-------------------------|---|
| Roadside stalls | 4 car spaces per stall. |
| Secondary dwellings | 1 car space if the gross floor area of the secondary dwelling is over 50m ² . |
| Semi-detached dwellings | 1 car space per 2 or less bedrooms; or 2 car spaces per 3 or more bedrooms. |
| Seniors housing | <p>Residential care facilities</p> <ul style="list-style-type: none"> • 1 parking space for each 10 beds in the residential care facility (or 1 parking space for each 15 beds if the facility provides care only for persons with dementia), and • 1 parking space for each 2 persons to be employed in connection with the development and on duty at any one time, and • 1 parking space suitable for an ambulance. <p>Hostels</p> <ul style="list-style-type: none"> • 1 parking space for each 5 dwellings on the hostel, and • 1 parking space for each 2 persons to be employed in connection with the development and on duty at any one time, and • 1 parking space suitable for an ambulance. <p>Self-contained dwellings</p> <ul style="list-style-type: none"> • 0.5 car spaces for each bedroom where the development application is made by a person other than a social housing provide, or • 1 car space for each 5 dwellings where the development application is made by, or is made by a person jointly with a social housing provider. |
| Serviced apartments | <p>In Zone R4, Zone B1, Zone B2, Zone B5 and Zone B6</p> <p>1 car space per 1 bedroom dwelling; or 1.2 car spaces per 2 bedroom dwelling; or 1.5 car spaces per 3 or more bedroom dwelling; and 1 visitor car space per 5 dwellings.</p> <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> |

| | |
|--|--|
| Service stations including convenience store | <p>6 car spaces for each work bay; or if no work bay is provided, 1 car space for each employee; and</p> <p>Where a convenience store is provided, 1 car space per 20m² of gross floor area; and</p> <p>Where restaurant with greater than 100m² of total dining/bar area is provided, 0.15 car space per square metre in excess of 100m².</p> <p>Note: For combinations of the above uses, the total requirement may be reduced if it can be proven that the times of peak demand for the various uses do not coincide.</p> |
| Sex services premises | 1.5 car space per service room. |
| 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> |
| Shop top housing in Zone R4 | 1 car space per retail / business premises in addition to the off-street parking requirements for residential flat buildings. |
| Shop top housing in business zones | <p>1 car space per dwelling; and a retail premises must comply with the off-street parking requirements for shops; and a business premises must comply with the off-street parking requirements for business premises.</p> <p>Note: Council may vary the car parking requirement for minor alterations and additions to shop top housing solely where the total gross floor area of the building does not exceed 500m².</p> |
| Vehicle sales or hire premises | 1.5 car spaces per 200m ² of site area; and, 6 car spaces per work bay if servicing facilities are provided. |
| Warehouse or distribution centres | 1 car space per 300m ² gross floor area. |

Additional developer contributions

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:

- (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.
- (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.

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.

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:

- (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.
- (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.
- (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.
- (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.

This amount represents the cost of building a parking space and is not negotiable. The amount will also be reviewed annually by Council.

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.

Parking requirements for people with disabilities

- 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.

Calculation of parking spaces

- 2.8** In calculating the total number of car parking spaces required for a development, these must be:
- (a) rounded down if the fraction of the total calculation is less than half (0.5) a space; or
 - (b) rounded up if the fraction of the total calculation is equal or more than half (0.5) a space; and
 - (c) must include a room that is capable of being converted to a bedroom.

SECTION 3–OFF STREET PARKING DESIGN AND LAYOUTS

Objectives

The objectives of off–street parking design are:

- (a) To have the location and layout of parking areas function efficiently and safely.
- (b) To have quality and safety of parking services within the car park.
- (c) To have efficiency in vehicular circulation and connection with the external traffic network.
- (d) To have a balance between parking requirements, visual aesthetics and pedestrian safety.
- (e) To have the design of car parking areas incorporate landscaping areas to minimise the visual impact.

Development controls

The development controls to achieve the objectives are:

Parking location

- 3.1** Refer to Part B1 of this DCP for information on the location of garages and carports in the residential areas.
- 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.

Minimum parking bay dimensions

- 3.3** The following minimum dimensions are generally required for each parking space.

| Parking type | L (m) | W (m) | Aisle width | | | |
|--------------|-------|-------|-----------------|-----------------|-----------------|-----------------|
| | | | 90 ⁰ | 60 ⁰ | 45 ⁰ | 30 ⁰ |
| Open parking | 5.4 | 2.5 | 6.2* | 4.6 | 3.7 | 3 |

Note 1: Width of the end parking bays with obstruction on one side is 2.8 metres.

Note 2: All dimensions in this DCP are minimum dimensions, unless specified otherwise.

Note 3: All dimensions are in metres (m), unless specified otherwise.

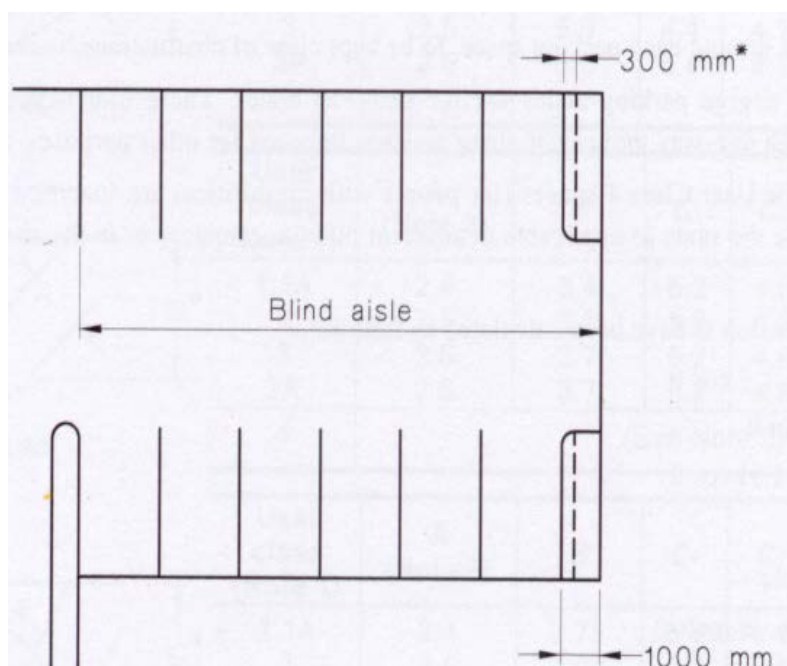
Note 4: *Council may consider a 6 metre absolute minimum aisle width depending upon the site constraint on a condition that 5.5 metre bay length should be maintained to produce a 17 metres wide parking module. However, Council considers 6.2 metres to be a desirable aisle width.

Parking bay dimensions for people with disabilities and residential garages

3.4 Parking bay dimensions for people with disabilities and residential garages are as follows:

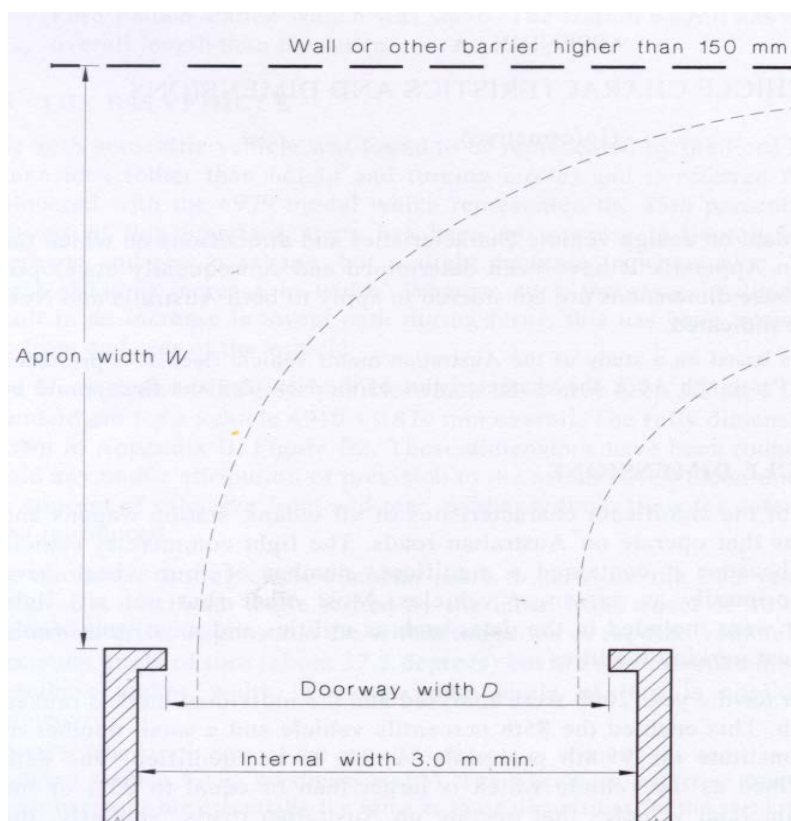
| Parking type | L (m) | W (m) | Comments |
|--|--------------|--------------|--|
| Disabled (90°) | 6.0 | 3.2 | |
| Basement parking and single garage | 5.5 | 3 | Clear door opening of 2.4m between door jambs. |
| Double garage in residential development | 5.5 | 5.4 | Clear door opening of 4.8m between door jambs. |

Diagram: Blind Aisle Extension



* Additional widening required if there is a wall or fence at the side of the last space.
See clause 2.4 (b)(ii) of AS/NZS 2890.1:2004

Diagram: Apron widths for right angle access to single vehicle garages



Note: Vehicles larger than the B85 need to make a 3-point turn at the apron widths shown. The apron width may be reduced by 0.3m when the edge opposite the doorway is a kerb 150mm or less in height with clearance of at least 0.3 m behind the kerb

| Doorway width (D) | Apron width (W) (See Note) |
|-------------------|----------------------------|
| 2.4 | 7.0 |
| 2.7 | 6.3 |
| 3.0 | 5.6 |

Service restriction and small car bay dimensions

- 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.
- 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.
- 3.7** Service restriction spaces must be considered as spaces for small cars as specified in clause 3.10.
- 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.

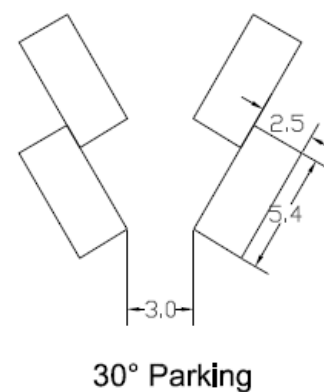
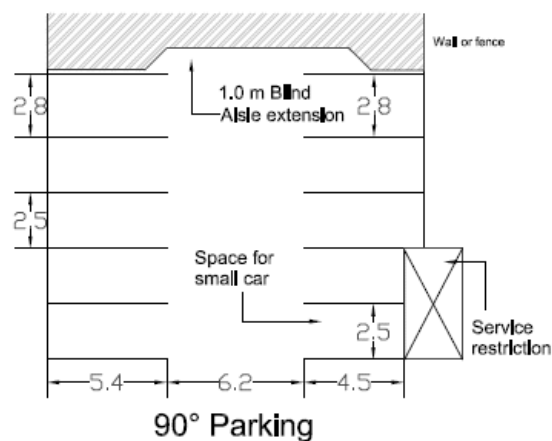
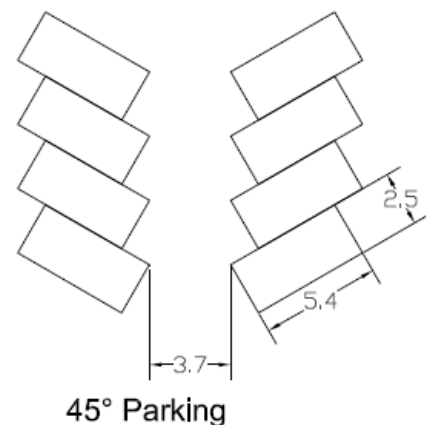
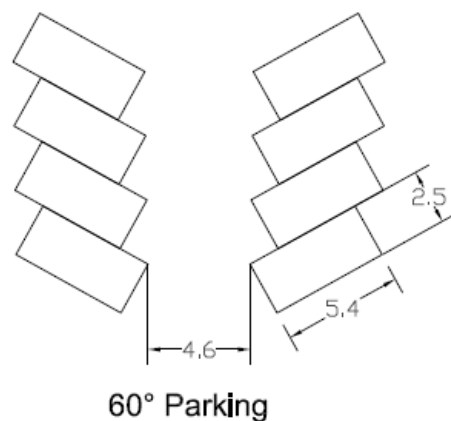
Service bay dimensions

3.9 Service bay dimensions for different vehicles are to be as follows:

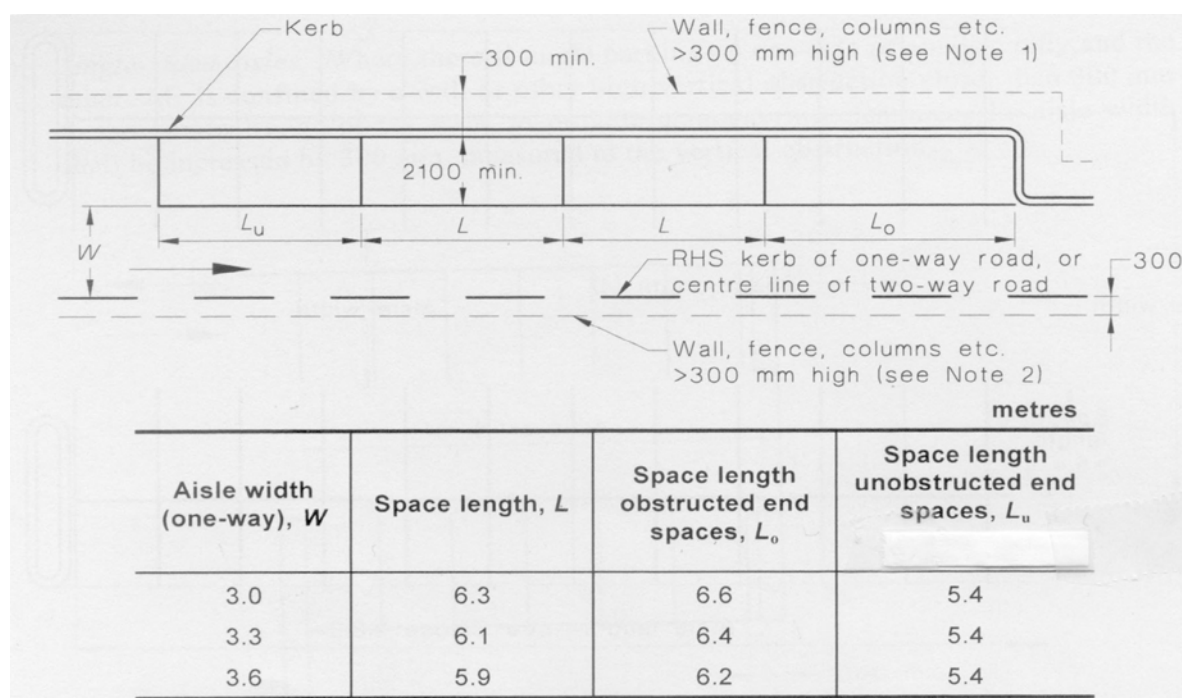
| Vehicles | L (m) | W (m) | Comments |
|---------------------|-------|-------|---|
| Small Truck | 7.0 | 2.7 | Refer to AS/ANZ 2890.1 for manoeuvring dimension. |
| Large Truck | 11.5 | 3.2 | |
| Articulated vehicle | 19.0 | 3.5 | |
| City transit bus | 13.0 | 3.2 | |

3.10 Parking layouts

Parking spaces and areas are to be designed according to the following diagram.



Parallel Parking



Notes on parallel parking:

1. Spaces shall be located at least 0.3m clear of obstructions higher than 150mm such as walls, fences and columns.
2. Where the opposite side of the aisle is bounded by obstructions higher than 150mm, Dimension W shall be increased by at least 0.3 m.
3. If a single space is obstructed at both ends, a further 0.3m shall be added to dimensions in this column.

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.

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°.

Stack parking

3.12 Council may consider stack parking in the following situations:

- (a) In industrial development where the users of the car parking will almost all be employees.

- (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.
- (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.
- (d) Stacked parking is not permitted where a high proportion of the users of the car park are visitors or customers.

SECTION 4–OFF STREET PARKING ACCESS AND CIRCULATION

Access driveway width and design

- 4.1** The location of driveways to properties should allow the shortest, most direct access over the nature strip from the road.
- 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.
- 4.3** Driveway widths for existing dwellings and extensions to the existing properties are assessed on their merits.
- 4.4** For new residential development, necessary clear driveway widths are provided in the following table:

| Driveway width | Minimum Clear Width |
|----------------|---------------------|
| One-way | 3.0 m |
| Two-way | 5.5m |

Note: Refer to AS 2890.1 for access driveway width for other development.

- 4.5** Driveway widths will need to be increased adjacent to parking bays according to AS 2890.1 to provide adequate turning circles.

Queuing distance

- 4.6** Parking studies are necessary to determine minimum queuing length for developments fronting state roads.

| Use | Queuing Distance |
|---------------------------|---|
| Residential and mixed use | Absolute minimum 6m; Desirable minimum 7.5m |
| Drive-in take away | 8 spaces (each approx. 8 m long) in a marked lane for the exclusive use of drivers; plus 7 additional queue spaces at the end of the marked queue lane to be within the site. |

Note: Refer to AS 2890.1 for queuing distance for other land uses.

- 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.

Circulation roadway and ramp gradients

4.8 Limiting requirements for grades on circulation roadways and ramps shall be as follows:

| 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%) | |

Note: Gradient of access driveway, grade change and grade transition is to be in accordance with AS 2890.1.

Gradient within parking module

4.9 The maximum gradients within a parking module including a motorcycle parking area shall be as follows:

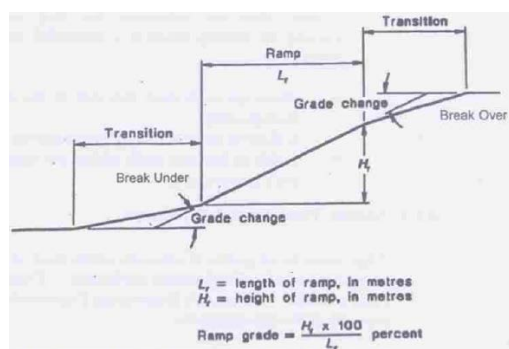
- (a) Measured parallel to the angle of parking—1 in 20 (5%).
- (b) Measured in any other direction—1 in 16 (6.25%).
- (c) Within parking spaces for people with disabilities—see AS/ANZ 2890.6.

Vehicular footway crossing

4.10 Design and construction of vehicular footway crossing is to be in accordance the Bankstown Development Engineering Standards.

Internal circulation

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.



SECTION 5—OTHER CONSIDERATIONS

Minimum headroom dimensions

- 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.

| Minimum headroom | Dimension |
|--------------------------|-----------|
| Car and light vans | 2.4m |
| People with disabilities | 2.3m |
| Small rigid vehicles | 3.6m |

Loading and unloading facilities

- 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.

- 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:

- (a) at least one off-street parking space for delivery/service vehicles; and
- (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.

- 5.4** The design of loading docks must:

- (a) be separate from parking circulation or exit lanes to ensure safe pedestrian movement and uninterrupted flow of other vehicles in the circulation roadways;
- (b) allow vehicles to enter and leave an allotment in a safe manner; and
- (c) have minimum dimensions of 4 metres by 7 metres per space.

Column location and spacing

- 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.

Note: Refer to Appendix 6 for the design envelope around parked vehicle to be clear of columns, walls and obstructions.

Safety and security

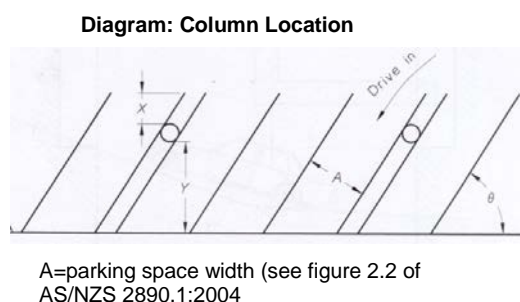
- 5.6** Car parking safety can be enhanced with good visibility, security, lighting and good pedestrian and car parking layouts.
- 5.7** Sloping ramps from car parks, garages and other communal areas are to have at least one full car length of level driveway before they intersect pavements and carriageways.

Sight distance requirement

- 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 the footway and vehicles on the roadway. Refer to Australian Standard 2890.1 for minimum sight distance requirements.

Pedestrian access

- 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.
- 5.10** Lifts and stair lobbies should be prominently marked to help users find them and to increase personal security.
- 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.



| Parking angle | Minimum Dimension | |
|---------------|-------------------|------|
| | X | Y |
| 30 | 375 | 1825 |
| 45 | 530 | 2581 |
| 60 | 650 | 3161 |
| 75 | 724 | 3526 |
| 90 | 750 | 3650 |

Sign posting and line marking

- 5.12** All car parking spaces should be clearly line marked consistently as illustrated in Australian Standard 2890.1.
- 5.13** Where customer or visitor parking is provided, signposting should be provided to indicate the location of these spaces.
- 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.
- 5.15** In large car parks, means of egress should be indicated by directional signs which need to be shown on application plans.
- 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.

Car wash bay

- 5.17** Where residential development are required to provide a car wash bay as a condition of development consent, the following requirements apply:
- (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;
 - (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
 - (c) the car wash bay space may also be used as a visitor space.

Bicycle parking

- 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.

SECTION 6–LANDSCAPING

Objectives

The objectives of landscaping in open–air parking are:

- (a) To have existing trees incorporated as far as possible in order to protect them and also to provide shade in parking areas.
- (b) To have car parks screened from public view by functioning as a buffer to reduce visual and noise pollution.
- (c) To have large areas soften the impact of paving and thereby providing relief from heat and glare.
- (d) To have Water Sensitive Urban Design Principles met in order to reduce stormwater runoff.
- (e) To have safety and security as part of planting.

Development controls

The development controls to achieve the objectives are:

Landscaping

6.1 Appendix 1 and 2 give an indication of landscaping expected.

Trees

- 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.
- 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.
- 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.

Perimeter planting

- 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.

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.

6.7 For industrial development, reference should also be made to the landscaping requirements of Part B3 of this DCP.

Plant selection

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.

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.

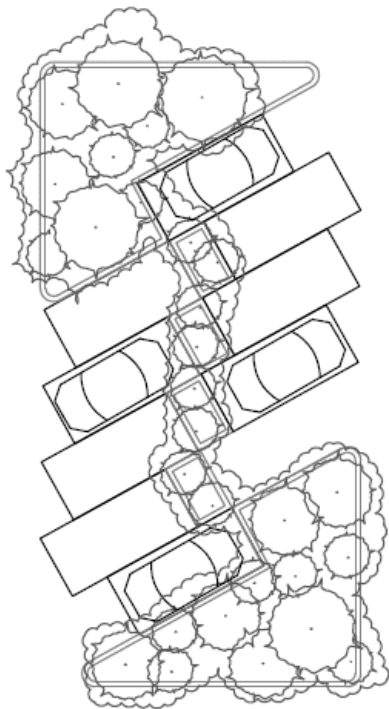
Plant protection

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.

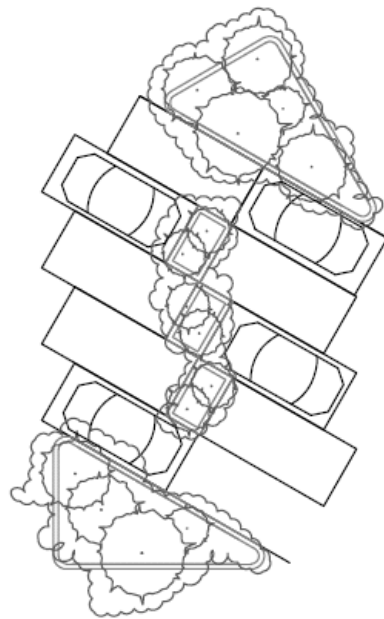
Material

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.

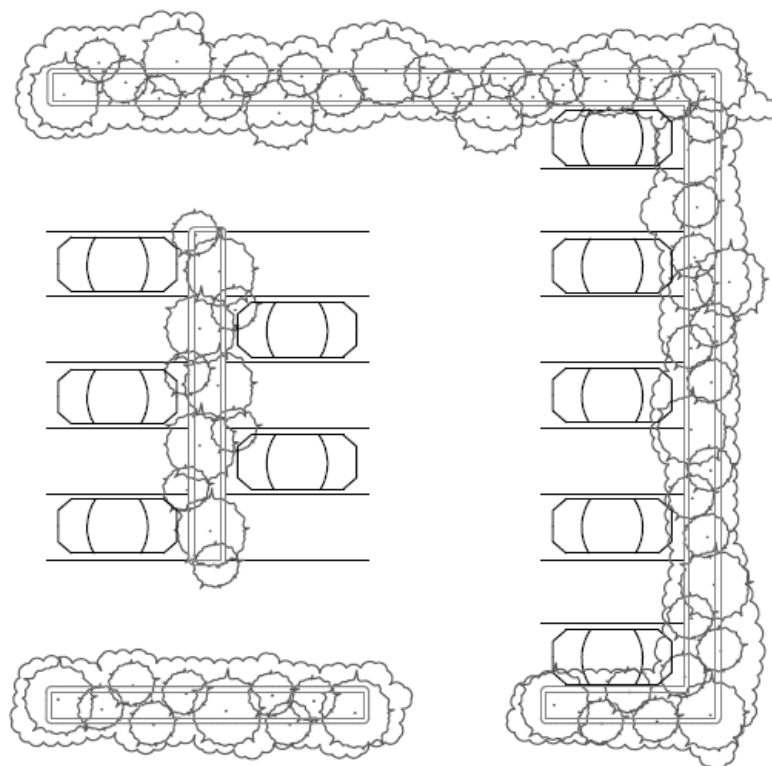
Appendix 1–Parking with trees



60° Parking

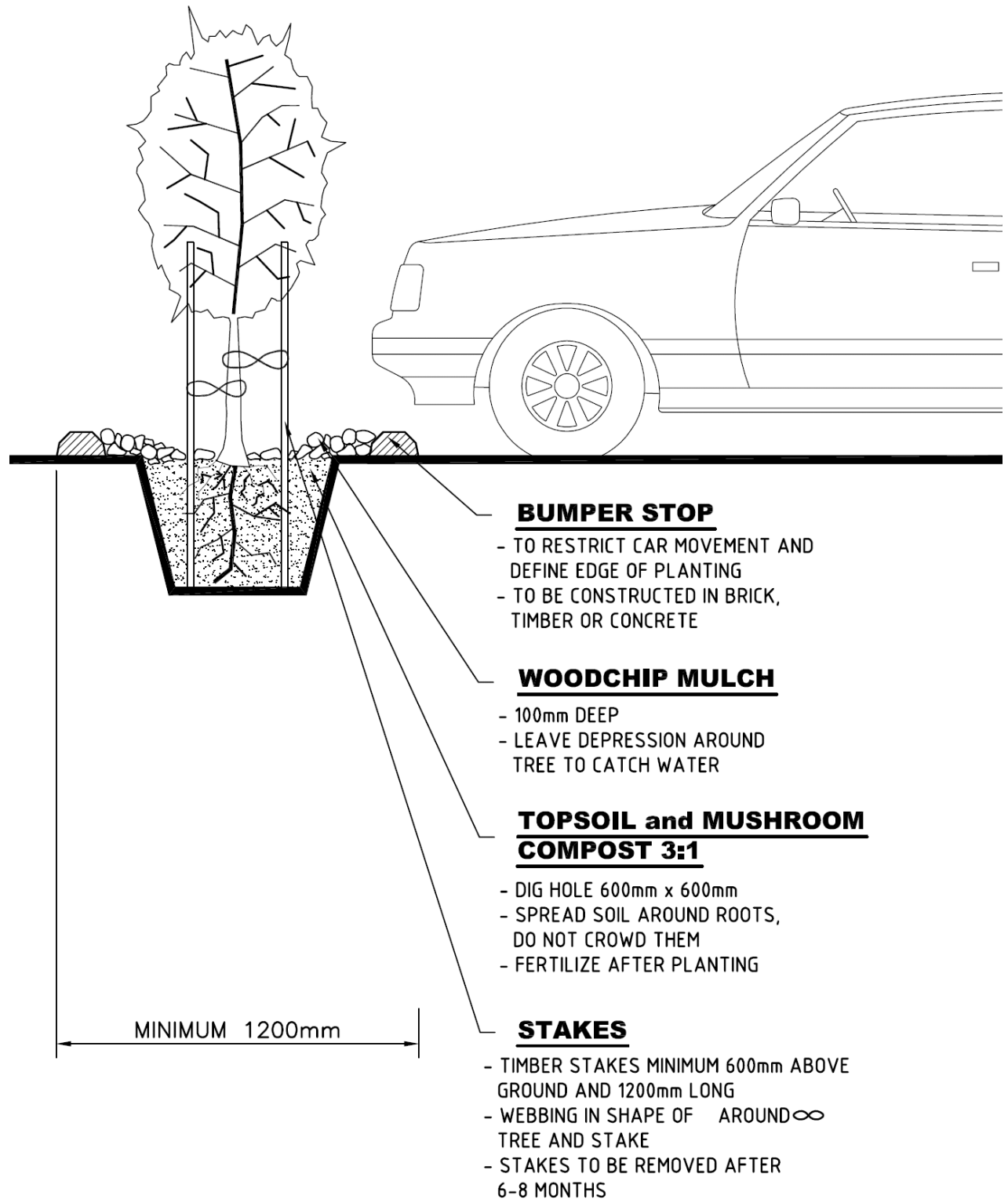


45° Parking



90° Parking

Appendix 2–Details of plating bed



Appendix 3–List of non–native tree species suitable for canopy planting

| Non-Native Species | Common Name | Soil |
|---|-----------------------|---|
| <i>Acer buergerianum</i> | Trident Maple | Improved soil conditions/ composted garden soils |
| <i>Acer palmatum</i> | Japanese Maple | |
| <i>Acer saccharinum</i> | Sugar Maple | |
| <i>Acer negundo</i> | Box Elder | |
| <i>Acer sp. - various</i> | Maples | |
| <i>Arbutus unedo</i> | Irish Strawberry Tree | |
| <i>Calodendron capense</i> | Cape Chestnut | |
| <i>Celtis australis</i> | Hackberry | |
| <i>Fraxinus excelsior</i> | European Ash | |
| <i>Fraxinus 'Raywood'</i> | Claret Ash | |
| <i>Gleditsia tricanthos 'Sunburst', 'Shademaster'</i> | Honey Locust | |
| <i>Jacaranda mimosaeifolia</i> | Jacaranda | |
| <i>Koelreutaria paniculata</i> | Pride Of China | |
| <i>Magnolia grandiflora</i> | Bull Bay Magnolia | |
| <i>Nyssa sylvatica</i> | Tupelo | |
| <i>Pistachia chinensis</i> | Chinese Pistachio | |
| <i>Platanus cuniata</i> | Cut-Leaf Plane | |
| <i>Platanus x hybrida</i> | London Plane | |
| <i>Platanus orientalis</i> | Oriental Plane | |
| <i>Prunus sp. - various</i> | | |
| <i>Pyrus x blieriana</i> | Flowering Pear | |
| <i>Pyrus calleryana</i> | Callery Pear | |
| <i>Pyrus ussuriensis</i> | Manchurian Pear | |
| <i>Sapium sebiferum</i> | Chinese Tallowood | |
| <i>Schinus areira</i> | Peppercorn | |
| <i>Ulmus glabra 'Lutescens', 'Louis Van Houtte'</i> | Golden Elm | |
| <i>Ulmus parvifolia</i> | Chinese Elm | |
| <i>Zelkova serrata</i> | Japanese Elm, Keyaki | |

Note: Many of the above non-native species require improved soil conditions, irrigation and on-going maintenance for optimum growth. The above list is not exhaustive, additional species may be considered. Planting to be determined with concession to site conditions, aspect, exposure, drainage and surrounding vegetation.

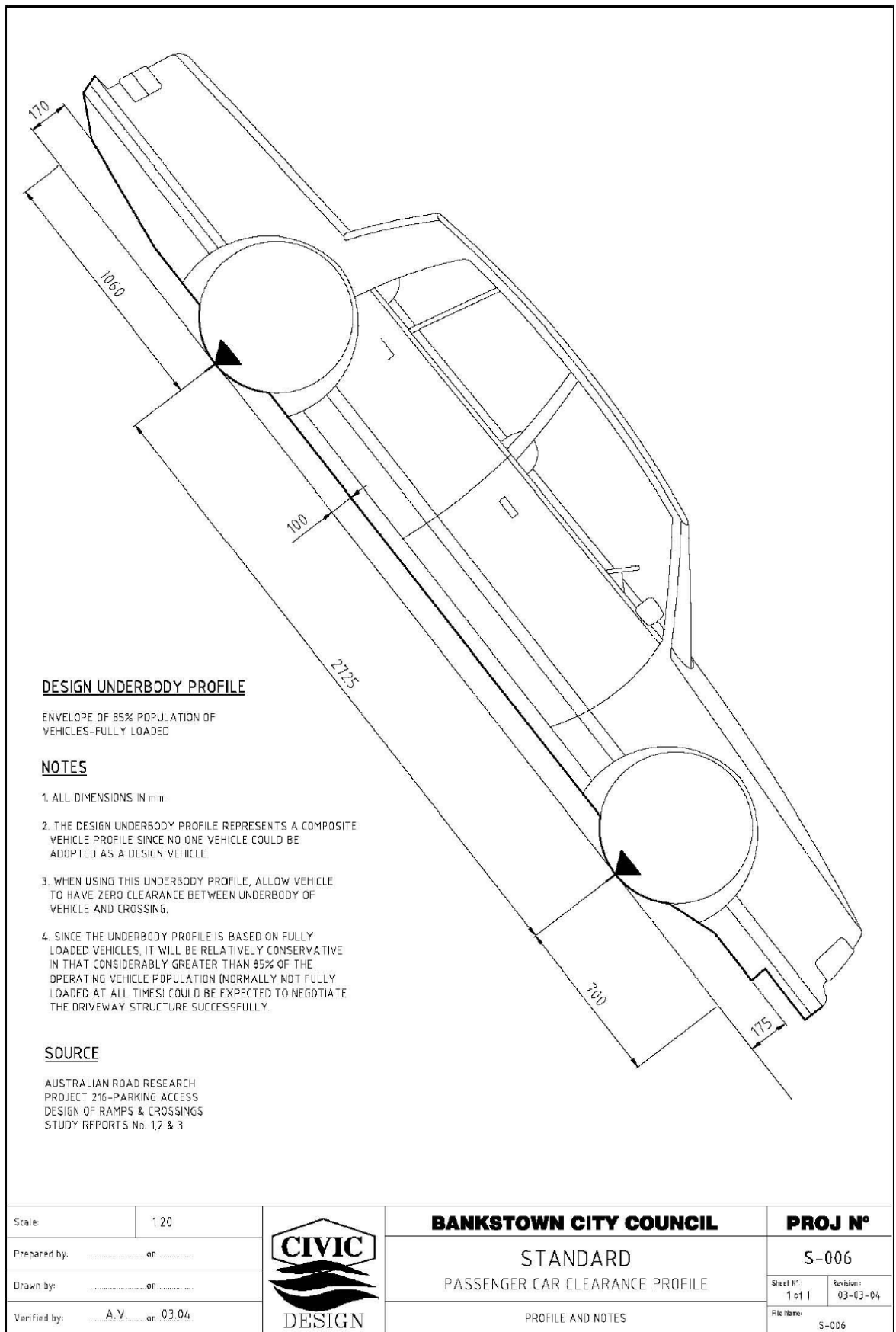
Appendix 4–List of native tree species suitable for canopy planting

| Australian Native Species | Common Name | Preferred Soil |
|---------------------------------|---------------------------------|----------------|
| <i>Acacia binervia</i> | Myall Wattle | Sand /clay* |
| <i>Acmena smithii</i> | Lilli Pilli | |
| <i>Angophora costata</i> | Smooth Barked Apple | |
| <i>Backhousia citriodora</i> | Lemon Scented Myrtle | |
| <i>Backhousia floribunda</i> | Flowering Myrtle | |
| <i>Brachychiton acerifolius</i> | Illawarra Flame Tree | |
| <i>Brachychiton populneum</i> | Kurrajong | |
| <i>Callistemon citrinus</i> | Crimson Bottlebrush | |
| <i>Callistemon pinifolius</i> | Green Bottlebrush | |
| <i>Callistemon viminalis</i> | Weeping Bottlebrush | |
| <i>Cupaniopsis anarchoides</i> | Tuckeroo | |
| <i>Elaeocarpus reticulatus</i> | Blueberry Ash | Sand* |
| <i>Eucalyptus eugenioides</i> | Thin Leaf Stringybark | Clay* |
| <i>Eucalyptus fibrosa</i> | Broad Leaf Ironbark | Clay* |
| <i>Eucalyptus gummifera</i> | Red bloodwood | Sand* |
| <i>Eucalyptus haemastoma</i> | Scribbly Gum | Sand* |
| <i>Eucalyptus longifolia</i> | Woollybutt | Clay* |
| <i>Eucalyptus maculata</i> | Spotted Gum | |
| <i>Eucalyptus moluccana</i> | Grey Box | Clay* |
| <i>Eucalyptus resinifera</i> | Red Mahogany | Sand /clay* |
| <i>Eucalyptus sideroxylon</i> | Mugga Ironbark | Clay* |
| <i>Flindersia australis</i> | Australian Teak/ Crows Ash | |
| <i>Glochidion ferdinandii</i> | Cheese Tree | |
| <i>Harpullia pendula</i> | Tulipwood | |
| <i>Leptospermum petersonii</i> | Lemon Scented Tea Tree | Sand /clay* |
| <i>Lophostemon conferta</i> | Brushbox | |
| <i>Melaleuca decora</i> | White Feather Honey Myrtle | Clay* |
| <i>Melaleuca linariifolia</i> | Narrow Leaf Paperbark | Clay* |
| <i>Pittosporum revolutum</i> | Yellow/ Rough Fruit Pittosporum | |
| <i>Pittosporum rhombifolium</i> | Diamond Leaf Pittosporum | |
| <i>Podocarpus elatus</i> | Illawarra Plum | |
| <i>Stenocarpus sinuatus</i> | Queensland Firewheel Tree | |
| <i>Syncarpia glomulifera</i> | Turpentine | Sand /clay* |
| <i>Syzygium luehmannii</i> | Small Leaf Lilli Pilli | |
| <i>Syzygium paniculatum</i> | Brush Cherry | |
| <i>Syzygium oleosum</i> | Blue Lilli Pilli | |
| <i>Tristaniaopsis laurina</i> | Water Gum | |
| <i>Waterhousia floribunda</i> | Weeping Lilli Pilli | |

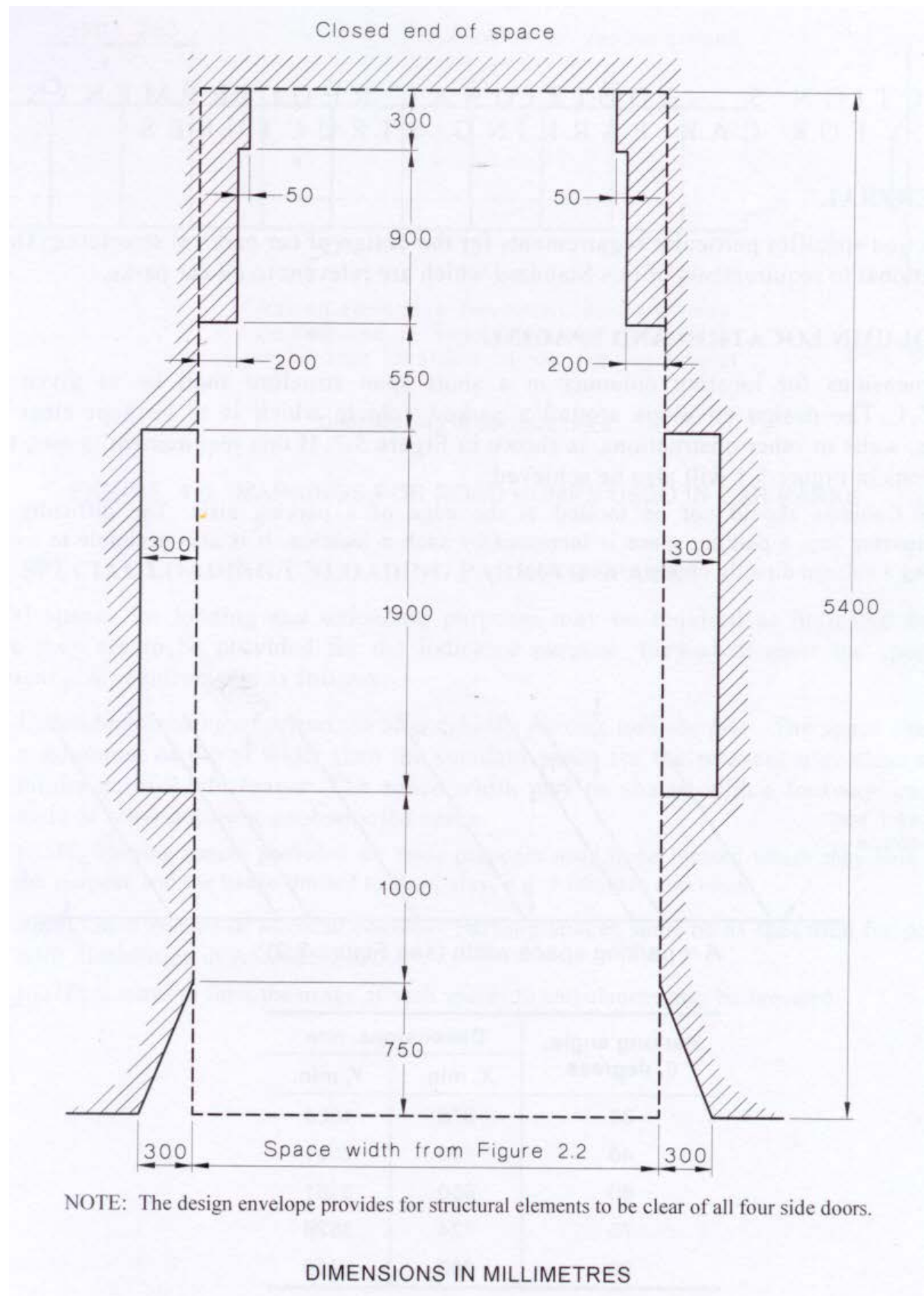
Note (1): * Asterix denotes plant species native to Bankstown area. Plants listed will benefit from improved garden soil conditions, irrigation and on-going maintenance.

Note (2): The above plant list is not exhaustive, additional species may be considered. Planting to be determined with concession to site conditions, aspect, exposure, drainage and surrounding vegetation, and available room for resulting canopy and root growth and spread.

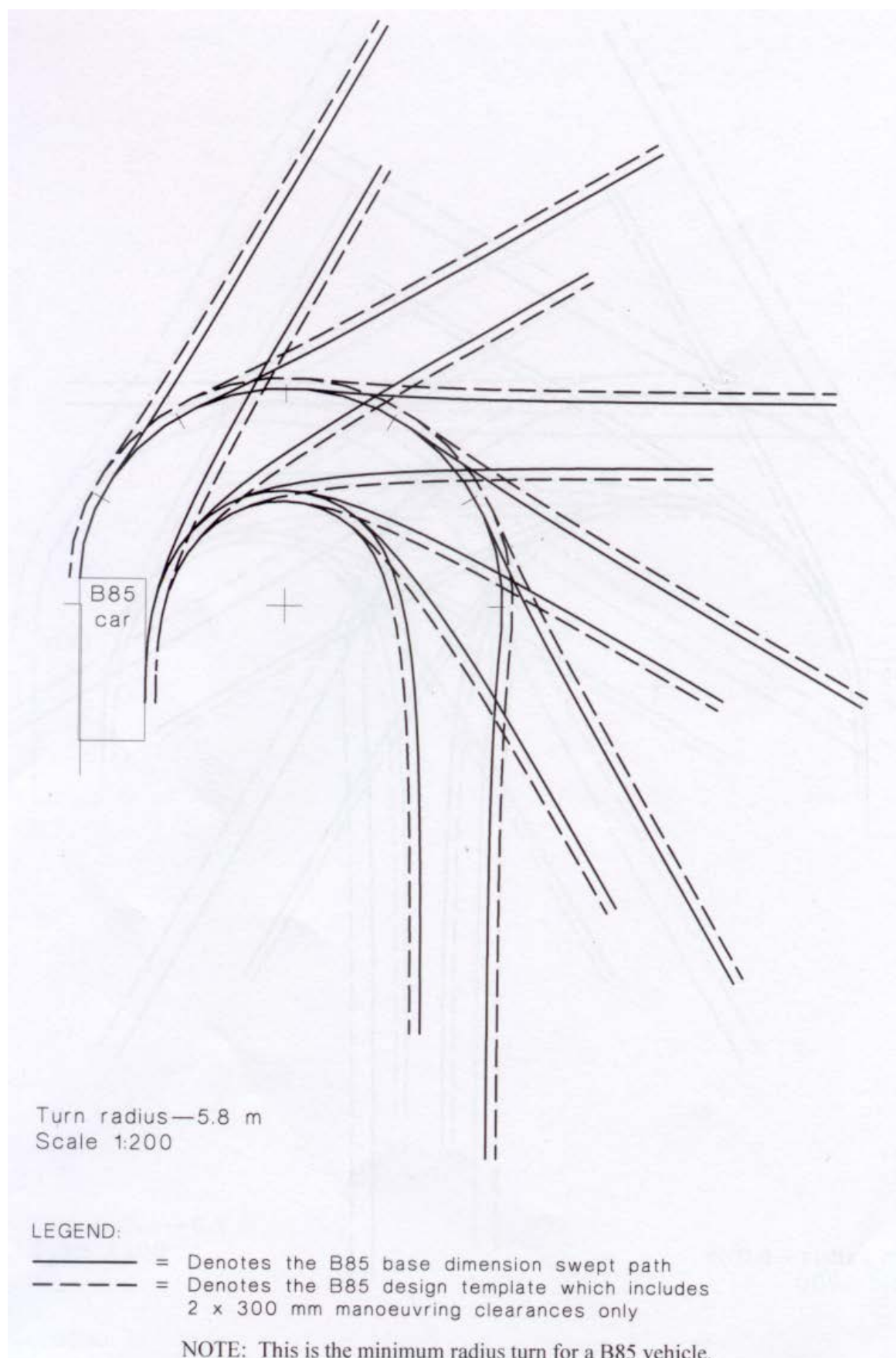
Appendix 5–Car clearance profile



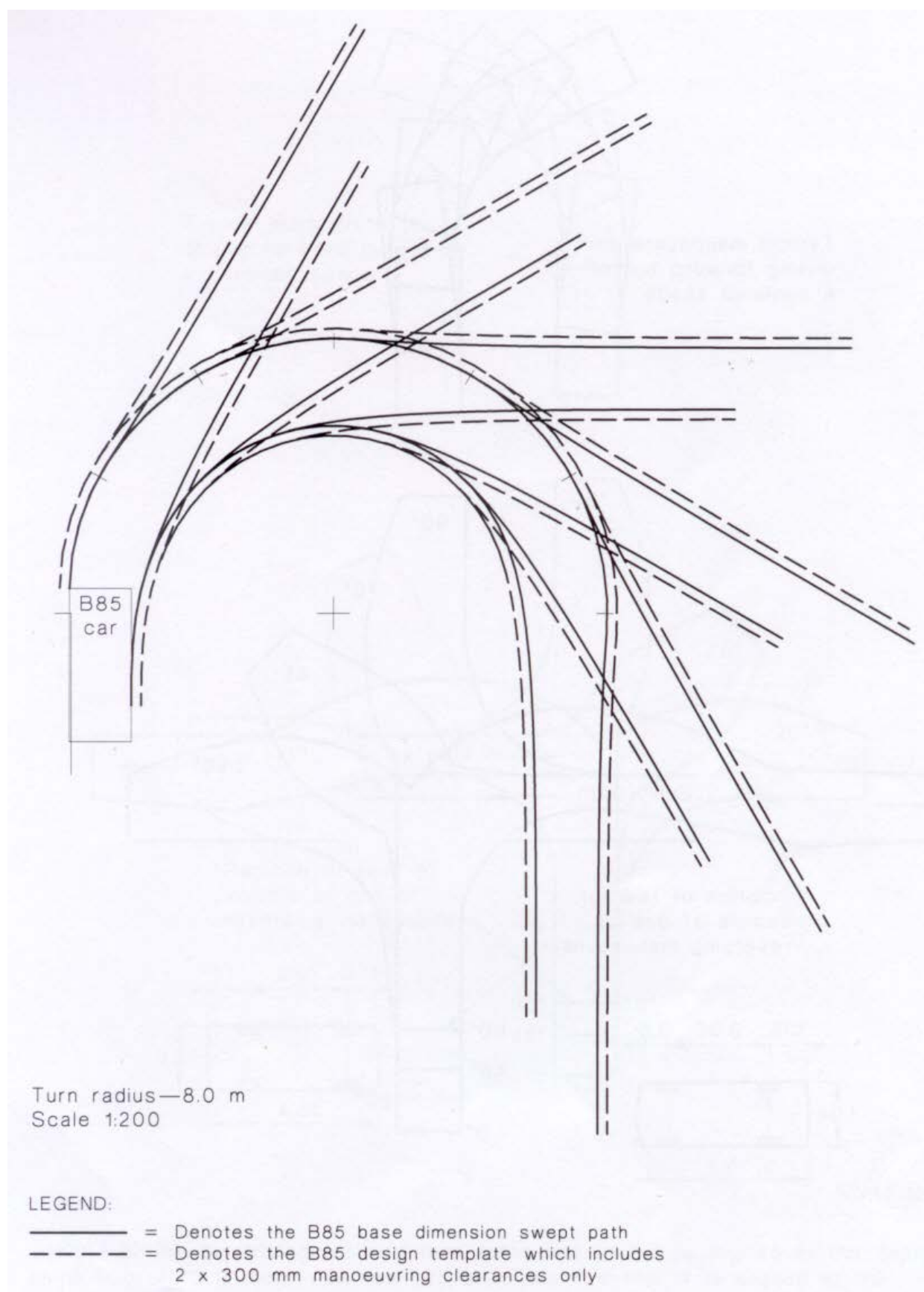
Appendix 6—Design envelope around parked vehicle to be clear of columns, walls and obstruction



Appendix 7—Design template for B 85 car with 5.8 m turning radius



Appendix 8—Design template for B 85 car with 8 m turning radius



Appendix 9—State and regional roads in the City of Bankstown

| ROAD | FROM | TO |
|---------------------|---------------------|--------------------|
| Alfords Point Road | Davies Road | City Boundary |
| Boronia Road | Hume Highway | Waterloo Road |
| Brunker Road | Rookwood Road | Hume Highway |
| Canterbury Road | Milperra Road | Punchbowl Road |
| Davies Road | Fairford Road | Alfords Point Road |
| Fairford Road | Stacey Street | Davies Road |
| Henry Lawson Drive | Hume Highway | City Boundary |
| Hume Highway | City Boundary | City Boundary |
| Juno Parade | Waterloo Road | Punchbowl Road |
| Milperra Road | Newbridge Road | Canterbury Road |
| Newbridge Road | City Boundary | Milperra Road |
| Punchbowl Road | Canterbury Road | City Boundary |
| Roberts Road | Hume Highway | Wiley Avenue |
| Rookwood Road | Hume Highway | City Boundary |
| Stacey Street | Rookwood Road | Fairford Road |
| Stacey Street | Fairford Road | Canterbury Road |
| The River Road | Canterbury Road | M5 Motorway |
| M5 Motorway | City Boundary | City Boundary |
| Wiley Avenue | Roberts Road | Koala Road |
| Wiley Avenue | Roberts Road | Punchbowl Road |
| Woodville Road | Hume Highway | City Boundary |
| Alma Road | Davies Road | Faraday Road |
| Ashford Avenue | Bullecourt Avenue | Milperra Road |
| Auburn Road | Water Pipeline | Hume Highway |
| Beaconsfield Street | The River Road | Horsley Road |
| Birdwood Road | Owen Road | Georges Crescent |
| Brandon Avenue | Chapel Road | Greenwood Ave |
| Brunker Road | Rookwood Road | Allder Street |
| Bullecourt Avenue | Horsley Road | Ashford Avenue |
| Bullecourt Avenue | Horsley Road | Henry Lawson Drive |
| Carlingford Road | Water Pipeline | Waldron Road |
| Chapel Road | Canterbury Road | Brandon Avenue |
| Chapel Road | Rickard Road | Hume Highway |
| Christina Road | Waldron Road | River Avenue |
| Edgar Street | Milperra Road | Hume Highway |
| Faraday Road | Alma Road | Uranus Road |
| Ferrier Road | Railway Bridge | Auburn Road |
| Gibson Avenue | Watson Road | Canterbury Road |
| Greenwood Ave | Brandon Avenue | Marion Street |
| Haig Avenue | Georges Crescent | Henry Lawson Drive |
| Hector Street | Hume Highway | Water Pipeline |
| Horsley Road | Beaconsfield Street | Bullecourt Avenue |
| Koala Road | Wattle Street | Wiley Avenue |
| Macauley Avenue | Stacey Street | Chapel Road |

| ROAD | FROM | TO |
|-----------------|---------------------|------------------|
| Marion Street | Greenwood Avenue | Meredith Street |
| Marion Street | Owen Road | MacLaurin Avenue |
| Meredith Street | Marion Street | Rickard Road |
| Miller Road | Hume Highway | Waldron Road |
| Owen Road | Marion Street | Birdwood Road |
| Park Road | Braesmere Road | MacLaurin Avenue |
| Queen Street | Beaconsfield Street | Milperra Road |
| Rickard Road | Stacey Street | Chapel Road |
| Rickard Road | Meredith Street | Chapel Road |
| Roberts Road | Wiley Avenue | Wattle Street |
| Sphinx Avenue | Gibson Avenue | The River Road |
| The River Road | Henry Lawson Drive | M5 Motorway |
| Tower Street | The River Road | Braesmere Road |
| Uranus Road | Faraday Road | The River Road |
| Waldron Road | Carlingford Road | Christina Road |
| Waterloo Road | Wattle Street | Hume Highway |
| Watson Road | Fairford Road | Gibson Avenue |
| Wattle Street | Koala Road | Stacey Street |
| Wellington Road | Auburn Road | Woods Road |
| Woods Road | Wellington Road | Carlingford Road |



Bankstown Development Control Plan 2015

PART B6

CHILD CARE CENTRES

CONTENTS

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SECTION 1–INTRODUCTION

Council's statutory responsibility is to manage the orderly development of child care centres in a way that gives children the best possible start in life, manages the sustainability of established suburbs, and addresses community expectations.

Bankstown Local Environmental Plan 2015 is Council's principal planning document to regulate effective and orderly development in the City of Bankstown. The LEP provides objectives, zones and development standards such as lot sizes and floor space ratios.

Part B6 of Bankstown Development Control Plan 2015 supplements the LEP by providing additional objectives and development controls to enhance the function and appearance of child care centres in the City of Bankstown. The development controls include storey limits, setbacks, building design, acoustic privacy, landscaping, traffic management, access and parking.

Part B6 generally applies to land in the City of Bankstown where the zone allows child care centres under the provisions of Bankstown Local Environmental Plan 2015.

Objectives

The objectives of Part B6 of this DCP are:

- (a) To have development controls that regulate the effective and orderly development of child care centres in the City of Bankstown.
- (b) To have child care centres support the health and well being of children, staff, parents and visitors.
- (c) To have child care centres contribute to the sustainability of the City of Bankstown.
- (d) To have child care centres that are compatible with the prevailing suburban character and amenity of the locality of the development.
- (e) To have intensive trip generating child care centres concentrate in locations most accessible to rail transport to maximise transport choice and reduce the reliance on cars.
- (f) To have child care centres provide safe and convenient access for children, staff, parents and visitors.
- (g) To have child care centres that do not adversely impact on the safety and efficiency of the surrounding road system.
- (h) To have child care centres achieve high levels of personal and property safety and security.

- (i) To have child care centres achieve good urban design.
- (j) To have child care centres achieve sustainable outcomes through design including such matters as:
 - (i) Access and circulation.
 - (ii) Adherence to local context and streetscape.
 - (iii) Passive surveillance and presence to street.
 - (iv) Adaption to the existing vegetation and landform.
 - (v) Energy efficiency by providing natural ventilation and natural light as part of the building orientation.
- (k) To have the long term operation of child care centres maintain the amenity of surrounding residents.

SECTION 2–LOCATION AND TRAFFIC MANAGEMENT

Bankstown Local Environmental Plan 2015 aims to concentrate intensive trip generating activities in locations that are most accessible to rail transport. Child care centres can be significant trip generators, especially as the Children's Services Regulation 2004 may allow up to 90 children to attend a child care centre at any one time. The RTA Guidelines found the mean proportions of children transported to child care centres by car was 94% for pre-schools, 93% for long day care and 75% for before/after school care.

For this reason, it can be argued that intensive trip generating child care centres should locate close to rail transport and shopping centres in the business zones.

In locations that are not readily accessible to rail transport, such as Zone R2 Low Density Residential, Council is seeking only small child care centres that would not be regarded as intensive trip generating activities.

Consideration is given to having development controls that ensure child care centres take into account:

- The cumulative impacts of traffic generation, on-street parking and noise in residential streets.
- The impact on traffic efficiency, with the objective to maintain the existing level of service of streets.
- The impact on the amenity of an area, with the objective not to exceed the environmental capacity of streets. Setting traffic limits (such as limits on volumes) is necessary in residential areas and neighbourhood shopping centres given that traffic congestion, pedestrian safety and noise are primary concerns at these locations.
- The impact of accommodating additional land uses, shared facilities and special events.

In some streets where the existing level of service is poor or the environmental capacity is exceeded, any small increase in traffic can cause greater increases in delay. In this situation, it is best practice to at least maintain the existing level of absolute delay rather than allow the situation to be made worse.

Objectives

The objectives are:

- (a) To have intensive trip generating child care centres in locations that are most accessible to rail transport.

- (b) To have the location and size of child care centres maintain the existing environmental capacity and service levels of streets.
- (c) To have child care centres avoid locating within close proximity to another existing or approved centre unless it can be demonstrated that the cumulative impacts relating to traffic generation and on-street car parking are within acceptable limits for the area.
- (d) To have the size of child care centres limited in established residential areas to ensure this type of trip generating activity does not adversely impact on the existing residential amenity.

Development controls

The development controls to achieve the objectives are:

Traffic management (environmental capacity)

- 2.1** Development for the purpose of child care centres must not result in a street in the vicinity of the development site to exceed the environmental capacity maximum.

If the environmental capacity maximum is already exceeded, the development must maintain the existing level of absolute delay of that street.

Traffic management (level of service)

- 2.2** Development for the purpose of child care centres must not result in a street intersection in the vicinity of the development site to have a level of service below Level B.

If the existing level of service is below Level B, the development must maintain the existing level of absolute delay of that street intersection.

Traffic impact studies

- 2.3** For the purpose of clauses 2.1 and 2.2, development applications must submit a Traffic Impact Study based on the RTA Guide to Traffic Generating Developments to determine:

Existing conditions

- (a) Existing volumes and environmental capacity of streets adjacent to the development.
- (b) Existing volumes and level of service of street intersections in the vicinity of the development.
- (c) Existing public transport services in the vicinity of the development.

- (d) Existing clearway and peak period parking restrictions that apply to streets adjacent to the development.
- (e) Existing proposals for improvements to the adjacent road system.

Proposed conditions

- (f) The proposed amount of traffic generation and trip distribution of the development.
- (g) The proposed parking provision of the development.
- (h) The proposed safety and efficiency of access between the development and the adjacent road network.
- (i) The proposed safety and efficiency of the set-down and pick-up areas, service areas and car parks.
- (j) The impact of the proposed generated traffic on the environmental capacity of streets adjacent to the development.
- (k) The impact of the proposed generated traffic on the level of service of street intersections in the vicinity of the development.
- (l) The impact of the proposed generated traffic on road safety and traffic noise.
- (m) The impact of the proposed generated traffic on other major traffic generating development in close proximity.
- (n) Whether the development must take certain measures to reduce the impact of the proposed generated traffic to an acceptable level. Measures may include a reduction in child care places or the installation of public traffic management devices at the applicant's expense.

SECTION 3–SITE LAYOUT AND BUILDING ENVELOPES

Legislation requires child care centres to provide certain areas and facilities such as play spaces, sleeping rooms, toilets, kitchen, nappy change, storage, administration offices and circulation areas.

Council considers it necessary to ensure allotments are of sufficient size to accommodate these facilities and services plus have adequate space to accommodate buildings, dwellings, off–street parking spaces, vehicular access and manoeuvring areas, pedestrian access, open space and landscaping. This approach to good design provides:

- Amenity for children through the physical, spatial and environmental quality of the development.
- Ensure child care centres can contain the essential elements that make up the prevailing character of certain areas, particularly residential areas where the prevailing character includes the built form, the front setback area and landscaping.

Building envelopes must also complement the scale of surrounding buildings, noting that the established residential areas predominantly have a single dwelling suburban character. Building envelopes generally include children numbers, staff ratios, height and setback controls. Applicants must note:

- Council recognises that larger centres have greater impacts and it is important to balance the size of child care centres with the retention of residential amenity. It is therefore necessary to limit the capacity of child care centres in residential areas to 40 children, to ensure this type of business activity does not unreasonably impact on the residential amenity. Consideration is given to having development controls that encourage small centres that are:
 - compatible with the prevailing character of residential areas; and
 - minimise the impacts on neighbouring dwellings in terms of traffic generation, on–street parking and noise.
- A building envelope is not a building, but a three dimensional shape that may determine the bulk and siting of a building. After allowing for building articulation, the achievable floor space of a development is likely to be less than the building envelope.

Objectives

The objectives are:

- (a) To have allotments that are of sufficient size to provide for children numbers, staff ratios, buildings, dwellings, setbacks to adjoining land, parking spaces, driveways, vehicle manoeuvring areas, pedestrian access, open space, landscaping and the like.
- (b) To have the design of child care centres satisfy the needs of children and staff, and provides a safe environment and easy access for people.
- (c) To have child care centres that are compatible with the prevailing character and amenity of the locality of the development.
- (d) To have the size of child care centres limited in established residential areas to ensure this type of business and trip generating activity does not adversely impact on the residential amenity of neighbouring dwellings.
- (e) To have the design of child care centres provide a reasonable separation to neighbouring properties and avoids an unreasonable sense of enclosure.
- (f) To have a sense of openness around the play areas within child care centres.

Development controls

The development controls to achieve the objectives are:

Allotment size

- 3.1** The minimum allotment size for child care centres and detached dwelling houses or dual occupancies on the same allotment of land within Zone R2 Low Density Residential is at least 500m² for the exclusive use of the dwelling house or dual occupancy.

Capacity

- 3.2** The consent authority may grant consent to development for the purpose of a child care centre on an allotment of land within Zone R2 Low Density Residential provided:
- (a) the maximum number of licensed places is 40 children, and
 - (b) the allotment is at least 20 metres wide at the front building line if the number of licensed places in the child care centre is up to 29 children, or
 - (c) the allotment is at least 25 metres at the front building line if the number of licensed places in the child care centre is up to 40 children.

Storey limit

- 3.3** The storey limit for child care centres is 2 storeys.
- 3.4** Child care centres in the business zones must solely locate on the first storey (i.e. the ground floor) or the second storey of a building to ensure the safe evacuation of children during emergencies.
- 3.5** Facilities or activities for children aged 0–2 years must solely locate on the first storey (i.e. the ground floor) of a building to ensure the safe evacuation of children during emergencies.

Setbacks

- 3.6** The minimum setback for child care centres in Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential is:
- (a) 5.5 metres to the primary road frontage;
 - (b) 3 metres to the secondary road frontage; and
 - (c) 1.5 metres to the side boundary.
- 3.7** Council will determine the minimum setbacks for child care centres in zones other than Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential based on the setbacks of the street and the surrounding buildings.
- 3.8** Council may require development that adjoins land in the business zones, industrial zones or rail corridors to have greater setbacks to protect the amenity of children and staff from air and noise pollutants.
- 3.9** Child care centres must ensure the siting of outdoor areas (such as a balcony or deck) and outdoor play areas avoids:
- (a) A living area or bedroom of an adjoining dwelling.
 - (b) A road and driveway that may have noise or a possible pollution impact on children.
 - (c) Any other potential noise or pollution source.
 - (d) Any potential traffic hazard locations where an out-of-control vehicle may injure children.

Deep soil zones

3.10 Child care centres in Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential must provide:

- (a) a minimum 2 metre wide deep soil zone along the primary road frontage and secondary road frontage of an allotment; and
- (b) a minimum 1.5 metre wide deep soil zone around the perimeter of the outdoor play area, to act as a buffer to the fence, provide spatial separation to neighbouring properties and enhance the aesthetic quality of the space.

The deep soil zone must be landscaped by way of deep soil plantings and canopy trees.

3.11 Council will determine the minimum width for deep soil zones for child care centres in zones other than Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential based on the setbacks of the street and the surrounding buildings.

Access

3.12 Child care centres must be easily accessible to people with disabilities and must comply with the Building Code of Australia and Australian Standard 1428 Parts 1 to 4—Design for Access and Mobility.

Car parks

3.13 The minimum number of car parking spaces required for child care centres is 1 car space per employee (stack parking is permitted) and 2 additional car spaces for the exclusive use of any associated dwelling.

3.14 The siting and design of car parks and driveways must ensure the safe movements of people and vehicles to and from child care centres.

SECTION 4–ENERGY EFFICIENCY AND URBAN DESIGN

Good quality architecture is important. Good quality architecture requires the appropriate composition of building elements (i.e. proportion, unity and rhythm), textures, materials and colours. Good quality architecture must also:

- Reflect well resolved internal layouts of the various functions and uses.
- Respond to the environment and context particularly to desirable elements in the existing streetscape.
- Ensures child care centres make efficient use of natural resources, energy and water throughout its full life cycle. Sustainability is integral to the design process. Aspects include layouts and built form, good orientation, passive solar access principles, minimal use of mechanical ventilation, and soil zones for vegetation.
- Provide amenity for children and staff through the physical, spatial and environmental quality of the development. Optimising amenity requires good natural light and ventilation to rooms.

Objectives

The objectives are:

- (a) To have child care centres promote good architectural quality.
- (b) To have facade designs and building footprints that integrate into the overall building form and enhance the desired contemporary street character.
- (c) To have the design, construction and occupation of child care centres incorporate energy efficiency measures.
- (d) To have front fences that are compatible with the building design and have a visually open style and attractive appearance.
- (e) To have the size and bulk of child care centres avoid unreasonable impact on the living environment or residential amenity of neighbouring dwellings and the surrounding area.

Development controls

The development controls to achieve the objectives are:

Energy efficiency

4.1 Child care centres must make efficient use of natural resources and optimise amenity in the design, construction and occupation of buildings and facilities, such as:

- (a) good orientation and natural light to rooms and play areas;
- (b) limiting building depth to provide natural cross-ventilation and natural light;
- (c) minimal use of mechanical ventilation;
- (d) use of sun shading devices;
- (e) preventing UV factor to open areas; and
- (f) ensuring the development adapts to the existing topography by avoiding excessive cut and fill.

Access to sunlight

4.2 The design of buildings should achieve a northern orientation to maximise solar access.

4.3 The design of buildings must ensure that:

- (a) At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.
- (b) A minimum 50% of the required private open space for a dwelling that adjoins a development receives at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected private open space.

Building design

4.4 Child care centres with 29 children or less in Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential may locate in:

- (a) an existing dwelling house; or

- (b) a purpose-built centre provided the external building design gives the appearance of a dwelling house.

4.5 Child care centres with more than 29 children in Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential must locate in a purpose-built centre. The external building design must give the appearance of a dwelling house.

4.6 Development for the purpose of new buildings must incorporate architectural elements to articulate the building form and avoid large expanses of blank walls. Architectural elements may include but not be limited to:

- (a) Defining the base, middle or top of a building using different materials and colours.
- (b) Incorporating horizontal or vertical elements such as recessed walls or banding.
- (c) Incorporating recessed or partially recessed balconies within the building wall.
- (d) Defining the window openings, fenestration, balustrade design, building entrances, and doors.
- (e) Using sun shading devices.
- (f) Any other architectural feature to the satisfaction of Council.

4.7 Development for the purpose of new buildings must provide active frontages to the streets and must orientate buildings and pedestrian entrances to the streets.

4.8 Development for the purpose of new buildings on corner allotments must:

- (a) present each street facade as a main street facade;
- (b) incorporate architectural features to emphasise the corner address; and
- (c) ensure the corner element is in proportion with the scale and articulation of the development.

Roof design

4.9 Development for the purpose of new buildings must have roof designs that:

- (a) unify separate or attached buildings with a contemporary architectural appearance; and
- (b) combine good quality materials and finishes.

Front fences

4.10 The maximum fence height for front fences is 1.8 metres.

4.11 The external appearance of front fences along the front boundary of allotments must ensure:

- (a) the section of the front fence that comprises solid construction (not including pillars) does not exceed a fence height of 1 metre above ground level (existing); and
- (b) the remaining height of the front fence comprises open style construction such as spaced timber pickets or wrought iron that enhance and unify the building design.

4.12 Council does not allow the following types of front fences:

- (a) chain wire, metal sheeting, brushwood, and electric fences; and
- (b) noise attenuation walls.

SECTION 5–ACOUSTIC PRIVACY AND MANAGEMENT

It is important to balance the operation of child care centres with community expectations. To achieve this outcome, Council considers it necessary to limit the capacity of child care centres if its activities, such as children playing outdoors, are to harmoniously co-exist with the surrounding residential amenity. This is the preferred outcome rather than resorting to noise attenuation walls.

There is also recognition that the good long term operation and management of child care centres can help to ensure development continues to harmoniously co-exist with the surrounding residential amenity.

Objectives

The objectives are:

- (a) To have child care centres that do not adversely impact on the residential amenity of adjoining dwellings and the surrounding area.
- (b) To have development that installs appropriate acoustic privacy measures which are compatible with the prevailing character of residential areas.
- (c) To have the ongoing operation and management of child care centres maintain residential amenity.

Development controls

The development controls to achieve the objectives are:

Acoustic privacy

- 5.1** Air conditioning, mechanical ventilation or any other continuous noise source must not exceed the ambient level at any specified boundary by more than 5dB(A).
- 5.2** The location and design of child care centres must consider the projection of noise from various activities to avoid any adverse impacts on the residential amenity of adjoining land.

For the purpose of this clause, Council requires development applications to submit an Acoustic Report prepared by a suitably qualified acoustic consultant to determine:

- (a) existing noise levels at the identified sensitive receiver locations;
- (b) likely noise levels to emanate from the child care centre at the identified sensitive receiver locations;

- (c) whether the development must apply measures to ensure the noise of children playing in outdoor areas does not exceed 10dB(A) above the background noise level;
- (d) whether the location and setbacks of the development are sufficient to protect the acoustic privacy of adjacent dwellings;
- (e) whether the location of outdoor areas should avoid living areas and bedrooms of adjacent dwellings; and
- (f) whether the development must install certain noise attenuation measures to protect the acoustic privacy of adjacent dwellings.

The Acoustic Report must measure the noise readings over a 15 minute period and must provide details of all modelling assumptions including source noise data, noise monitoring positions, receiver heights and locations, prevailing meteorological conditions during the monitoring, confirmation of the methodology adopted along with a copy of the model input and output data.

- 5.3** The maximum height for noise attenuation walls and fences along the boundary of an allotment is 2 metres.

Hours of operation

- 5.4** Council may limit the hours of operation of child care centres to 7.00am to 6.00pm Monday to Friday.

Management plans

- 5.5** Council must require the operator of a child care centre in Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential to organise and chair a Neighbourhood Liaison Committee. The purpose of the Committee is for the operator and neighbours to resolve any issues, such as traffic and noise, arising from the operation of the child care centre. The operation of the Committee must ensure:
- (a) The membership of the Neighbourhood Liaison Committee must include residents who live next to and opposite the child care centre.
 - (b) The Neighbourhood Liaison Committee must meet at least four times during the first 24 months of the child care centre operating.
 - (c) The operator of the child care centre must forward the meeting minutes to Committee members.
 - (d) The operator of the child care centre may forward the meeting minutes to Council for information purposes.

- (e) The operator of the child care centre may terminate the Committee once it meets at least four times during the first 24 months of the child care centre operating, or may choose to extend the function of the Committee over a longer period of time.

5.6 Council may require the operator of a child care centre in zones other than Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential to organise and chair a Neighbourhood Liaison Committee.

SECTION 6–LANDSCAPING

Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by coordinating water and soil management, solar access, microclimate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character.

For example, the landscaping of front yards in the residential areas is canopy trees and deep soil plantings. The front setback area of child care centres in the residential areas must therefore contain generous landscaping to be compatible with the prevailing character. Car parks and hard surfaces should not dominate the front setback area.

Best practice guidelines for early childhood environments also encourage appropriate landscaping of outdoor areas to protect the health and safety of children.

Objectives

The objectives are:

- (a) To have appropriate landscaping and outdoor play areas in child care centres.
- (b) To have useable open space on the street frontage for canopy trees and deep soil zones.
- (c) To have landscaping that softens the appearance of buildings, car parks and service areas.
- (d) To have useable private open space to dwellings that form part of child care centres.

Development controls

The development controls to achieve the objectives are:

Outdoor play areas

- 6.1** The location of outdoor play areas must allow supervision from within the centre.
- 6.2** Outdoor play areas must:
 - (a) locate on a land gradient that is predominantly flat;

- (b) provide access to shade, particularly between 9.30am and 3.00pm during summer months. This may be in the form of a shade structure or natural shade from trees; and
- (c) consider the surface treatment in accordance with best practice guidelines in early childhood environments.

Private open space

6.3 Where a child care centre forms part of a dwelling house, the development must provide a minimum 80m² of private open space for the exclusive use of the dwelling house.

Landscaping

6.4 Development applications must submit a detailed landscape plan prepared by a qualified landscape architect that:

- (a) shows all existing trees and the general location, type and size of trees both proposed and to be retained; and
- (b) considers the following guidelines:
 - (i) retain existing significant trees and under storey vegetation;
 - (ii) trees should be a major element in the provision of landscaping, where appropriate. Shrubs and ground cover planting should supplement these trees;
 - (iii) any landscaping must use hardy species with preference given to native vegetation endemic to the City of Bankstown (refer to Appendix 1); and
 - (iv) avoid low branching trees in pedestrian traffic areas, and species with prickly/spiny leaves or fruit.

6.5 The landscaping of outdoor play areas must not include the species listed in Appendix 2 or any of the species listed below:

- (a) plants known to produce toxins;
- (b) plants with high allergen properties;
- (c) plants with profuse scented flowers or known to attract high numbers of bees, spiders, and insects;
- (d) plants with thorns or spiky foliage and branches; and
- (e) any weed or potential weed species.

Retaining walls

- 6.6** Outdoor play areas must avoid retaining walls where possible.
- 6.7** The maximum height for retaining walls in outdoor play areas is 400mm above natural ground level, and must incorporate a safety fence or the like to prevent accidental falls.
- 6.8** Retaining walls must locate agricultural drainage lines:
- (a) behind the base of the wall and at the foot of the wall; and
 - (b) the drainage lines must connect with the proposed stormwater drainage system of the development.
- 6.9** Retaining walls on the boundary of an allotment must be masonry construction.

SECTION 7–SAFETY AND SECURITY

Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.

Objectives

The objectives are:

- (a) To have safety and security measures in the design of buildings and facilities.
- (b) To have entrances that are clearly visible from the street.
- (c) To have maximum natural surveillance to minimise the potential for intruders to enter a building.

Development controls

The development controls to achieve the objectives are:

Safety and security

- 7.1** The front door and at least one window to buildings must face the street to enable natural surveillance.
- 7.2** The street number of buildings must be visible from the street and made of a reflective material to allow visitors and emergency vehicles to easily identify the location of the building.
- 7.3** Child care centres must separate the car park and any outdoor play area with a safety fence and gates.
- 7.4** Child care centres with more than 15 children must erect (at the expense of the applicant) an unscaleable 1.8 metre high lapped timber fence or the like along the side and rear boundaries of the allotment.
- 7.5** Child care centres must provide:
 - (a) safe access for children and people with disabilities; and
 - (b) fire protection and evacuation requirements.
- 7.6** Child care centres in existing buildings must remove any existing contamination such as lead based paints and asbestos insulation.

SECTION 8–SITE FACILITIES AND SERVICES

Good design responds to the availability of infrastructure and optimises amenity through efficient layouts and service areas.

Objectives

The objectives are:

- (a) To have the design, construction, and operation of kitchens and food premises achieve satisfactory standards of hygiene.
- (b) To have facilities that visually integrate with development.

Development controls

The development controls to achieve the objectives are:

Food premises

8.1 The design, construction, and operation of kitchens and food premises must comply with:

- (a) Food Act 2003;
- (b) Food Regulation 2010;
- (c) FSANZ Food Standards Code; and
- (d) AS 4674:2004 Design, Construction, and Fitout of Food Premises.

Site facilities

8.2 Child care centres must ensure the following facilities are not visible to the street or any nearby public open spaces:

- (a) waste storage areas;
- (b) storage of goods and materials; and
- (c) any clothes drying areas.

Appendix 1–Suitable plant species for child care centres

| Australian Native Species | Common Name |
|-------------------------------------|-------------------------------------|
| TREES/ LARGE SHRUBS | |
| Angophora bakeri* | Rough Barked Apple |
| Angophora costata* | Smooth Barked Apple |
| Angophora hispida | Dwarf Apple |
| Backhousia myrtifolia | Lemon Scented Myrtle |
| Banksia ericifolia* | Heath Banksia |
| Cupaniopsis anarchoideis | Tuckeroo |
| Elaeocarpus reticulatus* | Blueberry Ash |
| Eucalyptus ficifolia | Red–Flowering Gum (grafted variety) |
| Eucalyptus haemastoma* | Scribbly Gum |
| Flindersia australis | Teak, Crow Ash |
| Leptospermum petersonii* | Lemon Scented Tea Tree |
| Stenocarpus sinuatus | Queensland Firewheel Tree |
| Tristanopsis laurina | Water Gum |
| Waterhousia floribunda | Weeping Lilli Pilli |
| SHRUBS | |
| Austromyrtus dulcis | Austromyrtus dulcis |
| Banksia 'Birthday Candles' | Birthday Candles Banksia cultivar |
| Brachyscome 'Break–O–Day' ** | Aussie Rock Daisy–Dark purple |
| Brachyscome multiflora ** | Aussie Rock Daisy |
| Dianella caerulea* | Blue Flax Lily |
| Dianella longifolia* | Mauve Flax Lily |
| Doryanthus excelsa* | Gynea Lily |
| Eriostemon myoporum | Long–Leaf Wax Flower |
| Hardenbergia violaceae* (a climber) | Happy Wanderer |
| Indigophora australis* | Blue Indigo |
| Isopogon anemonifolius* | Drumsticks |
| Kennedia rubicunda** (a climber) | Running Postman |
| Leptospermum scoparium 'Nanum' | Dwarf Tea Tree |
| Pandorea pandorana (a climber) | Wonga Wonga Vine |
| Poa labillardieri 'Eskdale' | Ornamental Grass |
| Thryptomene saxicola | Heath Myrtle |
| Viola hederacea** | Native Violet |

| Non-Native Species | Common Name |
|--|----------------------------|
| TREES | |
| Acer buergerianum | Trident Maple |
| Acer saccharinum | Sugar Maple |
| Gordonia axillaris | Fried Egg Plant |
| Lagerstroemia indica | Crepe Myrtle |
| Liriodendron tulipifera | Tulip Tree |
| Malus ioensis 'Plena' | Bechel's Crab Apple |
| Pistachia chinensis | Chinese Pistachio |
| Prunus cerasifera 'Nigra' | Black Plum |
| Prunus x blieriana | Flowering Plum |
| Pyrus calleryana | Callery Pear |
| Pyrus ussuriensis | Manchurian Pear |
| Schinus ariera | Peppercorn |
| Zelkova serrata | Keyaki, Japanese Elm |
| SHRUBS / GROUND COVERS | |
| Abutilon x hybridum | Chinese Lantern |
| Buxus microphylla var. japonica | Japanese Box |
| Buxus sempervirens | Common Box |
| Camellia japonica (various) | Japanese Camellia |
| Camellia sasanqua (various) | Small-Leaf Camellia |
| Choisya ternata | Mexican Orange Blossom |
| Convolvulus mauritanicus | Ground-Cover Morning Glory |
| Gardenia florida | Gardenia |
| Gardenia radicans | Ground Cover Gardenia |
| Gaura lindheimeri | Butterfly Plant |
| Hibiscus sp. (various) | Hibiscus |
| Murraya paniculata | Orange Jessamine |
| Nandina domestica 'Nana' | Sacred Bamboo |
| Osmanthus fragrans | Sweet Olive |
| Pelargonium spp./ Geranium | Geranium |
| Photinia glabra 'Rubens' | Photinia |
| Photinia x fraseri 'Red Robin' | Photinia |
| Pieris japonica | Pearl Flower |
| Rondeletia anoema | Rondeletia |
| Tibouchina macrantha | Glory Bush/ Lasiandra |
| Tibouchina lepidota | Large Flowered Glory Bush |
| Viburnum odoratissimum | Sweet Viburnum |
| Viburnum tinus | Viburnum |
| Note: Many of the above non-native species require improved soil conditions, irrigation and on-going maintenance for optimum growth. The above list is not exhaustive, additional species may be considered. Planting to be determined with concession to site conditions, aspect, exposure, drainage and surrounding vegetation. | |

Appendix 2–Unsuitable plant species for child care centres

| Species Name | Common Name |
|--------------------------------|---|
| Brugmansia spp. | Angel's Trumpet |
| Brassaia actinophylla | Umbrella Tree |
| Convallaris majalis | Lily Of The Valley |
| Dapne spp. | Daphne, Garland Flower, Rose Daphne |
| Duranta erecta, Duranta repens | Golden Dewdrop, Aussie Gold, Sheenas Gold |
| Euphorbia pulcherrima | Poinsettia |
| Euphorbia tirucalli | Naked Lady or Pencil Bush |
| Gloriosa superba | Glory Lily |
| Laburnum spp. | Golden Chain Tree |
| Lantana spp. | Lantana |
| Lobellia spp. | Cardinal Flower |
| Malus x domestica | Apple Tree |
| Melia azedarach | White Cedar |
| Nerium Oleander | Oleander |
| Oenanthe crocata | Hemlock |
| Prunus armeniaca | Apricot Tree |
| Prunus dulcis | Almond Tree |
| Prunus oersica | Peach Tree |
| Rheum rhabarbarum | Rhubarb |
| Ricinus communis | Castor Oil Plant |
| Solanum nigrum | Black Nightshade |
| Solanum pseudocapsium | Jerusalem Cherry |
| Solanum spp. | Potato |
| Tabernaemontana spp. | Crepe Jasmine |
| Toxicodendron succedaneum | Rhus Tree |
| Zanthedeschia aethiopica | Calla or Arum Lily |

| Species Name | Common Name |
|-----------------------------|---------------------------------|
| TREES / LARGE SHRUBS | |
| Acacia spp. | Wattle spp. (various) |
| Acokantheria sp. | Wintersweet |
| Alnus spp. | Alder spp. (various) |
| Betula spp. | Birch spp. (various) |
| Callitris spp. | Cypress Pine |
| Castanospermum australe | Blackbean, Moreton Bay Chestnut |
| Casuarina spp. | She-Oak spp. (various) |
| Cupressus spp. | Conifer Pine spp. (various) |
| Eucalyptus citriodora | Lemon-scented Gum |
| Grevillea spp. | Grevillea spp. (various) |
| Juglans spp. | Walnut |
| Lagunaria petersonii | Norfolk Island Hibiscus |
| Ligustrum spp. | Privet spp. (various) |
| Liquidambar styraciflua | Liquidamber |
| Olea spp. | Olive spp. (various) |

| | |
|--|---|
| Poinsettia | Poinsettia |
| Populus spp. | Poplar spp. (various) |
| Prosopis juliflora | Mesquite |
| Quercus spp. | Oak spp. (various) |
| Robinia spp. | Robinia spp. (various) |
| Salix spp. | Willow spp. (various) |
| Sapium sebiferum | Chinese Tallowood |
| Ulmus spp. | Elm spp. (various) |
| SHRUBS / GROUND COVERS | |
| Brunfelsia spp. | Yesterday, Today, Tomorrow |
| Clematis microphylla | Clematis |
| Cyclamen persicum | Cyclamen |
| Dieffenbachia spp. | Dumb Cane |
| Digitalis spp. | Foxglove |
| Grevillea spp. | Grevillea or Spider Flower spp. (various) |
| Hedera spp. | Ivy spp. (various) |
| Hippeastrum spp. | Hippeastrum |
| Hydrangea spp. | Hydrangea |
| Ilex spp. | Holly spp (various) |
| Juniper spp. | Juniper spp. (various) |
| Lomandra spp. | Mat Rush spp. (various) |
| Lonicera spp. | Honeysuckle (various) |
| Macrozamia spp. | Cycads |
| Ochna spp. | Carnival Bush, Mickey Mouse Plant |
| Parietaria judaica | Asthma or Stick Weed |
| Philodendron spp. | Philodendron |
| Raphiolepis spp. | Indian Hawthorn |
| Spathiphyllum spp. | Peace Lily, Madonna Lily |
| Vinca major | Vinca |
| Wisteria sinensis | Wisteria |
| | Mushroom / Toadstools |
| | Chillies |
| <p>Note: The above plant list is not exhaustive, additional species may be considered. The above list includes species as identified by the Australian National Botanic Gardens, The Childrens Hospital Westmead, and Queensland Govt. Health. The planting design of a child care centre must consider plant use carefully, and omit any plants that are known to be toxic, where any parts of which can cause serious skin irritations, illness or death if taken in adequate quantities. This includes leaves, seeds, fruits, flowers, bark and sap. Planting design should also limit species with profuse flowers, sharp or spiny leaves, berries or seeds that could cause a choking hazard, or those known to shed branches in heat or windy conditions.</p> | |



Bankstown Development Control Plan 2015



PART B7

EDUCATIONAL ESTABLISHMENTS



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SECTION 1–INTRODUCTION

Based on population forecasts, the capacity of the existing schools in the City of Bankstown is sufficient to meet population needs for the next 25 years. There is unlikely to be a need for new or expanded primary and secondary schools.

However, the City of Bankstown may see an increase in the number of non-government schools that are partly funded by Commonwealth Government grants. These schools must find available land in established urban areas. The conflict between the development of these schools and the surrounding amenity of established urban areas is evident.

Non-government schools tend to draw from a regional catchment area which means greater reliance on cars. This has led to traffic congestion in streets and increased demand for on-street parking. Insufficient lot sizes to accommodate enrolment numbers have also led to excessive building sizes and lack of play areas.

Council's statutory responsibility is to manage the orderly development of schools, in a way that addresses community expectations and provides students with positive learning environments. The aim is to secure best practice outcomes for students, parents and communities.

As part of this responsibility, Council must consider the many planning issues relating to schools if it is to better manage this type of development and address community expectations.

Based on an assessment of national and international benchmarks, it is evident the development controls should secure the following best practice outcomes:

- To have schools achieve good long term outcomes as enrolments change to meet demographic needs.
- To have schools respond and contribute to the sustainability of established suburbs.
- To have schools contribute to the use of sustainable transport modes for students, parents and staff.
- To have schools minimise the physical and visual impact on the amenity of established suburbs.
- To have schools reduce traffic congestion and improve road safety around school sites.
- To have schools provide good quality free play areas and sporting facilities to support a reduction in childhood obesity.

- To have schools provide high levels of personal and property security from crime.
- To have schools optimise student amenity and achieve energy efficiency standards consistent with other public buildings.

Bankstown Local Environmental Plan 2015 is Council's principal planning document to achieve these outcomes. The LEP provides objectives, zones and development standards such as lot sizes and floor space ratios.

Part B7 of Bankstown Development Control Plan 2015 supplements the LEP by providing additional objectives and development controls to facilitate best practice in the design and function of educational establishments and other certain facilities in the City of Bankstown. The development controls include traffic management, building envelopes, play areas and landscaping.

Part B7 generally applies to land in the City of Bankstown where the zone allows schools, educational establishments, community facilities, and information and education facilities under the provisions of the State Environmental Planning Policy (Infrastructure) 2007 or Bankstown Local Environmental Plan 2015.

Objectives

The objectives of Part B7 of this DCP are:

- (a) To have development controls that regulate the effective and orderly development of schools, educational establishments, community facilities, and information and education facilities in the City of Bankstown.
- (b) To have schools contribute to the sustainability of the City of Bankstown.
- (c) To have schools that are compatible with the prevailing suburban character and amenity of the locality of the development.
- (d) To have intensive trip generating schools concentrate in locations most accessible to rail transport to maximise transport choice and reduce the reliance on cars.
- (e) To have schools provide safe and convenient access for students, staff and visitors.
- (f) To have schools that do not adversely impact on the safety and efficiency of the surrounding road system.
- (g) To have schools support the health and well being of students by providing good quality play areas and team game playing fields.
- (h) To have schools achieve high levels of personal and property safety and security from crime.

- (i) To have schools achieve good urban design.
- (j) To have schools achieve sustainable outcomes through design including such matters as:
 - (i) Access and circulation.
 - (ii) Adherence to local context and streetscape.
 - (iii) Passive surveillance and presence to street.
 - (iv) Adaption to the existing vegetation and landform.
 - (v) Water conservation and grey water use (or recyclable water).
 - (vi) Energy efficiency by providing natural ventilation and natural light as part of the building orientation.
- (k) To have the long term operation of schools maintain the amenity of surrounding residents.

SECTION 2–SITE ANALYSIS

The School Facilities Standards require a site analysis to identify the guiding principles to the development of sites. This requirement applies to government and non–government schools.

The site analysis helps to explain the development capacity by showing the relationship of sites to the surrounding area. This approach to good design ensures schools respond and contribute to the local context. Context can be defined as the key natural and built features of an area. Responding to context involves identifying the desirable elements of a location's character.

From experience, Council has found site analysis plans and studies to also be a useful tool to coordinate the expansion of sites over a long period of time.

Objectives

The objective is:

- (a) To have site analysis plans and studies that:
 - (i) identify the guiding principles to the development of sites;
 - (ii) demonstrate the opportunities and constraints of sites;
 - (iii) respond and contribute to the local context and to the sustainable growth of the City of Bankstown;
 - (iv) identify the staging of development over a long period of time; and
 - (v) determine the enrolment numbers of schools over a long period of time.

Development controls

The development controls to achieve the objective are:

- 2.1** Development applications must submit site analysis plans and studies that outline the short and long term proposals for the development of school sites.

The site analysis plans and studies must consist of a written statement (supported by plans or illustrations) explaining how the design of the development has regard to the following:

- (a) The education brief (including curriculum and function requirements) of the school.
- (b) The overall strategic vision for the site and how the selection of the site supports the urban structure of the City of Bankstown.

- (c) Staging of the school development.
- (d) Student enrolment numbers and staff numbers of the school at each stage of the development and at the maximum enrolment capacity.
- (e) The patterns of land ownership, the patterns of land subdivision or consolidation and the relationship of the site to adjoining sites.
- (f) Design principles drawn from the site analysis and the local context including:
 - (i) Context and character studies.
 - (ii) Orientation.
 - (iii) Visual assessment of the site and the local context.
 - (iv) Survey of the site and neighbouring buildings.
 - (v) Flora/fauna survey.
 - (vi) Topography, drainage, erosion, cut and fill.
 - (vii) Noise pollutants, airborne pollutants, toxic residues and site remediation.
 - (viii) Bush fire risk and flood risk.
 - (ix) Deep soil zones and landscaping.
 - (x) Sustainability and energy efficiency outcomes through design.
 - (xi) Passive surveillance.
 - (xii) Traffic, access and parking:
 - The links between the location of the school and surrounding pedestrian, cycle, public transport and road access and circulation networks. This includes details of the internal and external movement networks, the public transport access routes, the pedestrian and cycle paths, linkages to external networks and pedestrian through-site links.
 - Assessment of the cumulative traffic impacts of development within the surrounding road network, and the need for internal and external traffic management measures to support the development (including cost and funding responsibilities of such upgrades).

- Staff, student and visitor off-street set-down and pick-up areas, parking provisions, bus stops and delivery/emergency access.
- Parking provisions at each stage of the school development.

(xiii) Built form and aesthetics:

- Floor space requirements to meet school curriculum and function requirements.
- The function and capacity of each building and likely hours of operation.
- Bulk and overall unity of the development within the context.
- Urban design and streetscape guidelines.
- Distribution of the land uses, buildings, circulation areas, play areas, playing fields for team sports, fences and any public facilities.
- Open space provision and function, and landscaping principles.
- The function and capacity of the free play areas, and the activities program for the use of the free play areas.

(xiv) Infrastructure, easements and stormwater management.

(xv) Outcomes of social impact assessments and any relevant feasibility studies.

(xvi) Protection of any heritage items or archaeological sites.

(xvii) Staging of special events including:

- Calendar dates of all events.
- Location and capacity.
- Hours of operation.
- Management plan.

SECTION 3–LOCATION AND TRAFFIC MANAGEMENT

Bankstown Local Environmental Plan 2015 aims to concentrate intensive trip generating activities in locations most accessible to rail transport. Schools are significant trip generators. For this reason, it can be argued that intensive trip generating schools should locate close to rail transport, especially as schools have a high proportion of public transport dependent students.

Council also recognises that larger schools have greater impacts and it is important to balance the size of schools with the retention of residential amenity. In locations that are not readily accessible to rail transport, such as Zone R2 Low Density Residential, Council is seeking only small schools that would not be regarded as intensive trip generating activities.

Consideration is given to having development controls that ensure schools take into account:

- Public transport and pedestrian movements.
- The impact on traffic efficiency, with the objective to maintain the existing level of service of streets.
- The impact on the amenity of an area, with the objective not to exceed the environmental capacity of streets. Setting traffic limits such as volumes is necessary in residential areas, neighbourhood shopping centres and education precincts as traffic congestion, pedestrian safety and noise are primary concerns at these locations.
- The impact of accommodating additional land uses, shared facilities and special events.

In some streets where the existing level of service is poor or the environmental capacity is exceeded, any small increase in traffic can cause greater increases in delay. In this situation, it is best practice to at least maintain the existing level of absolute delay rather than allow the situation to be made worse.

Objectives

The objectives are:

- (a) To have intensive trip generating schools in locations most accessible to rail transport.
- (b) To have the location and size of schools maintain the existing environmental capacity and service levels of streets.

- (c) To have schools avoid locating within close proximity to another existing or approved school unless it can be demonstrated that the cumulative impacts relating to traffic generation and on-street parking are within acceptable limits for the area.
- (d) To have the size of schools limited in established residential areas to ensure this type of trip generating activity does not adversely impact on the existing residential amenity.

Development controls

The development controls to achieve the objectives are:

Traffic management (environmental capacity)

- 3.1** Development for the purpose of schools must not result in a street in the vicinity of the development site to exceed the environmental capacity maximum.

If the environmental capacity maximum is already exceeded, the development must maintain the existing level of absolute delay of that street.

Traffic management (level of service)

- 3.2** Development for the purpose of schools must not result in a street intersection in the vicinity of the development site to have a level of service below Level B.

If the existing level of service is below Level B, the development must maintain the existing level of absolute delay of that street intersection.

Traffic impact studies

- 3.3** For the purpose of clauses 3.1 and 3.2, development applications must submit a Traffic Impact Study based on the RTA Guide to Traffic Generating Developments to determine:

Existing conditions

- (a) Existing volumes and environmental capacity of streets adjacent to the development.
- (b) Existing volumes and level of service of street intersections in the vicinity of the development.
- (c) Existing public transport services in the vicinity of the development.
- (d) Existing clearway and peak period parking restrictions that apply to streets adjacent to the development.

- (e) Existing proposals for improvements to the adjacent road system.

Proposed conditions

- (f) The proposed amount of traffic generation and trip distribution of the development.
- (g) The proposed parking provision of the development.
- (h) The proposed number of buses likely to service the development.
- (i) The proposed safety and efficiency of access between the development and the adjacent road network.
- (j) The proposed safety and efficiency of the internal road layout including the student set-down and pick-up areas, bus bays, service areas and car parks.
- (k) The impact of the proposed generated traffic on the environmental capacity of streets adjacent to the development.
- (l) The impact of the proposed generated traffic on the level of service of street intersections in the vicinity of the development.
- (m) The impact of the proposed generated traffic on road safety and traffic noise.
- (n) The impact of the proposed generated traffic on other major traffic generating development in close proximity.
- (o) Whether the development must take certain measures to reduce the impact of the proposed generated traffic to an acceptable level. Measures may include a reduction in enrolment numbers or the installation of public traffic management devices at the applicant's expense.

SECTION 4–SITE LAYOUT AND BUILDING ENVELOPES

Legislation requires schools to provide certain areas and facilities such as free play areas, administration offices and circulation areas.

Council considers it necessary to ensure allotments are of sufficient size to accommodate these facilities and services plus have adequate space to accommodate buildings, off–street parking, student set–down and pick–up areas, vehicular access and manoeuvring areas, pedestrian access, open space and landscaping. This approach to good design provides:

- Amenity for students through the physical, spatial and environmental quality of the development. Optimising amenity requires appropriate room dimensions, access to sunlight, visual and acoustic privacy, efficient layout and service areas, and ease of access.
- Ensures schools can contain the essential elements that make up the prevailing character of certain areas, particularly residential areas where the prevailing character includes the front setback area and landscaping.

Building envelopes must also be compatible with the scale of the street and the surrounding buildings, noting that the established residential areas predominantly have a single dwelling suburban character. Building envelopes generally include height and setback controls. Applicants must note:

- A building envelope is not a building, but a three dimensional shape that may determine the bulk and siting of a building. After allowing for building articulation, the achievable floor space of a development is likely to be less than the building envelope.
- Where development adjoins land in the residential zones, Council may reduce the height and number of storeys or require greater setbacks to ensure the development complies with the objectives of Part B7 of this DCP.

Objectives

The objectives are:

- (a) To have schools focus on the movement of people rather than the movement of vehicles.
- (b) To have allotments that are of sufficient size to provide for enrolment numbers, buildings, setbacks to adjoining land, pedestrian access, bus zones, student set–down and pick–up areas, car parks, driveways, vehicle manoeuvring areas, open spaces and deep soil zones for landscaping.
- (c) To have schools provide play areas that support the health and well being of students.

- (d) To have the design of schools satisfy the needs of students and staff, and provides a safe environment and easy access for people.
- (e) To have schools that are compatible with the prevailing character and amenity of the locality of the development.
- (f) To have schools that do not adversely impact on the living environment or residential amenity of adjoining dwellings and the surrounding area.

Development controls

The development controls to achieve the objectives are:

Allotment size in residential zones

4.1 Development for the purpose of schools on an allotment of land within Zone R2 Low Density Residential, Zone R3 Medium Density Residential or Zone R4 High Density Residential must ensure the allotment is at least 40 metres wide at the front building line. This width is necessary to provide:

- (a) sufficient off-street space for the movement of all transport services: cars, bicycles, pedestrians, buses, service and emergency vehicles;
- (b) sufficient off-street pedestrian and cycle networks separate from vehicles;
- (c) sufficient off-street bus bays and adequate manoeuvring spaces separate from all other vehicles;
- (d) safe and direct pedestrian paths to nearby bus stops, footpaths and other facilities;
- (e) safe off-street student set-down and pick-up areas for vehicle passengers with separate entry and exit driveways;
- (f) provision made for access and parking of service and emergency vehicles to service all buildings within the school; and
- (g) emergency assembly areas for students and staff.

Council may increase the allotment width if the school requires larger student set-down and pick-up areas.

Allotment size in zones other than residential zones

4.2 Development for the purpose of schools on an allotment of land within zones other than Zone R2 Low Density Residential, Zone R3 Medium Density Residential or Zone R4 High Density Residential must ensure the area and width of the allotment emphasises the needs of pedestrians, cyclists, public transport users and vehicle passengers by having:

- (a) sufficient off-street space for the movement of all transport services: cars, bicycles, pedestrians, buses, service and emergency vehicles;
- (b) sufficient off-street pedestrian and cycle priority zones separate from vehicles;
- (c) sufficient off-street bus bays and adequate manoeuvring spaces separate from all other vehicles;
- (d) safe and direct pedestrian paths to nearby bus stops and other facilities;
- (e) safe off-street student set-down and pick-up areas for vehicle passengers with separate entry and exit driveways;
- (f) provision made for access and parking of service and emergency vehicles to service all buildings within the school; and
- (g) emergency assembly areas for students and staff.

Classroom size and student densities

- 4.3** The gross floor area of classrooms in primary schools must not exceed 3.8m² per student.

In this clause, **classroom** means a room in which classes meet or are taught.

- 4.4** The gross floor area of classrooms in secondary schools must not exceed 5.6m² per student.

In this clause, **classroom** means a room in which classes meet or are taught.

Building length

- 4.5** The maximum building length for schools is 45 metres.

Storey limit

- 4.6** Council will determine the storey limit for schools based on the scale of the street and the surrounding buildings.

- 4.7** Council does not allow schools to have attics.

Setbacks

- 4.8** The minimum setback for schools (including car parks and basements) to the primary and secondary road frontages in Zone R2 Low Density Residential, Zone R3 Medium Density Residential, Zone R4 High Density Residential and Zone SP2 Infrastructure is:

| Minimum setbacks | |
|-------------------------|---|
| Primary road frontage | 9 metres or a distance equal to the proposed maximum building height, whichever is the greater. |
| Secondary road frontage | 6 metres or a distance equal to the proposed maximum building height, whichever is the greater. |

This setback is necessary to accommodate the deep soil zones and footpaths within the front setback area.

- 4.9** The minimum side and rear setback for schools in Zone R2 Low Density Residential, Zone R3 Medium Density Residential, Zone R4 High Density Residential and Zone SP2 Infrastructure is 5 metres or a distance equal to the proposed maximum building height, whichever is the greater.
- 4.10** Council will determine the minimum setbacks for schools in Zone B1 Neighbourhood Centre, Zone B2 Local Centre and Zone B4 Mixed Use based on the setbacks of the street and the surrounding buildings.
- 4.11** Council may require greater setbacks:
- (a) where development adjoins land in Zone IN1 General Industrial or Zone IN2 Light Industrial or state/regional roads or rail corridors, to incorporate measures to protect the amenity of students and staff from air and noise pollutants; or
 - (b) where the school requires off-street bus bays; or
 - (c) where the school requires vehicle access to the entry points of administration buildings.

Deep soil zones

- 4.12** Development for the purpose of schools in Zone R2 Low Density Residential, Zone R3 Medium Density Residential, Zone R4 High Density Residential and Zone SP2 Infrastructure must provide deep soil zones that have the following minimum widths around the boundary of the allotment of land:

| Minimum width of deep soil zone | |
|---------------------------------|----------|
| Primary road frontage | 9 metres |
| Secondary road frontage | 6 metres |
| Side and rear setbacks | 5 metres |

The deep soil zones must be landscaped by way of deep soil plantings and canopy trees.

- 4.13** Council will determine the minimum width for deep soil zones for schools in Zone B1 Neighbourhood Centre, Zone B2 Local Centre and Zone B4 Mixed Use based on the setbacks of the street and the surrounding buildings.

Free play areas

- 4.14** Development for the purpose of primary schools must dedicate at least 12m² of site area per student for the exclusive use of free play areas. The minimum size of the free play areas must equate to the greatest number of students that could use the free play areas at any one time. The free play areas must locate at ground level. In this clause, **free play areas** means outdoor useable spaces and playing fields that are for the use of students for physical activities and team games.
- 4.15** Development for the purpose of secondary schools must dedicate part of the site area for the exclusive use of free play areas. The free play areas must locate at ground level. In this clause, **free play areas** means outdoor useable spaces and playing fields that are for the use of students for physical activities and team games.
- 4.16** Schools must ensure the location of outdoor areas and free play areas avoids:
- (a) Existing native vegetation including under storey native vegetation.
 - (b) Potential traffic hazard locations where an out-of-control vehicle may injure students.

Access

- 4.17** Schools must be easily accessible to people with disabilities and must comply with the Building Code of Australia and Australian Standard 1428 Parts 1 to 4—Design for Access and Mobility.
- 4.18** Provision must be made for access and parking of service and emergency vehicles to service all buildings within the school.

Car parks

- 4.19** The minimum number of car parking spaces required for schools is:
- (a) 1 car space per employee or classroom, whichever is the greater; and
 - (b) 1 car space per 8 students in year 12.
- 4.20** The car park/manoeuvring areas and the student set-down and pick-up areas must locate separately behind the front building line.
- 4.21** Internal driveways must observe the following dimensions:
- (a) the minimum width of driveways is 4.5 metres (one way) or 6 metres (two way); and
 - (b) the maximum gradient of internal driveways is 12%.

SECTION 5–ENERGY EFFICIENCY AND URBAN DESIGN

The School Facilities Standards require schools to incorporate energy efficiency measures such as optimum orientation, glazing, sun control, cross ventilation and natural light. This requirement applies to government and non–government schools. This approach to good design provides:

- Amenity for students through the physical, spatial and environmental quality of the development. Optimising amenity requires good natural light and ventilation to rooms.
- Ensures schools make efficient use of natural resources, energy and water throughout its full life cycle. Sustainability is integral to the design process. Aspects include layouts and built form, good orientation, passive solar access principles, minimal use of mechanical ventilation, and soil zones for vegetation and reuse of water.

Good quality architecture is also important. Good quality architecture requires the appropriate composition of building elements (i.e. proportion, unity and rhythm), textures, materials and colours. Good quality architecture must also:

- Reflect well resolved internal layouts of the various functions and uses.
- Respond to the environment and context particularly to desirable elements in the existing streetscape.

Objectives

The objectives are:

- (a) To have schools promote good architectural quality.
- (b) To have facade designs and building footprints that integrate into the overall building form and enhance the desired contemporary street character.
- (c) To have the design, construction and occupation of schools incorporate energy efficiency measures.
- (d) To have front fences that are compatible with the building design and have a visually open style and attractive appearance.

Development controls

The development controls to achieve the objectives are:

Energy efficiency

5.1 Schools must comply with Part B4 of this DCP to make efficient use of natural resources and optimise amenity in the design, construction and occupation of buildings and facilities, such as:

- (a) good orientation and natural light to rooms and play areas;
- (b) achieving appropriate separation distances between buildings to provide natural light to rooms;
- (c) limiting building depth to provide natural cross-ventilation and natural light;
- (d) minimal use of mechanical ventilation;
- (e) use of sun shading devices;
- (f) preventing UV factor to open areas;
- (g) reducing stormwater run-off and promoting the use of recycled water; and
- (h) ensuring the development adapts to the existing topography by avoiding excessive cut and fill.

Access to sunlight

5.2 The design of buildings should achieve a northern orientation to maximise solar access and improve the amenity of libraries and offices.

5.3 The design of buildings must ensure there is adequate solar access to the free play areas.

5.4 The design of buildings must not overshadow any adjoining dwellings so that:

- (a) solar access to any habitable room on the adjoining property is reduced to less than the minimum level (being 2 hours of solar access between 8.00am and 4.00pm at the mid-winter solstice) or is reduced in any manner (if solar access to any habitable room on the adjoining property is already below the minimum level); or

- (b) solar access to the principal private open space of the adjoining property is reduced to less than the minimum level (being 3 hours of solar access to not less than 50% of that principal private open space between 8.00am and 4.00pm at the mid–winter solstice) or is reduced in any manner (if solar access to the principal private open space of the adjoining property is already below the minimum level).

Building design

5.5 Development for the purpose of new buildings must incorporate architectural elements to articulate the building form and avoid large expanses of blank walls. Architectural elements are to include but not be limited to:

- (a) Making efficient use of floor layouts and addressing pedestrian connections between the various functions.
- (b) Providing a harmonious transition with the adjacent building form. For example, schools should avoid the location of tall buildings close to boundaries in Zone R2 Low Density Residential.
- (c) Ensuring the elevations and facade treatments reflect the internal functions. For example, common spaces like libraries and main entries should have large openings.
- (d) Defining the base, middle and top of buildings using different materials and colours. Schools should avoid using a single colour throughout the development.
- (e) Defining the window openings, fenestration, balustrade design, building entrances, and doors.
- (f) Using sun shade devices.
- (g) Integrating mechanical equipment and other services (such as plant rooms, air–conditioning units and lift overruns) as part of the building design.
- (h) In the case of basement car parks, integrating the air grilles for natural ventilation as part of the building design.
- (i) Any other architectural feature to the satisfaction of Council.

5.6 Development for the purpose of new buildings on corner allotments must:

- (a) present each street facade as a main street facade;
- (b) incorporate architectural features to emphasise the corner address; and
- (c) ensure the corner element is in proportion with the scale and articulation of the development.

Roof design

5.7 Development for the purpose of new buildings must have roof designs that:

- (a) unify separate or attached buildings with a contemporary architectural appearance; and
- (b) combine good quality materials and finishes.

Front fences

5.8 The maximum fence height for front fences is 1.8 metres.

5.9 The external appearance of front fences along the front boundary of allotments must ensure:

- (a) the section of the front fence that comprises solid construction (not including pillars) does not exceed a fence height of 1 metre above ground level (existing); and
- (b) the remaining height of the front fence comprises open style construction such as spaced timber pickets or wrought iron that enhance and unify the building design.

5.10 Council does not allow the following types of front fences:

- (a) chain wire, metal sheeting, brushwood, and electric fences; and
- (b) noise attenuation walls.

SECTION 6–ACOUSTIC PRIVACY AND MANAGEMENT

It is important to balance the operation of schools with community expectations. To achieve this outcome, Council considers it necessary to seek appropriate acoustic privacy measures that are compatible with the prevailing character of residential areas. This is the preferred outcome rather than resorting to noise attenuation walls. There is also recognition that the good long term operation and management of schools can help to ensure development continues to harmoniously co-exist with the surrounding residential amenity.

Objectives

The objectives are:

- (a) To have schools that do not adversely impact on the residential amenity of adjoining dwellings and the surrounding area.
- (b) To have development install appropriate acoustic privacy measures which are compatible with the prevailing character of residential areas.
- (c) To have the ongoing operation and management of schools maintain residential amenity.

Development controls

The development controls to achieve the objectives are:

Acoustic privacy

- 6.1** Air conditioning, mechanical ventilation or any other continuous noise source must not exceed the ambient level at any specified boundary by more than 5dB(A).
- 6.2** The location and design of schools must consider the projection of noise from various activities to avoid any adverse impacts on the residential amenity of adjoining land. For the purpose of this clause, Council requires development applications to submit an Acoustic Report prepared by a suitably qualified acoustic consultant to determine:
 - (a) existing noise levels at the identified sensitive receiver locations;
 - (b) likely noise levels to emanate from the school at the identified sensitive receiver locations;
 - (c) whether the development must apply measures to ensure the noise of students does not exceed 10dB(A) above the background noise level;
 - (d) whether the location and setbacks of the development are sufficient to protect the acoustic privacy of adjacent dwellings;

- (e) whether the location of the outdoor areas and free play areas should avoid living areas and bedrooms of adjacent dwellings; and
- (f) whether the development must install certain noise attenuation measures to protect the acoustic privacy of adjacent dwellings.

The Acoustic Report must measure the noise readings over a 15 minute period and must provide details of all modelling assumptions including source noise data, noise monitoring positions, receiver heights and locations, prevailing meteorological conditions during the monitoring, confirmation of the methodology adopted along with a copy of the model input and output data.

- 6.3** The maximum height for noise attenuation walls and fences along the boundary of an allotment is 2 metres.

Hours of operation

- 6.4** Council may limit the hours of operation of schools, public access to schools, and special occasions or events.

Management plans

- 6.5** Council must require the operator of a school in Zone R2 Low Density Residential to organise and chair a Neighbourhood Liaison Committee. The purpose of the Committee is for the operator and neighbours to resolve any issues, such as traffic and noise, arising from the operation of the school. The operation of the Committee must ensure:

- (a) The membership of the Neighbourhood Liaison Committee must include residents who live next to and opposite the school.
- (b) The Neighbourhood Liaison Committee must meet at least four times during the first 24 months of the school.
- (c) The operator of the school must forward the meeting minutes to Committee members.
- (d) The operator of the school may forward the meeting minutes to Council for information purposes.
- (e) The operator of the school may terminate the Committee once it meets at least four times during the first 24 months of the school operating, or may choose to extend the function of the Committee over a longer period of time.

- 6.6** Council may require the operator of a school in zones other than Zone R2 Low Density Residential to organise and chair a Neighbourhood Liaison Committee.

SECTION 7–LANDSCAPING

Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by coordinating water and soil management, solar access, microclimate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character.

For example, the landscaping of front yards in the residential areas is canopy trees and deep soil plantings. The front setback area of schools in the residential areas must therefore contain generous landscaping to be compatible with the prevailing character. Car parks and hard surfaces should not dominate the front setback area.

Objectives

The objectives are:

- (a) To have appropriate landscaping and free play areas in schools.
- (b) To have useable open space on the street frontage for canopy trees and deep soil zones.
- (c) To have landscaping that softens the appearance of school buildings, car parks and service areas.
- (d) To have shade, windbreaks and areas for undercover student seating.

Development controls

The development controls to achieve the objectives are:

Landscaping

7.1 Development applications must submit a detailed landscape plan prepared by a qualified landscape architect that:

- (a) shows all existing trees and the general location, type and size of trees both proposed and to be retained; and
- (b) considers the following guidelines:
 - (i) retain existing significant trees and under storey vegetation;
 - (ii) trees should be a major element in the provision of landscaping, where appropriate. Shrubs and ground cover planting should supplement these trees; and

- (iii) any landscaping must use hardy species with preference given to native vegetation endemic to the City of Bankstown (refer to Appendix 1).

7.2 Trees and shrubs that require low maintenance should be of prime consideration in the choice of planting. Features such as mulched garden beds, use of perennial rather than annual plants and mowing strips reduce the need for maintenance.

7.3 Development for the purpose of schools must plant a 75 litre tree at 5 metre intervals along the length of the Hume Highway boundary to the allotment of land, and:

- (a) must select the trees from the list in Appendix 2; and
- (b) should consider incorporating public art to enhance the themes of the Remembrance Driveway or business enterprise corridor.

SECTION 8–SAFETY AND SECURITY

Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.

Objectives

The objectives are:

- (a) To have safety and security measures in the design of buildings and facilities.
- (b) To have entrances clearly visible from the street.
- (c) To have natural surveillance to minimise the potential for intruders to enter buildings.

Development controls

The development controls to achieve the objectives are:

Safety and security

- 8.1** Development for the purpose of schools must comply with the Crime Prevention through Environmental Design Policy in consultation with Council and NSW Police.
- 8.2** Development for the purpose of schools must provide active frontages to the streets and must orientate buildings, administration buildings and pedestrian entrances to the streets.
- 8.3** The street number of schools must be visible from the street and made of a reflective material to allow visitors and emergency vehicles to easily identify the location of schools.
- 8.4** Development for the purpose of new schools must submit a Social Impact Assessment to the satisfaction of Council.

SECTION 9—SITE FACILITIES AND SERVICES

Good design responds to the availability of infrastructure and optimises amenity through efficient layouts and service areas.

Objectives

The objectives are:

- (a) To have the design, construction, and operation of kitchens and food premises achieve satisfactory standards of hygiene.
- (b) To have the design, construction, and operation of facilities and infrastructure achieve satisfactory standards.

Development controls

The development controls to achieve the objectives are:

Food premises

9.1 The design, construction, and operation of canteens, kitchens and food premises must comply with:

- (a) Food Act 2003;
- (b) Food Regulation 2010;
- (c) FSANZ Food Standards Code; and
- (d) AS 4674:2004 Design, Construction and Fitout of Food Premises.

Waste storage areas

9.2 The design, location, and screening of waste and recyclable receptacle areas must be to the satisfaction of Council.

Infrastructure

9.3 Council requires development for the purpose of schools to install the following core infrastructure at the applicant's expense:

- (a) Electricity sub-station kiosks as required.
- (b) Connection to and capacity of existing water and sewerage services in accordance with Sydney Water requirements.
- (c) Construction of the following works, at the applicant's expense, where these are presently inadequate or do not exist:

- (i) full width commercial vehicular crossings at all entry and exit points;
 - (ii) bus bays (minimum length is 18 metres per bay);
 - (iii) concrete footpaths at least 1.22 metres wide over the full frontage(s) of the site and connecting to the nearest footpath network or road intersection (turf planting is to occur in the remaining footpath area);
 - (iv) concrete kerb and gutter over the full frontage(s) of the site; and
 - (v) road shoulder pavement over the full frontage(s) of the site.
- (d) Stormwater drainage disposal from the site in accordance with the Bankstown Development Engineering Standards Policy. Drainage easements, as may be necessary over adjoining downstream properties, are to be created prior to granting development consent.

SECTION 10—EDUCATIONAL ESTABLISHMENTS, COMMUNITY FACILITIES, AND INFORMATION AND EDUCATION FACILITIES

This section applies to educational establishments (other than schools), community facilities, and information and education facilities on land within Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential. These establishments and facilities generally operate as commercial activities and should not adversely impact on the prevailing character of the area or the amenity of neighbouring dwellings.

Objectives

The objectives are:

- (a) To regulate specific types of development.
- (b) To have educational establishments, community facilities, and information and education facilities that are compatible with the prevailing character and amenity of the locality of the area.
- (c) To have educational establishments, community facilities, and information and education facilities that do not adversely impact on the residential amenity of neighbouring dwellings and the surrounding area.

Development controls

The development controls to achieve the objectives are:

10.1 In determining development applications that relate to land within Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential, the consent authority must take into consideration the following matters:

- (a) whether any proposed building is compatible with the height, scale, siting and character of existing residential development within the adjoining residential zone;
- (b) whether any goods, plant, equipment and other material used in carrying out the proposed development will be stored or suitably screened from residential development;
- (c) whether the proposed development will maintain reasonable solar access to residential development between the hours of 8.00am and 4.00pm at the mid–winter solstice;
- (d) whether noise generation from fixed sources or motor vehicles associated with the proposed development will be effectively insulated or otherwise minimised;

- (e) whether the proposed development will otherwise cause nuisance to residents, by way of hours of operation, traffic movement, parking, headlight glare, security lighting, fumes, gases, smoke, dust or odours, or the like; and
- (f) whether any windows or balconies facing residential areas will be treated to avoid overlooking of private yard space or windows in residences.

APPENDICES

Appendix 1–Suggested species for native landscaping purposes

| Local Indigenous Species | Common Name | Preferred Soil |
|------------------------------------|-------------------------|----------------|
| <i>Acacia falcata</i> | Sickle Wattle | Sand |
| <i>Acacia longifolia</i> | Sydney Golden Wattle | Sand |
| <i>Acacia suaveolens</i> | Sweet Scented Wattle | Sand |
| <i>Acacia terminalis</i> | Sunshine Wattle | Clay |
| <i>Acacia ulicifolia</i> | Prickly Moses | Sand |
| <i>Billardiera scandens</i> | Climbing Apple Berry | Sand |
| <i>Breynia oblongifolia</i> | Coffee Brush | Sand |
| <i>Bursaria spinosa</i> | Blackthorn | Clay/Sand |
| <i>Callistemon linearis</i> | Narrow-leaf Bottlebrush | Clay |
| <i>Callistemon salignus</i> | Willow Bottlebrush | Clay/Sand |
| <i>Carex appressa</i> | Tussock Sedge | Sand |
| <i>Clematis aristata</i> | Old Man's Beard | Sand |
| <i>Clematis glycinoides</i> | Traveller's Joy | Sand |
| <i>Clerodendrum tomentosum</i> | Hairy Clerodendrum | Alluvial |
| <i>Correa reflexa</i> | Common Correa | Sand |
| <i>Crinum pedunculatum</i> | Swamp Lily | Alluvial |
| <i>Danthonia tenuior</i> | Wallaby Grass | Sand |
| <i>Dianella caerulea</i> | Paroo Lily | Clay |
| <i>Dianella longifolia</i> | Pale Flax Lily | Sand |
| <i>Dianella revoluta</i> | Black-anther Flax Lily | Sand |
| <i>Dichelachne micrantha</i> | Short-hair Plume Grass | Sand |
| <i>Dodonaea triquetra</i> | Common Hop Bush | Sand |
| <i>Echinopogon caespitosus</i> | Hedgehog Grass | Sand |
| <i>Einadia hastata</i> | Saloop Saltbush | Clay |
| <i>Eragrostis brownii</i> | Brown's Lovegrass | Sand |
| <i>Eriostemon myoporoides</i> | Long-leaf Wax Flower | Sand |
| <i>Eustrephus latifolius</i> | Wombat Berry | Sand |
| <i>Gonocarpus teucroides</i> | Raspwort | Sand |
| <i>Goodenia bellidifolia</i> | Rocket Goodenia | Sand |
| <i>Grevillea sericea</i> | Pink Spider Flower | Clay/Sand |
| <i>Hakea sericea</i> | Silky Hakea | Sand |
| <i>Hardenbergia violacea</i> | Purple Twining Pea | Clay/Sand |
| <i>Hibbertia aspera</i> | Rough Guinea-flower | Sand/Shale |
| <i>Imperata cylindrica</i> | Blady Grass | Sand |
| <i>Indigofera australis</i> | Native Indigo | Sand/Shale |
| <i>Juncus usitatus</i> | Tussock Rush | Alluvial |
| <i>Kennedia rubicunda</i> | Dusty Coral Pea | Clay |
| <i>Kunzea ambigua</i> | Tick Bush | Sand |
| <i>Leptospermum polygalifolium</i> | Yellow Tea Tree | Sand |
| <i>Leptospermum trinervium</i> | Flaky-barked Tea Tree | Sand |
| <i>Lomandra longifolia</i> | Spiny-headed Mat-rush | Clay/Sand |
| <i>Melaleuca nodosa</i> | Ball Honey Myrtle | Sand |
| <i>Melaleuca thymifolia</i> | Claw Honey Myrtle | Sand |
| <i>Microlaena stipoides</i> | Weeping Meadow Grass | Sand |
| <i>Oplismenus imbecilis</i> | Basket Grass | Sand |

| Local Indigenous Species | Common Name | Preferred Soil |
|---------------------------------|---------------------------------|-----------------------|
| <i>Ozothamnus diosmifolius</i> | White Dogwood | Sand |
| <i>Pandorea pandorana</i> | Wonga Wonga Vine | Clay |
| <i>Persicaria decipiens</i> | Slender Knotweed | Alluvial |
| <i>Persicaria lapathifolia</i> | Pale Knotweed | Alluvial |
| <i>Petrophile pulchella</i> | Conesticks | Sand |
| <i>Pimelea linifolia</i> | Slender Rice Flower | Sand |
| <i>Plectranthus parviflorus</i> | Cockspur Flower | Sand |
| <i>Polyscias sambucifolia</i> | Elderberry Panax | Sand |
| <i>Pomax umbellata</i> | Pomax | Sand |
| <i>Pultenaea villosa</i> | Bronze Bush Pea | Sand |
| <i>Rubus parviflorus</i> | Native Raspberry | Clay |
| <i>Triglochin striatum</i> | Streaked Arrowgrass | Alluvial |
| <i>Triglochin procerum</i> | Water Ribbons | Alluvial |
| <i>Viola hederacea</i> | Native Violet | Sand |
| Australian Native Trees | Common Name | Preferred Soil |
| <i>Acacia binervia</i> | Myall Wattle | Sand/Clay* |
| <i>Acmena smithii</i> | Lilli Pilli | |
| <i>Angophora costata</i> | Smooth Barked Apple | |
| <i>Backhousia citriodora</i> | Lemon Scented Myrtle | |
| <i>Backhousia floribunda</i> | Flowering Myrtle | |
| <i>Banksia serrata</i> | Old Man Banksia | Sand* |
| <i>Brachychiton populneum</i> | Kurrajong | |
| <i>Callistemon citrinus</i> | Crimson Bottlebrush | |
| <i>Callistemon pinifolius</i> | Green Bottlebrush | |
| <i>Callistemon viminalis</i> | Weeping Bottlebrush | |
| <i>Ceratopetalum gummiferum</i> | Christmas Bush | |
| <i>Elaeocarpus reticulatus</i> | Blueberry Ash | Sand* |
| <i>Eucalyptus eugenioides</i> | Thin Leaf Stringybark | Clay* |
| <i>Eucalyptus fibrosa</i> | Broad Leaf Ironbark | Clay* |
| <i>Eucalyptus gummifera</i> | Red bloodwood | Sand* |
| <i>Eucalyptus haemastoma</i> | Scribbly Gum | Sand* |
| <i>Eucalyptus longifolia</i> | Woollybutt | Clay* |
| <i>Eucalyptus moluccana</i> | Grey Box | Clay* |
| <i>Eucalyptus resinifera</i> | Red Mahogany | Sand/Clay* |
| <i>Eucalyptus sideroxylon</i> | Mugga Ironbark | Clay* |
| <i>Eucalyptus tereticornis</i> | Forest Redgum | Clay* |
| <i>Flindersia australis</i> | Australian Teak/ Crows Ash | |
| <i>Glochidion ferdinandii</i> | Cheese Tree | |
| <i>Harpullia pendula</i> | Tulipwood | |
| <i>Hymenosporum flavum</i> | Native Frangipani | |
| <i>Leptospermum petersonii</i> | Lemon Scented Tea Tree | Sand/Clay* |
| <i>Lophostemon conferta</i> | Brushbox | |
| <i>Melaleuca decora</i> | White Feather Honey Myrtle | Clay* |
| <i>Melaleuca linariifolia</i> | Narrow Leaf Paperbark | Clay* |
| <i>Pittosporum revolutum</i> | Yellow/ Rough Fruit Pittosporum | |
| <i>Pittosporum rhombifolium</i> | Diamond Leaf Pittosporum | |
| <i>Podocarpus elatus</i> | Illawarra Plum | |

| | | |
|--|---------------------------|------------|
| Stenocarpus sinuatus | Queensland Firewheel Tree | |
| Syncarpia glomulifera | Turpentine | Sand/Clay* |
| Syzygium luehmannii | Small Leaf Lilli Pilli | |
| Syzygium paniculatum | Brush Cherry | |
| Syzygium oleosum | Blue Lilli Pilli | |
| Tristaniopsis laurina | Water Gum | |
| Waterhousia floribunda | Weeping Lilli Pilli | |
| * Asterix denotes plant species native to Bankstown area. Note: Plants listed will benefit from improved garden soil conditions, irrigation and ongoing maintenance. The above plant list is not exhaustive, additional species may be considered. Planting to be determined with concession to site conditions, aspect, exposure, drainage and surrounding vegetation. | | |

Appendix 2–Suitable trees on the Hume Highway

| Australian Native Species | Common Name | Preferred Soil |
|---|----------------------------|--|
| | | sand / clay Improved soil conditions composted garden soil |
| <i>Acmena smithii</i> | Lilli Pilli | |
| <i>Angophora costata</i> | Smooth Barked Apple | |
| <i>Brachychiton acerifolius</i> | Illawarra Flame Tree | |
| <i>Cupaniopsis anachroides</i> | Tuckeroo | |
| <i>Elaeocarpus reticulatus</i> | Blueberry Ash | s* |
| <i>Eucalyptus beaureana</i> | Blue Box | |
| <i>Eucalyptus haemastoma</i> | Scribbly Gum | s* |
| <i>Eucalyptus maculata</i> | Spotted Gum | |
| <i>Eucalyptus moluccana</i> | Grey Box | c* |
| <i>Flindersia australis</i> | Australian Teak/ Crows Ash | |
| <i>Harpullia pendula</i> | Tulipwood | |
| <i>Leptospermum petersonii</i> | Lemon Scented Tea Tree | s/c* |
| <i>Lophostemon conferta</i> | Brushbox | |
| <i>Stenocarpus sinuatus</i> | Queensland Firewheel Tree | |
| <i>Syncarpia glomulifera</i> | Turpentine | s/c* |
| <i>Syzygium luehmannii</i> | Small Leaf Lilli Pilli | |
| <i>Tristania laurina</i> | Water Gum | |
| <p>* Asterix denotes plant species native to Bankstown area. Note: Plants listed will benefit from improved garden soil conditions, irrigation and ongoing maintenance. The above plant list is not exhaustive, additional species may be considered. Planting to be determined with concession to site conditions, aspect, exposure, drainage and surrounding vegetation.</p> | | |
| Non-Native Species | Common Name | Preferred Soil– Improved Organic |
| <i>Gordonia axillaris</i> | Gordonia | |
| <i>Jacaranda mimosaeifolia</i> | Jacaranda | |
| <i>Koelreutaria paniculata</i> | Pride Of China | |
| <i>Lagerstroemia indica</i> | Crepe Myrtle | |
| <i>Liriodendron tulipifera</i> | Tulip Tree | |
| <i>Magnolia grandiflora</i> | Bull Bay Magnolia | |
| <i>Platanus cuniata</i> | Cut-Leaf Plane | |
| <i>Platanus x hybrida</i> | London Plane | |
| <i>Pyrus calleryana</i> | Callery Pear | |
| <i>Pyrus ussuriensis</i> | Manchurian Pear | |
| <i>Sapium sebiferum</i> | Chinese Tallowood | |
| <i>Ulmus parvifolia</i> | Chinese Elm | |
| <i>Zelkova serrata</i> | Japanese Elm, Keyaki | |



Bankstown Development Control Plan 2015

PART B8

PLACES OF PUBLIC WORSHIP

CONTENTS

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SECTION 1–INTRODUCTION

Based on population forecasts, the City of Bankstown may see an increase in the number of places of public worship. These places of public worship must find available land in established urban areas. The conflict between the development of these places of public worship and the surrounding amenity of established urban areas is evident.

Places of public worship tend to draw from a regional catchment area which means greater reliance on cars. This has led to traffic congestion in streets and increased demand for on–street parking. Insufficient lot sizes have also led to excessive building sizes.

Council's statutory responsibility is to manage the orderly development of places of public worship, in a way that addresses community expectations. As part of this responsibility, Council must consider the many planning issues relating to places of public worship if it is to better manage this type of development and address community expectations.

Bankstown Local Environmental Plan 2015 is Council's principal planning document to regulate effective and orderly development in the City of Bankstown. The LEP provides objectives, zones and development standards such as lot sizes and floor space ratios.

Part B8 of Bankstown Development Control Plan 2015 supplements the LEP by providing additional objectives and development controls to enhance the function and appearance of places of public worship (either by the erection of a new building, or extensions to and/or occupation of an existing building) in the City of Bankstown. In particular, it aims to protect the amenity of residential areas by limiting the scale of development within Zone R2 Low Density Residential.

Part B8 generally applies to land in the City of Bankstown where the zone allows places of public worship under the provisions of Bankstown Local Environmental Plan 2015. Part B8 does not apply to educational establishments, except for those places within an educational establishment that are to be used for regular public worship.

Objectives

The objectives of Part B8 of this DCP are:

- (a) To have development controls that regulate the effective and orderly development of places of public worship in the City of Bankstown.
- (b) To ensure places of public worship contribute to the sustainability of the City of Bankstown.

- (c) To encourage places of public worship to be located in areas with good access and public transport.
- (d) To have places of public worship minimise the physical and visual impact on the amenity of established suburbs.
- (e) To protect the amenity of development in the vicinity of places of public worship, and in particular residential areas.
- (f) To ensure places of public worship do not adversely impact on the safety and efficiency of the surrounding road system.
- (g) To ensure the long term operation of places of public worship maintain the amenity of surrounding residents and employment areas.
- (h) To ensure the bulk, scale, height and character of places of public worship are compatible with the predominant characteristics of existing development in the surrounding area.
- (i) To enhance perceptions of public safety; and ensure buildings and places are designed to minimise the opportunities for criminal and anti-social behaviour.
- (j) To ensure the development assessment process for a proposed place of public worship is consistent, fair and accessible to all religious groups.

Definitions

For the purposes of Part B8:

Ancillary use means administration offices, community facilities, dwellings, kitchens, libraries, or other uses directly associated with a place of public worship.

Assembly area means the sum of that portion of the gross floor area of a building to be used for public assembly for the purpose of worship or other purposes and any outdoor area that may be used for public assembly for the purpose of worship or other purposes. It includes halls; mezzanines; secondary areas of assembly such as choir or musicians' areas, altar areas confessional areas, podiums, staging and the like; rooms used for religious instruction; and rooms and any outdoor areas capable of being used for overspill accommodation of the congregation during a worship service. Ancillary areas such as kitchens, toilets, washrooms and residential accommodation, which are not normally used for worship, are not considered to be part of the assembly area.

SECTION 2–SITE ANALYSIS

The site analysis helps to explain the development capacity by showing the relationship of sites to the surrounding area. This approach to good design ensures places of public worship respond and contribute to the local context. Context can be defined as the key natural and built features of an area. Responding to context involves identifying the desirable elements of a location's character.

From experience, Council has found site analysis plans and studies to also be a useful tool to coordinate the expansion of sites over a long period of time.

Objectives

The objective is:

- (a) To have site analysis plans and studies that:
 - (i) identify the guiding principles to the development of sites;
 - (ii) demonstrate the opportunities and constraints of sites;
 - (iii) respond and contribute to the local context and to the sustainable growth of the City of Bankstown; and
 - (iv) identify the staging of development over a long period of time.

Development controls

The development controls to achieve the objective are:

- 2.1** Development applications must submit site analysis plans and studies that outline the short and long term proposals for the development of sites.

The site analysis plans and studies must consist of a written statement (supported by plans or illustrations) explaining how the design of the development has regard to the following:

- (a) The overall strategic vision for the site and how the selection of the site supports the urban structure of the City of Bankstown.
- (b) Staging of the development of the place of public worship.
- (c) The patterns of land ownership, the patterns of land subdivision or consolidation and the relationship of the site to adjoining sites.

- (d) Design principles drawn from the site analysis and the local context including:
- (i) Context and character studies.
 - (ii) Orientation.
 - (iii) Visual assessment of the site and the local context.
 - (iv) Survey of the site and neighbouring buildings.
 - (v) Flora/fauna survey.
 - (vi) Topography, drainage, erosion, cut and fill.
 - (vii) Noise pollutants, airborne pollutants, toxic residues and site remediation.
 - (viii) Bush fire risk and flood risk.
 - (ix) Deep soil zones and landscaping.
 - (x) Sustainability and energy efficiency outcomes through design.
 - (xi) Passive surveillance.
 - (xii) Traffic, access and parking:
 - The links between the location of the place of public worship and surrounding pedestrian, cycle, public transport and road access and circulation networks. This includes details of the internal and external movement networks, the public transport access routes, the pedestrian and cycle paths, linkages to external networks and pedestrian through-site links.
 - Assessment of the cumulative traffic impacts of development within the surrounding road network, and the need for internal and external traffic management measures to support the development (including cost and funding responsibilities of such upgrades).
 - Visitor off-street set-down and pick-up areas, parking provisions, bus stops and delivery/emergency access.
 - Parking provisions at each stage of the development.
 - (xiii) Built form and aesthetics:
 - Floor space requirements to meet function requirements.

- The function and capacity of each building and likely hours of operation.
- Bulk and overall unity of the development within the context.
- Urban design and streetscape guidelines.
- Distribution of the land uses, buildings, circulation areas, fences and any public facilities.
- Open space provision and function, and landscaping principles.

(xiv) Infrastructure, easements and stormwater management.

(xv) Outcomes of social impact assessments and any relevant feasibility studies.

(xvi) Protection of any heritage items or archaeological sites.

(xvii) Staging of special events including:

- Calendar dates of all events.
- Location and capacity.
- Hours of operation.
- Management plan.

SECTION 3–LOCATION AND TRAFFIC MANAGEMENT

Bankstown Local Environmental Plan 2015 aims to concentrate intensive trip generating activities in locations most accessible to rail transport. Places of public worship are significant trip generators. For this reason, it can be argued that intensive trip generating places of public worship should locate close to rail transport.

Council also recognises that larger places of public worship have greater impacts and it is important to balance the size of places of public worship with the retention of residential amenity. In locations that are not readily accessible to rail transport, such as the residential and industrial zones, Council is seeking places of public worship that would not be regarded as intensive trip generating activities.

Consideration is given to having development controls that ensure places of public worship take into account:

- Public transport and pedestrian movements.
- The impact on traffic efficiency, with the objective to maintain the existing level of service of streets.
- The impact on the amenity of an area, with the objective not to exceed the environmental capacity of streets. Setting traffic limits such as volumes is necessary in and around residential areas as traffic congestion, pedestrian safety and noise are primary concerns at these locations.
- The impact of accommodating additional land uses, shared facilities and special events.

In some streets where the existing level of service is poor or the environmental capacity is exceeded, any small increase in traffic can cause greater increases in delay. In this situation, it is best practice to at least maintain the existing level of absolute delay rather than allow the situation to be made worse.

Objectives

The objectives are:

- (a) To maintain the amenity and character of residential areas.
- (b) To ensure the size of site is suitable to accommodate a place of public worship.
- (c) To ensure the most suitable location is achieved, by consideration of the physical constraints of the site.

- (d) To encourage intensive trip generating places of public worship in locations most accessible to rail transport.
- (e) To ensure the location and size of places of public worship maintain the existing environmental capacity and service levels of streets.
- (f) To avoid places of public worship locating within close proximity to another existing or approved place of public worship unless it can be demonstrated that the cumulative impacts relating to traffic generation and on-street parking are within acceptable limits for the area.
- (g) To limit the size of places of public worship in and in the vicinity of established residential areas to ensure this type of trip generating activity does not adversely impact on the existing residential amenity.

Development controls

The development controls to achieve the objectives are:

Location

- 3.1** The proposed development must maintain the general amenity of the area.
- 3.2** The proposed development must optimise the use of surrounding and potential infrastructure, with a particular emphasis on public transport.

General restrictions on development

- 3.3** A place of public worship may not be within reasonable view of a sex services premises ('reasonable view' shall be determined taking into account factors such as topography, vegetation, signage, intervening development and similar factors).
- 3.4** The boundary of a place of public worship should not be within a 100 metre radius of a sex services premises.

Traffic management–environmental capacity

- 3.5** Development for the purpose of places of public worship must not result in a street in the vicinity of the development site to exceed the environmental capacity maximum. If the environmental capacity maximum is already exceeded, the development must maintain the existing level of absolute delay of that street.

This clause applies to places of public worship in the residential zones, the special use zone and the industrial zones.

Traffic management–level of service

- 3.6** Development for the purpose of places of public worship must not result in a street intersection in the vicinity of the development site to have a level of service below Level B. If the existing level of service is below Level B, the development must maintain the existing level of absolute delay of that street intersection.

This clause applies to places of public worship in the residential zones, the special use zone and the industrial zones.

Traffic impact studies

- 3.7** Development applications must submit a Traffic Impact Study based on the RTA Guide to Traffic Generating Developments to determine:

Existing conditions

- (a) Existing volumes and environmental capacity of streets adjacent to the development.
- (b) Existing volumes and level of service of street intersections in the vicinity of the development.
- (c) Existing public transport services in the vicinity of the development.
- (d) Existing clearway and peak period parking restrictions that apply to streets adjacent to the development.
- (e) Existing proposals for improvements to the adjacent road system.

Proposed conditions

- (f) The proposed amount of traffic generation and trip distribution of the development.
- (g) The proposed parking provision of the development.
- (h) The proposed number of buses likely to service the development.
- (i) The proposed safety and efficiency of access between the development and the adjacent road network.
- (j) The proposed safety and efficiency of the internal road layout including the set-down and pick-up areas, bus bays, service areas and car parks.
- (k) The impact of the proposed generated traffic on the environmental capacity of streets adjacent to the development.

- (l) The impact of the proposed generated traffic on the level of service of street intersections in the vicinity of the development.
- (m) The impact of the proposed generated traffic on road safety and traffic noise.
- (n) The impact of the proposed generated traffic on other major traffic generating development in close proximity.
- (o) Whether the development must take certain measures to reduce the impact of the proposed generated traffic to an acceptable level. Measures may include a reduction in the size of assembly areas or the installation of public traffic management devices at the applicant's expense.
- (p) Where there are celebration events or other large events attracting larger than average numbers of vehicles, the Traffic Impact Study must assess the traffic and parking impact of these events on surrounding streets, and the measures proposed to minimise any potential impact.

3.8 To ensure adequate traffic flow, worship services shall not commence until thirty minutes have elapsed following the completion of any preceding service. This requirement may be imposed as a condition of development consent.

SECTION 4–LOT SIZES AND BUILDING ENVELOPES

Council considers it necessary to ensure allotments are of sufficient size to accommodate buildings, off–street parking, set–down and pick–up areas, vehicular access and manoeuvring areas, pedestrian access, open space and landscaping. This approach to good design provides:

- Amenity for visitors and staff through the physical, spatial and environmental quality of the development.
- Ensures places of public worship can contain the essential elements that make up the prevailing character of certain areas, particularly residential areas where the prevailing character includes the front setback area and landscaping.

Building envelopes must also complement the scale of the street and the surrounding buildings, noting that the established residential areas predominantly have a single dwelling suburban character. Building envelopes generally include height and setback controls. Applicants must note:

- A building envelope is not a building, but a three dimensional shape that may determine the bulk and siting of a building. After allowing for building articulation, the achievable floor space of a development is likely to be less than the building envelope.
- Where development is in the vicinity of land in Zone R2 Low Density Residential, R3 Medium Density Residential or R4 High Density Residential, Council may reduce the height or require greater setbacks to ensure the development complies with the objectives of Part B8 of this DCP.

Objectives

The objectives are:

- (a) To ensure allotments are of sufficient size to provide for buildings, setbacks to adjoining land, pedestrian access, set–down and pick–up areas, car parks, driveways, vehicle manoeuvring areas, open spaces and landscaped areas.
- (b) To ensure the design of places of public worship satisfies the needs of visitors and staff, and provides a safe environment and easy access for people.
- (c) To ensure places of public worship are compatible with the prevailing character and amenity of the locality of the development.
- (d) To ensure places of public worship do not adversely impact on the living environment or residential amenity of adjoining dwellings and the surrounding area.

Development controls

The development controls to achieve the objectives are:

Allotment size

- 4.1** The minimum allotment width, measured at the front building line, for a place of public worship located within Zone R3 Medium Density Residential and Zone R4 High Density Residential is 15 metres for a corner allotment, and 20 metres for all other allotments.
- 4.2** The minimum allotment size for a place of public worship within Zone R3 Medium Density Residential and Zone R4 High Density Residential is 800m².

Assembly area

- 4.3** The maximum area of the assembly area in a place of public worship within Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential is 400m².
- 4.4** An alteration or addition to an existing place of public worship within Zone R2 Low Density Residential and Zone R3 Medium Density Residential which would result in an assembly area with an area of more than 400m² is not permitted.

Height

- 4.5** Within Zone R3 Medium Density Residential, Zone R4 High Density Residential and Zone SP2 Infrastructure, the maximum wall height for a place of public worship is 9.5 metres.
- 4.6** Within Zone IN1 General Industrial and Zone IN2 Light Industrial, the maximum wall height for a place of public worship that is located adjacent to a residential area is 9.5 metres.
- 4.7** Despite clauses 4.5 and 4.6, Council may consider spires, towers, minarets and similar structures, which exceed the wall height limit on the basis of their bulk and scale, the extent of their overshadowing, and their contribution to the streetscape.
- 4.8** The operational requirements of Bankstown Airport may place certain additional constraints on building heights within some areas of Bankstown. Council may refer certain development applications to the airport authority for consideration.

Setbacks to frontages

4.9 Setbacks from the street frontage shall apply to residential, special uses and industrial zones as follows:

| Setbacks | State and regional roads | | Other roads | |
|--------------------------------|--------------------------|-------------------|--------------------------|-------------------|
| | Zones R2, R3, R4 and SP2 | Zones IN1 and IN2 | Zones R2, R3, R4 and SP2 | Zones IN1 and IN2 |
| Primary road frontage | 9 metres | 15 metres | 7.5 metres | 10 metres |
| Secondary road frontage | 9 metres | 15 metres | 7.5 metres | 3 metres |

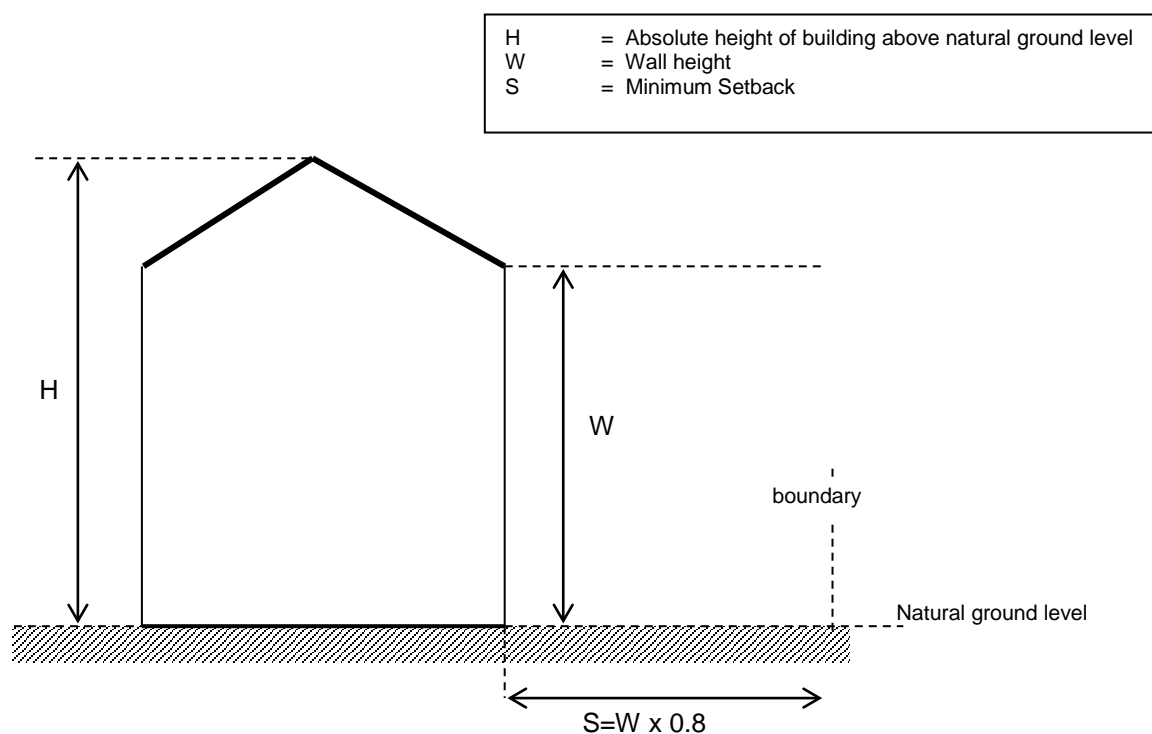
Setbacks to side and rear boundaries

4.10 Within the business zones, setbacks must be consistent with those of neighbouring properties and with the existing streetscape.

Within Zones R2, R3, R4 and SP2; and IN1 and IN2 which adjoin residential zoned land, side and rear setbacks must be in accordance with the following formula:

Minimum Setback (S) = 0.8 x Wall Height (W) (see Figure 1).

Figure 1–Height of building in relation to side and rear boundary setbacks



Access to sunlight

- 4.11** At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.
- 4.12** A minimum 50% of the required private open space for each dwelling on an adjoining allotment must receive at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox. Where this standard cannot be met for a dwelling on an adjoining allotment, the development must not result with additional overshadowing on the affected private open space.
- 4.13** Development should avoid overshadowing any existing solar hot water system, photovoltaic panel, or other solar collector on an allotment and neighbouring properties.

SECTION 5–ENERGY EFFICIENCY AND URBAN DESIGN

Places of public worship must incorporate energy efficiency measures such as optimum orientation, glazing, sun control, cross ventilation and natural light. This approach to good design provides:

- Amenity for visitors and staff through the physical, spatial and environmental quality of the development. Optimising amenity requires good natural light and ventilation to rooms.
- Ensures places of public worship make efficient use of natural resources, energy and water throughout its full life cycle. Sustainability is integral to the design process. Aspects include layouts and built form, good orientation, passive solar access principles, minimal use of mechanical ventilation, and soil zones for vegetation and reuse of water.

Good quality architecture is also important. Good quality architecture requires the appropriate composition of building elements (i.e. proportion, unity and rhythm), textures, materials and colours. Good quality architecture must also:

- Reflect well resolved internal layouts of the various functions and uses.
- Respond to the environment and context particularly to desirable elements in the existing streetscape.

Objectives

The objectives are:

- (a) To have high architectural quality in development.
- (b) To have facade designs and building footprints that integrate into the overall building form and enhance the desired contemporary street character.
- (c) To have architectural diversity and innovation.
- (d) To encourage active building frontages.
- (e) To have a contemporary building finish.
- (f) To have front fences that achieve an attractive streetscape and incorporate open style construction such as spaced timber pickets or wrought iron.
- (g) To ensure the design, construction and occupation of places of public worship incorporate energy efficiency measures.

Development controls

The development controls to achieve the objectives are:

Energy efficiency

5.1 Places of public worship must comply with Part B4 of this DCP to make efficient use of natural resources and optimise amenity in the design, construction and occupation of buildings and facilities, such as:

- (a) good orientation and natural light to rooms;
- (b) achieving appropriate separation distances between buildings to provide natural light to rooms;
- (c) limiting building depth to provide natural cross-ventilation and natural light;
- (d) minimal use of mechanical ventilation;
- (e) use of sun shading devices;
- (f) preventing UV factor to open areas;
- (g) reducing stormwater run-off and promoting the use of recycled water; and
- (h) ensuring the development adapts to the existing topography by avoiding excessive cut and fill.

Facade designs

5.2 Development must articulate the facades to achieve a unique and contemporary architectural appearance that:

- (a) unites the facades with the whole building form;
- (b) composes the facades with an appropriate scale and proportion that responds to the use of the building and the desired contextual character;
- (c) combines high quality materials and finishes;
- (d) considers any other architectural elements to Council's satisfaction.

5.3 Development must provide an active frontage to the street.

Roof designs

5.4 Development must incorporate an innovative roof design that:

- (a) achieves a unique and contemporary architectural appearance; and
- (b) combines high quality materials and finishes.

Front fences

5.5 The maximum fence height for a front fence is 1.8 metres.

5.6 The external appearance of a front fence along the front boundary of an allotment or facing an arterial road must ensure:

- (a) the section of the front fence that comprises solid construction must not exceed a fence height of 1 metre above natural ground level; and
- (b) the remaining height of the front fence must comprise open style construction such as spaced timber pickets or wrought iron that enhance and unify the building design.

5.7 Council does not allow the following types of front fences along an arterial road:

- (a) chain wire, metal sheeting, brushwood, and electric fences; and
- (b) noise attenuation walls.

Temporary structures

5.8 Development must comply with clause 2.8 of Bankstown Local Environmental Plan 2015.

5.9 Council does not allow a development to be in the form of a temporary structure along the Hume Highway.

SECTION 6–ACCESS AND PARKING

Objectives

The objectives are:

- (a) To minimise the impact of street parking on adjoining development.
- (b) To ensure that all parking areas are adequate, easy to use, efficient, and well designed.

Development controls

The development controls to achieve the objectives are:

Parking

- 6.1** Development must comply with Part B5 of this DCP.
- 6.2** The car park / manoeuvring areas and the set–down and pick–up areas must locate separately behind the front building line.

SECTION 7–ACOUSTIC PRIVACY AND MANAGEMENT

It is important to balance the operation of places of public worship with community expectations. To achieve this outcome, Council considers it necessary to seek appropriate acoustic privacy measures that are compatible with the prevailing character of residential areas. This is the preferred outcome rather than resorting to noise attenuation walls.

There is also recognition that the good long term operation and management of places of public worship can help to ensure development continues to harmoniously co-exist with the surrounding residential amenity.

Objectives

The objectives are:

- (a) To ensure places of public worship do not adversely impact on the residential amenity of adjoining dwellings and the surrounding area.
- (b) To allow development to install appropriate acoustic privacy measures which are compatible with the prevailing character of residential areas.
- (c) To ensure the ongoing operation and management of places of public worship maintain residential amenity.

Development controls

The development controls to achieve the objectives are:

Acoustic privacy

- 7.1** Air conditioning, mechanical ventilation or any other continuous noise source must not exceed the ambient level at any specified boundary by more than 5dB(A).
- 7.2** The location and design of places of public worship must consider the projection of noise from various activities to avoid any adverse impacts on the residential amenity of adjoining land.

For the purpose of this clause, Council requires development applications to submit an Acoustic Report prepared by a suitably qualified acoustic consultant to determine:

- (a) existing noise levels at the identified sensitive receiver locations;
- (b) likely noise levels to emanate from the place of public worship at the identified sensitive receiver locations;

- (c) whether the development must apply measures to ensure noise does not exceed 5dB(A) above the background noise level;
- (d) whether the location and setbacks of the development are sufficient to protect the acoustic privacy of adjacent dwellings;
- (e) whether the location of the outdoor areas should avoid living areas and bedrooms of adjacent dwellings; and
- (f) whether the development must install certain noise attenuation measures to protect the acoustic privacy of adjacent dwellings.

The Acoustic Report must measure the noise readings over a 15 minute period and must provide details of all modelling assumptions including source noise data, noise monitoring positions, receiver heights and locations, prevailing meteorological conditions during the monitoring, confirmation of the methodology adopted along with a copy of the model input and output data.

- 7.3** The maximum height for noise attenuation walls and fences along the boundary of an allotment is 2 metres.

Hours of operation

- 7.4** Council may limit the hours of operation of places of public worship, public access to places of public worship, and special occasions or events.

Management plans

- 7.5** Council requires development applications to submit a Management Plan to determine:
- (a) hours of operation and days of operation;
 - (b) special events: a detailed calendar of any festivals and special events must be supplied with the application, together with details of the arrangements for parking during these times;
 - (c) number of persons attending at any one time, including non-worship and ancillary activities, and proposed measures to minimise impacts on the surrounding amenity;
 - (d) expected 'catchment area' from which the congregation will travel; and
 - (e) any proposed street parades and road closures.

- 7.6** Council must require the operator of a place of public worship in Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential to organise and chair a Neighbourhood Liaison Committee. The purpose of the Committee is for the operator and neighbours to resolve any issues, such as traffic and noise, arising from the operation of the place of public worship. The operation of the Committee must ensure:
- (a) The membership of the Neighbourhood Liaison Committee must include residents who live next to and opposite the place of public worship.
 - (b) The Neighbourhood Liaison Committee must meet at least four times during the first 24 months of the place of public worship.
 - (c) The operator of the place of public worship must forward the meeting minutes to Committee members.
 - (d) The operator of the place of public worship may forward the meeting minutes to Council for information purposes.
 - (e) The operator of the place of public worship may terminate the Committee once it meets at least four times during the first 24 months of the place of public worship operating, or may choose to extend the function of the Committee over a longer period of time.
- 7.7** Council may require the operator of a place of public worship in zones other than the residential zones to organise and chair a Neighbourhood Liaison Committee.

SECTION 8—OPEN SPACE AND LANDSCAPED AREAS

Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by coordinating water and soil management, solar access, microclimate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character.

For example, the landscaping of front yards in the residential areas is canopy trees and deep soil plantings. The front setback area of places of public worship in the residential areas must therefore contain generous landscaping to be compatible with the prevailing character. Car parks and hard surfaces should not dominate the front setback area.

Objectives

The objectives are:

- (a) To reduce the impact of non-residential structures in residential areas.
- (b) To screen the development from adjoining properties and to ensure maximum privacy for these properties and their uses.
- (c) To improve the visual appearance of and provide shade for parking areas.
- (d) To maximise porous landscaped areas.
- (e) To ensure facilities are visually integrated with a development.
- (f) To have a landscape buffer zone that encourages deep soil planting and high quality artworks to enhance a locality or arterial road.
- (g) To provide useable open space on the street frontage for canopy trees and deep soil zones.

Development controls

The development controls to achieve the objectives are:

Landscaping

- 8.1** For all new developments and significant modifications to existing developments, a Landscape Plan prepared by a suitably qualified landscape designer who is eligible for membership of the Australian Institute of Landscape Architects (AILA) or Australian Institute of Landscape Designers and Managers (AILDM) is to form part of the submission requirements.

- 8.2** The landscape plan is required to accurately show all existing landscape features such as trees, bushland and natural rock formations, contour lines and relevant spot heights. Trees, landscape features and buildings located within 3 metres of the boundary in adjacent sites are also to be accurately shown.
- 8.3** The landscape plan must clearly show the layout of proposed buildings, features, car parking areas, and numbers, species and layout of proposed planting.
- 8.4** New car parking areas are to be furnished with canopy trees. For every ten parallel spaces in a row parking arrangement a canopy tree must be provided. Planting hole dimension is 2m x 2m minimum area. Protective furnishing must be provided to the tree surround.
- 8.5** Screen planting capable of achieving 3 metres in height shall be provided to the common boundary between the new development and existing residential buildings where the setback from property boundaries is greater than 3 metres.
- 8.6** Screen planting shall be provided in the required setback areas between the road and car park areas, and between adjoining residential buildings and car parking areas.
- 8.7** Planter Beds: Minimum width for all planter beds on grade is 1200mm.
- 8.8** Planter Containers: Minimum depth for planter beds on-structure is 600mm, and width 500mm. Planter containers must have waterproof membrane and internal sub-soil drainage connected to the storm water drainage. Planting height and volume must be suitable to the constraints of the internal volume of the container.
- 8.9** Planting generally must incorporate a full spectrum of size including canopy trees capable of achieving over 13 metres at maturity, shrubs up to mature maximum height of 1.2 metres, and ground covers. Densely foliated medium to large shrubs are to be planted sparingly. Recommended planting lists are provided as Appendix 3.
- 8.10** Consideration is to be given to collecting on-site water through rainwater collection tanks for utilising for irrigation purposes.
- 8.11** A commercial grade, sub-surface dripper-style, electrically automated self-timed irrigation system is to be supplied to all garden bed areas and planter containers. Regular checks are to be made to ensure continued successful operation.
- 8.12** All garden beds are to be furnished with the following as minimum requirements:
- (a) improved garden soil to AS 4419, to min. depth 300mm over existing site soil;

- (b) organic recycled mulch to AS 4454, to minimum depth 75mm; and
- (c) garden bed edging, mowing strip or similar containing edge to interface edges.

8.13 A maintenance plan for the ongoing horticultural care of planting material must be provided as part of the landscape plan.

8.14 A development must ensure the following facilities are not visible to the street and any nearby public open spaces:

- (a) waste storage area;
- (b) storage of goods and materials; and
- (c) any clothes drying area.

8.15 A development and a landscape buffer zone must plant a 75 litre tree at 5 metre intervals along the length of the Hume Highway boundary to the allotment, and:

- (a) must select the trees from the list in Appendix 5; and
- (b) should consider incorporating public art to enhance the themes of the Remembrance Driveway or business enterprise corridor.

Deep soil zones

8.16 Development for the purpose of places of public worship must provide deep soil zones that have the following minimum widths around the boundary of the allotment of land:

| Minimum width of deep soil zone | State or regional roads | | Other roads | |
|--|--------------------------------|-------------------|--------------------------|-------------------|
| | Zones R2, R3, R4 and SP2 | Zones IN1 and IN2 | Zones R2, R3, R4 and SP2 | Zones IN1 and IN2 |
| Primary road frontage | 9 metres | 9 metres | 6 metres | 9 metres |
| Secondary road frontage | 9 metres | 9 metres | 6 metres | 3 metres |
| Side and rear setbacks | 5 metres | 5 metres | 5 metres | 5 metres |

The deep soil zones must be landscaped by way of deep soil plantings and canopy trees.

8.17 Council will determine the minimum width for deep soil zones for places of public worship in the business zones based on the setbacks of the street and the surrounding buildings.

SECTION 9–ANCILLARY USES

This section applies to ancillary uses to places of public worship (such as administration offices, community facilities, dwellings, kitchens, libraries or other uses directly associated with a place of public worship). These ancillary uses should not adversely impact on the prevailing character of the area or the amenity of neighbouring dwellings.

Objectives

The objectives are:

- (a) To ensure ancillary uses are compatible with the prevailing character and amenity of the locality of the area.
- (b) To ensure ancillary uses do not adversely impact on the residential amenity of neighbouring dwellings and the surrounding area.

Development controls

The development controls to achieve the objectives are:

Ancillary uses

- 9.1** It will be necessary to submit with the Development Application details of any proposed ancillary uses, including the nature of the use, how many people will attend, duration and noise impacts.
- 9.2** The design, construction and operation of ancillary uses must take into consideration the following matters:
 - (a) whether any proposed building is compatible with the height, scale, siting and character of existing residential development within the adjoining residential zone;
 - (b) whether any goods, plant, equipment and other material used in carrying out the proposed development will be stored or suitably screened from residential development;
 - (c) whether the proposed development will maintain reasonable solar access to residential development between the hours of 8.00am and 4.00pm at the mid–winter solstice;
 - (d) whether noise generation from fixed sources or motor vehicles associated with the proposed development will be effectively insulated or otherwise minimised;

- (e) whether the proposed development will otherwise cause nuisance to residents, by way of hours of operation, traffic movement, parking, headlight glare, security lighting, fumes, gases, smoke, dust or odours, or the like; and
- (f) whether any windows or balconies facing residential areas will be treated to avoid overlooking of private yard space or windows in residences.

SECTION 10–SITE FACILITIES AND SERVICES

Good design responds to the availability of infrastructure and optimises amenity through efficient layouts and service areas.

Objectives

The objectives are:

- (a) To ensure consideration is given to the provision of services pertaining to the proposed development.
- (b) To regulate advertising signs to protect the visual amenity of the area.
- (c) To ensure the design, construction, and operation of kitchens and food premises achieve satisfactory standards of hygiene.
- (d) To ensure the design, construction, and operation of facilities and infrastructure achieve satisfactory standards.

Development controls

The development controls to achieve the objectives are:

Services

10.1 Development must comply with the Bankstown Development Engineering Standards Policy.

Food premises

10.2 The design, construction and operation of a food premises must comply with:

- (a) Food Act 2003;
- (b) Food Regulation 2010;
- (c) FSANZ Food Standards Code; and
- (d) AS 4674:2004 Design, Construction and Fitout of Food Premises.

Waste storage areas

10.3 The design, location, and screening of waste and recyclable receptacle areas must be to the satisfaction of Council.

SECTION 11–SAFETY AND SECURITY

This section adopts the principles of Crime Prevention through Environmental Design to reduce the potential for crime, and to enhance community safety in the City of Bankstown.

Objectives

The objectives are:

- (a) To ensure the siting and design of buildings contribute to the personal and property security of people.
- (b) To ensure a development is integrated with the public domain and contribute to an active pedestrian-orientated environment.
- (c) To maximise natural surveillance so that people feel safe at all times.
- (d) To minimise the potential for intruders to enter buildings and private open spaces.
- (e) To ensure entrances and exits are clearly visible from the street.
- (f) To ensure facilities are located in highly visible areas with high levels of activity.
- (g) To encourage building designs, materials, and maintenance programs that reduce the opportunities for vandalism and graffiti.
- (h) To ensure developments are easily accessible to people with disabilities.

Development controls

The development controls to achieve the objectives are:

Entrances, fences and natural surveillance

- 11.1** The front door to a building should face the street.
- 11.2** An external entry path and the foyer to a building should be direct to avoid potential hiding places.
- 11.3** Windows on the upper floors of a building should, where possible, overlook the street.

- 11.4** For a fence located forward of the front building line, the solid construction of the fence must not exceed a height of 1 metre above natural ground level. The remaining height of the fence must comprise an open style construction such as spaced timber pickets, wrought iron, or lattice. Metal sheet, chain wire, brushwood or unframed lattice is not permitted along the primary frontage of an allotment.

Security devices

- 11.5** A security alarm system should be installed in a building.
- 11.6** All windows and doors on the ground floor should ordinarily be made of toughened glass to reduce the opportunities for 'smash and grab' and 'break and enter' offences, with the exception of special features such as stained glass windows. Where possible, such special features should be above ground floor level.
- 11.7** Access to a basement car park must only be available to the public during operating hours and via a security door or gate with an intercom, code, or card lock system.
- 11.8** Unless impractical, access to an outdoor car park should be closed to the public outside of operating hours via a lockable gate.
- 11.9** Lighting must be provided to the following areas of a building to promote safety and security at night:
- (a) an external entry path, foyer, driveway, and car park to a building; and
 - (b) the main entrance. This may be in the form of motion sensitive lighting or timer lighting.
- 11.10** A pedestrian entry path and driveway to a car park that are intended for night use must be well lit using a vandal resistant, high mounted light fixture.
- 11.11** The lighting in a car park must conform to Australian Standards 1158.1, 1680, and 2890.1.

Railway corridors and open stormwater drains

- 11.12** Where a site shares a boundary with a railway corridor or an open stormwater drain, any building, solid fence, or car park on the site should, wherever practical, be setback a minimum 1.5 metres from that boundary. The setback distance must be:
- (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 pot size of 300mm, and
- (c) the planter bed area must incorporate a commercial grade, sub-surface, automatic, self-timed irrigation system, and
- (d) the site must be fenced along the boundary using a minimum 2 metre high chain-wire fence, and
- (e) 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 site that face the railway corridor or open stormwater drain.

11.13 If a setback for landscaping under the above clause is not practical, other means to avoid graffiti must be employed that satisfies Council's graffiti minimisation strategy.

Accessibility

11.14 Development must be easily accessible to people with disabilities and must comply with the Building Code of Australia, AS 1428 Parts 1 and 4—Design for Access and Mobility.

APPENDICES

Appendix 1–State roads

| ROAD | FROM | TO |
|--------------------|-----------------|------------------|
| Alfords Point Road | Davies Road | City Boundary |
| Boronia Road | Hume Highway | Waterloo Road |
| Brunker Road | Rookwood Road | Hume Highway |
| Canterbury Road | Milperra Road | Punchbowl Road |
| Davies Road | Fairford Road | Alfords Point Rd |
| Fairford Road | Stacey Street | Davies Road |
| Henry Lawson Dr | Hume Highway | City Boundary |
| Hume Highway | City Boundary | City Boundary |
| Juno Parade | Waterloo Road | Punchbowl Road |
| Milperra Road | Newbridge Road | Canterbury Road |
| Newbridge Road | City Boundary | Milperra Road |
| Punchbowl Road | Canterbury Road | City Boundary |
| Roberts Road | Hume Highway | Wiley Avenue |
| Rookwood Road | Hume Highway | City Boundary |
| Stacey Street | Rookwood Road | Fairford Road |
| M5 Motorway | City Boundary | City Boundary |
| Wiley Avenue | Roberts Road | Koala Road |
| Woodville Road | Hume Highway | City Boundary |

Appendix 2–Regional roads

| ROAD | FROM | TO |
|-------------------|------------------|------------------|
| Allder Street | Brunker Road | Railway Bridge |
| Alma Road | Davies Road | Faraday Road |
| Ashford Avenue | Bullecourt Ave | Milperra Road |
| Auburn Road | Water Pipeline | Hume Highway |
| Beaconsfield St | The River Road | Horsley Road |
| Birdwood Road | Owen Road | Georges Cres |
| Braesmere Road | Tower Street | Park Road |
| Brandon Avenue | Chapel Road | Greenwood Ave |
| Brunker Road | Rookwood Road | Allder Street |
| Bullecourt Avenue | Horsley Road | Ashford Avenue |
| Carlingford Road | Water Pipeline | Waldron Road |
| Chapel Road | Canterbury Road | Brandon Avenue |
| Chapel Road | Rickard Road | Hume Highway |
| Christina Road | Waldron Road | River Avenue |
| Edgar Street | Milperra Road | Hume Highway |
| Faraday Road | Alma Road | Uranus Road |
| Ferrier Road | Railway Bridge | Auburn Road |
| Gibson Avenue | Watson Road | Canterbury Road |
| Greenwood Ave | Brandon Avenue | Marion Street |
| Haig Avenue | Georges Cres | Henry Lawson Dr |
| Hector Street | Hume Highway | Water Pipeline |
| Horsley Road | Beaconsfield St | Bullecourt Ave |
| Koala Road | Wattle Street | Wiley Avenue |
| Macauley Avenue | Stacey Street | Chapel Road |
| Marion Street | Greenwood Ave | Meredith Street |
| Meredith Street | Marion Street | Rickard Road |
| Miller Road | Hume Highway | Waldron Road |
| Owen Road | Marion Street | Birdwood Road |
| Park Road | Braesmere Road | Maclaurin Avenue |
| Queen Street | Beaconsfield St | Milperra Road |
| Rickard Road | Stacey Street | Chapel Road |
| Rickard Road | Meredith Street | Chapel Road |
| Roberts Road | Wiley Avenue | Wattle Street |
| Sphinx Avenue | Gibson Avenue | The River Road |
| The River Road | Henry Lawson Dr | M5 Motorway |
| Tower Street | The River Road | Braesmere Road |
| Uranus Road | Faraday Road | The River Road |
| Waldron Road | Carlingford Road | Christina Road |
| Waterloo Road | Wattle Street | Hume Highway |
| Watson Road | Fairford Road | Gibson Avenue |
| Wattle Street | Koala Road | Stacey Street |
| Wellington Road | Auburn Road | Woods Road |
| Woods Road | Wellington Road | Carlingford Road |

Appendix 3–Suggested species for native landscaping purposes

| Local Indigenous Species | Common Name | Preferred Soil |
|-----------------------------|-------------------------|----------------|
| Acacia falcata | Sickle Wattle | Sand |
| Acacia longifolia | Sydney Golden Wattle | Sand |
| Acacia suaveolens | Sweet Scented Wattle | Sand |
| Acacia terminalis | Sunshine Wattle | Clay |
| Acacia ulicifolia | Prickly Moses | Sand |
| Billardiera scandens | Climbing Apple Berry | Sand |
| Breynia oblongifolia | Coffee Brush | Sand |
| Bursaria spinosa | Blackthorn | Clay/Sand |
| Callistemon linearis | Narrow-leaf Bottlebrush | Clay |
| Callistemon salignus | Willow Bottlebrush | Clay/Sand |
| Carex appressa | Tussock Sedge | Sand |
| Clematis aristata | Old Man's Beard | Sand |
| Clematis glycinoides | Traveller's Joy | Sand |
| Clerodendrum tomentosum | Hairy Clerodendrum | Alluvial |
| Correa reflexa | Common Correa | Sand |
| Crinum pedunculatum | Swamp Lily | Alluvial |
| Danthonia tenuior | Wallaby Grass | Sand |
| Dianella caerulea | Paroo Lily | Clay |
| Dianella longifolia | Pale Flax Lily | Sand |
| Dianella revoluta | Black-anther Flax Lily | Sand |
| Dichelachne micrantha | Short-hair Plume Grass | Sand |
| Dodonaea triquetra | Common Hop Bush | Sand |
| Echinopogon caespitosus | Hedgehog Grass | Sand |
| Einadia hastata | Saloop Saltbush | Clay |
| Eragrostis brownii | Brown's Lovegrass | Sand |
| Eriostemon myoporoides | Long-leaf Wax Flower | Sand |
| Eustrephus latifolius | Wombat Berry | Sand |
| Gonocarpus teucroides | Raspwort | Sand |
| Goodenia bellidifolia | Rocket Goodenia | Sand |
| Grevillea sericea | Pink Spider Flower | Clay/Sand |
| Hakea sericea | Silky Hakea | Sand |
| Hardenbergia violacea | Purple Twining Pea | Clay/Sand |
| Hibbertia aspera | Rough Guinea-flower | Sand/Shale |
| Imperata cylindrica | Blady Grass | Sand |
| Indigofera australis | Native Indigo | Sand/Shale |
| Juncus usitatus | Tussock Rush | Alluvial |
| Kennedia rubicunda | Dusty Coral Pea | Clay |
| Kunzea ambigua | Tick Bush | Sand |
| Leptospermum polygalifolium | Yellow Tea Tree | Sand |
| Leptospermum trinervium | Flaky-barked Tea Tree | Sand |
| Lomandra longifolia | Spiny-headed Mat-rush | Clay/Sand |
| Melaleuca nodosa | Ball Honey Myrtle | Sand |
| Melaleuca thymifolia | Claw Honey Myrtle | Sand |
| Microlaena stipoides | Weeping Meadow Grass | Sand |

| Local Indigenous Species | Common Name | Preferred Soil |
|---------------------------------|---------------------|----------------|
| <i>Oplismenus imbecilis</i> | Basket Grass | Sand |
| <i>Ozothamnus diosmifolius</i> | White Dogwood | Sand |
| <i>Pandorea pandorana</i> | Wonga Vine | Clay |
| <i>Persicaria decipiens</i> | Slender Knotweed | Alluvial |
| <i>Persicaria lapathifolia</i> | Pale Knotweed | Alluvial |
| <i>Petrophile pulchella</i> | Conesticks | Sand |
| <i>Pimelea linifolia</i> | Slender Rice Flower | Sand |
| <i>Plectranthus parviflorus</i> | Cockspur Flower | Sand |
| <i>Polyscias sambucifolia</i> | Elderberry Panax | Sand |
| <i>Pomax umbellata</i> | Pomax | Sand |
| <i>Pultenaea villosa</i> | Bronze Bush Pea | Sand |
| <i>Rubus parviflorus</i> | Native Raspberry | Clay |
| <i>Triglochin striatum</i> | Streaked Arrowgrass | Alluvial |
| <i>Triglochin procerum</i> | Water Ribbons | Alluvial |
| <i>Viola hederacea</i> | Native Violet | Sand |

Appendix 3–Suggested trees for native landscaping purposes

| Australian Native Species | Common Name | Preferred Soil |
|---------------------------|---------------------------------|----------------|
| Acacia binervia | Myall Wattle | Sand/Clay* |
| Acmena smithii | Lilli Pilli | |
| Angophora costata | Smooth Barked Apple | |
| Backhousia citriodora | Lemon Scented Myrtle | |
| Backhousia floribunda | Flowering Myrtle | |
| Banksia serrata | Old Man Banksia | Sand* |
| Brachychiton populneum | Kurrajong | |
| Callistemon citrinus | Crimson Bottlebrush | |
| Callistemon pinifolius | Green Bottlebrush | |
| Callistemon viminalis | Weeping Bottlebrush | |
| Ceratopetalum gummiferum | Christmas Bush | |
| Elaeocarpus reticulatus | Blueberry Ash | Sand* |
| Eucalyptus eugenoides | Thin Leaf Stringybark | Clay* |
| Eucalyptus fibrosa | Broad Leaf Ironbark | Clay* |
| Eucalyptus gummifera | Red bloodwood | Sand* |
| Eucalyptus haemastoma | Scribbly Gum | Sand* |
| Eucalyptus longifolia | Woollybutt | Clay* |
| Eucalyptus moluccana | Grey Box | Clay* |
| Eucalyptus resinifera | Red Mahogany | Sand/Clay* |
| Eucalyptus sideroxylon | Mugga Ironbark | Clay* |
| Eucalyptus tereticornis | Forest Redgum | Clay* |
| Flindersia australis | Australian Teak/ Crows Ash | |
| Glochidion ferdinandii | Cheese Tree | |
| Harpullia pendula | Tulipwood | |
| Hymenosporum flavum | Native Frangipani | |
| Leptospermum petersonii | Lemon Scented Tea Tree | Sand/Clay* |
| Lophostemon conferta | Brushbox | |
| Melaleuca decora | White Feather Honey Myrtle | Clay* |
| Melaleuca linariifolia | Narrow Leaf Paperbark | Clay* |
| Pittosporum revolutum | Yellow/ Rough Fruit Pittosporum | |
| Pittosporum rhombifolium | Diamond Leaf Pittosporum | |
| Podocarpus elatus | Illawarra Plum | |
| Stenocarpus sinuatus | Queensland Firewheel Tree | |
| Syncarpia glomulifera | Turpentine | Sand/Clay* |
| Syzygium luehmannii | Small Leaf Lilli Pilli | |
| Syzygium paniculatum | Brush Cherry | |
| Syzygium oleosum | Blue Lilli Pilli | |
| Tristanopsis laurina | Water Gum | |
| Waterhousia floribunda | Weeping Lilli Pilli | |

* Asterix denotes plant species native to Bankstown area. **NOTE:** Plants listed will benefit from improved garden soil conditions, irrigation and ongoing maintenance. The above plant list is not exhaustive, additional species may be considered. Planting to be determined with concession to site conditions, aspect, exposure, drainage and surrounding vegetation.

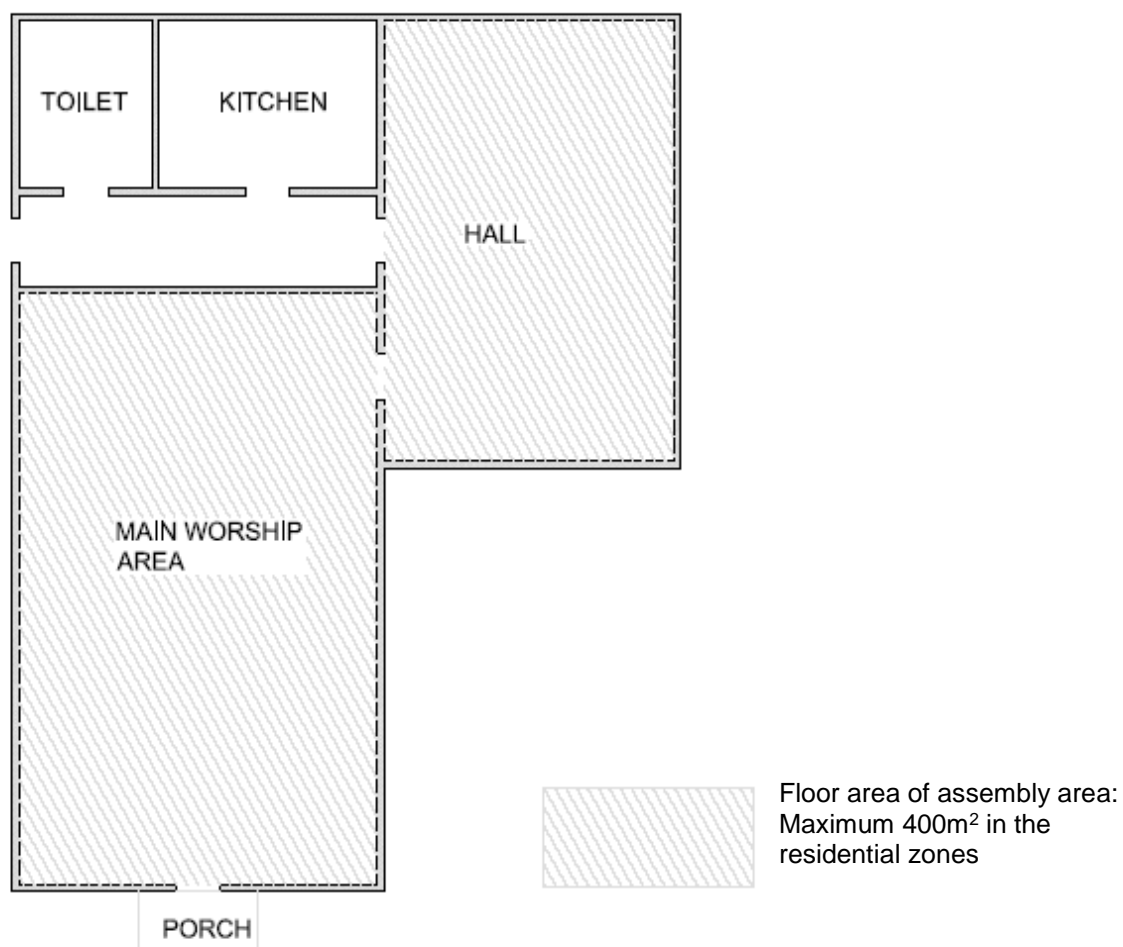
Appendix 3–Suggested plant species suitable for screening purposes (1–2 metres in height)

| Australian native species | Common name | Preferred soil |
|--|-------------------------------|----------------|
| Acacia floribunda * | Sally Wattle | Sand |
| Acacia parramattensis * | Green Wattle | Clay |
| Acacia longifolia * | Sydney Golden Wattle | Clay |
| Acacia suaveolens * | Sweet Scented Wattle | Sand |
| Acacia terminalis * | Sunshine Wattle | Sand |
| Baeckea linariifolia | Baeckea | Sand/clay |
| Banksia ericifolia 'Giant Candles' | Giant Candles Heath Banksia | Sand |
| Banksia spinulosa var spinulosa * | Hair Pin Banksia | Sand |
| Boronia muelleri 'Sunset Serenade' | Sunset Serenade Boronia | Sand |
| Callistemon citrinus (various) | Citrinus Bottlebrush | Sand/clay |
| Callistemon linearis * | Narrow Leaf Bottlebrush | Sand/clay |
| Callistemon viminalis (various) | Bottlebrush | Sand/clay |
| Chamelaucium uncinatum | Geraldton Wax | Sand |
| Dodonaea viscosa 'Purpurea' * | Hop Bush | Sand |
| Eriostemon australasius * | Wax Flower | Sand |
| Eriostemon myoporoides * | Long Leaf Wax Flower | Sand |
| Grevillea 'Poorinda' varieties | | Sand/clay |
| Grevillea rosmarinifolia (various) | | Sand/clay |
| Grevillea hybrids 'Honey Gem', 'Australora Canterbury Gold & Copper Crest', 'Clearview David', 'Canberra Gem', 'Robyn Gordon', 'Sandra Gordon', 'Misty Pink', 'Glabella Limelight', 'Ivanhoe', 'Ned Kelly' | | |
| Hakea laurina * | Pin Cushion Hakea | Sand |
| Hakea sericea * | Silky Hakea, Needle Bush | Sand |
| Indigophora australis * | Native Blue Indigo | Clay |
| Isopogon anemonifolia* | Drumsticks | Sand |
| Isopogon anethifolius * | Drumsticks, Cone Flower | Sand |
| Kunzea ambigua * | Tick Bush | Sand |
| Kunzea baxteri | Tick Bush | Sand |
| Kunzea capitata * | Tick Bush | Sand |
| Lambertia formosa * | Mountain Devil | Sand |
| Leptospermum flavescens 'Pacific Beauty' * | Pacific Beauty Tea Tree | Sand/clay |
| Leptospermum petersonii | Lemon Scented Tea Tree | Clay |
| Leptospermum suaveolens | Tea Tree | Sand/clay |
| Melaleuca decora * | White Feather Honey Myrtle | Clay |
| Melaleuca linearifolia * | Snow In Summer | Clay |
| Melaleuca nodosa * | Ball Honey Myrtle | Clay |
| Phebalum squamulosa | Phebalum | Sand/clay |
| Prostanthera caerulea | Mint Bush | Sand/clay |
| Prostanthera incana | Mint Bush | Sand/clay |
| Prostanthera ovalifolia* | Purple Mint Bush | Sand/clay |
| Syzygium australe (various) | Lilly Pilly (dwarf varieties) | Sand/clay |
| Westringia brevifolia 'Raleigh' | Blue Westringia | Sand/clay |
| Westringia fruticosa | Coastal Rosemary | Sand/clay |

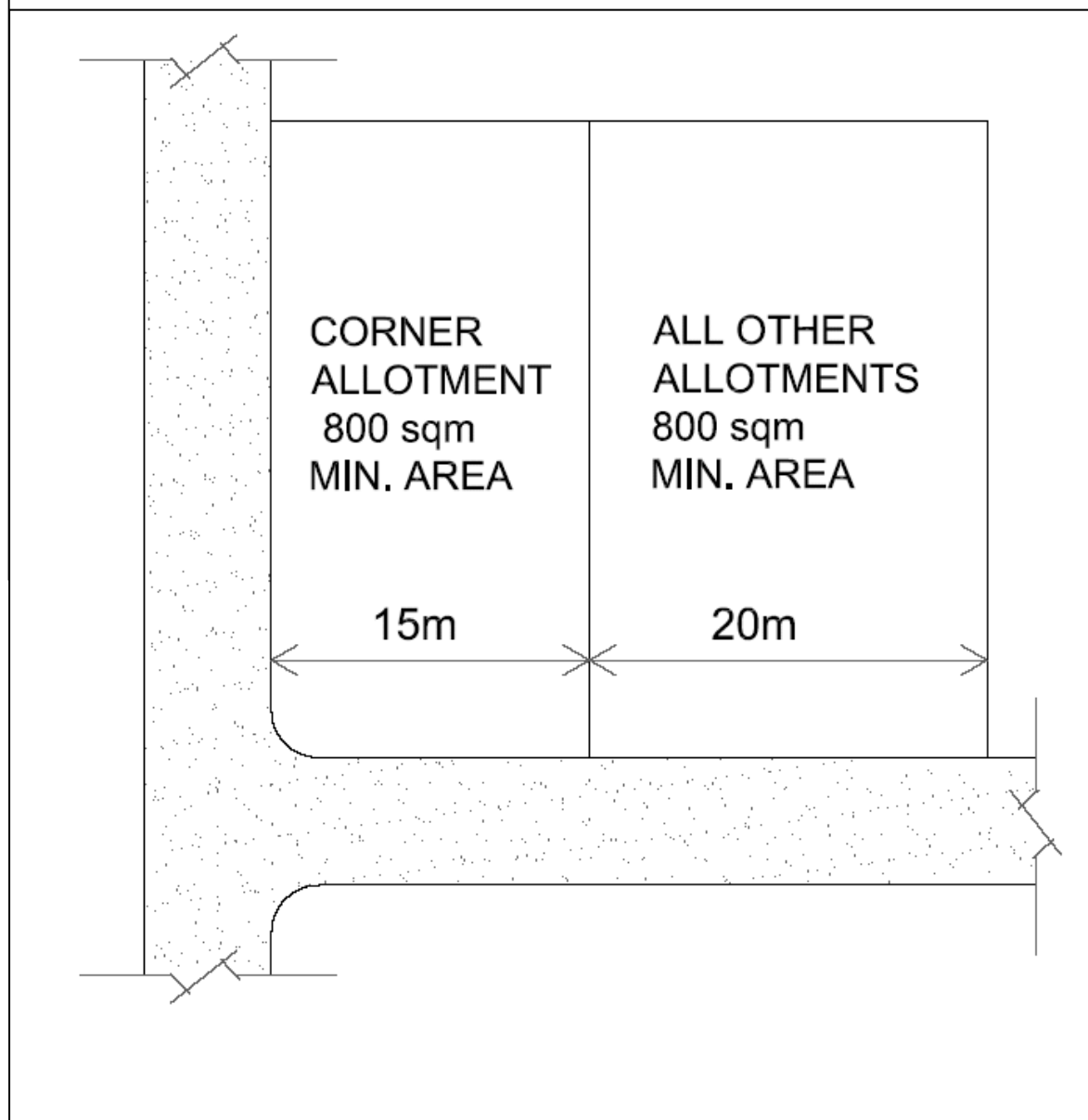
* Asterix denotes plant species native to Bankstown area. **NOTE:** Plants listed will benefit from improved garden soil conditions, irrigation and ongoing maintenance. The above plant list is not exhaustive, additional species may be considered. Planting to be determined with concession to site conditions, aspect, exposure, drainage and surrounding vegetation.

| Non-Native Species | Common Name |
|---|----------------------------|
| <i>Abelia grandiflora</i> | Glossy Abelia |
| <i>Abutilon x hybridum</i> | Chinese Lantern |
| <i>Berberis</i> sp. | Barberry |
| <i>Brunfelsia latifolia</i> (syn. <i>bonodora</i>) | Yesterday, Today, Tomorrow |
| <i>Buxus microphylla</i> var. <i>japonica</i> | Japanese Box |
| <i>Buxus sempervirens</i> | Common Box |
| <i>Calliandra haemocephala</i> | Tassel Flower |
| <i>Camellia japonica</i> (various) | Camellia–Japanese |
| <i>Camellia sasanqua</i> (various) | Camellia |
| <i>Chaemomeles speciosa</i> | Flowering Quince |
| <i>Choisya ternata</i> | Mexican Orange Blossom |
| <i>Hibiscus</i> sp. (various) | Hibiscus |
| <i>Kolkwitzia amabilis</i> | Beauty Bush |
| <i>Michelia figo</i> | Port Wine Magnolia |
| <i>Murraya paniculata</i> | Orange Jessamine |
| <i>Myrtus communis</i> | Common Myrtle |
| <i>Nandina domestica</i> | Sacred Bamboo |
| <i>Osmanthus fragrans</i> | Sweet Olive |
| <i>Photinia glabra</i> 'Rubens' | Photinia |
| <i>Photinia x fraseri</i> 'Red Robin' | Photinia |
| <i>Pieris japonica</i> | Pearl Flower |
| <i>Raphiolepis x delacourii</i> | Hawthorn |
| <i>Raphiolepis indica</i> | Hawthorn |
| <i>Rondeletia anoema</i> | Rondeletia |
| <i>Spiraea cantoniensis</i> | Bridal May |
| <i>Tibouchina macrantha</i> | Glory Bush/ Lasiandra |
| <i>Tibouchina lepidota</i> | Large Flowered Glory Bush |
| <i>Viburnum odoratissimum</i> | Sweet Viburnum |
| <i>Viburnum tinus</i> | Viburnum |
| NOTE: Many of the above non-native species require improved soil conditions, irrigation and ongoing maintenance for optimum growth. The above list is not exhaustive, additional species may be considered. Planting to be determined with concession to site conditions, aspect, exposure, drainage and surrounding vegetation. | |

Appendix 4–Figure 2–Calculating the assembly area (not to scale)

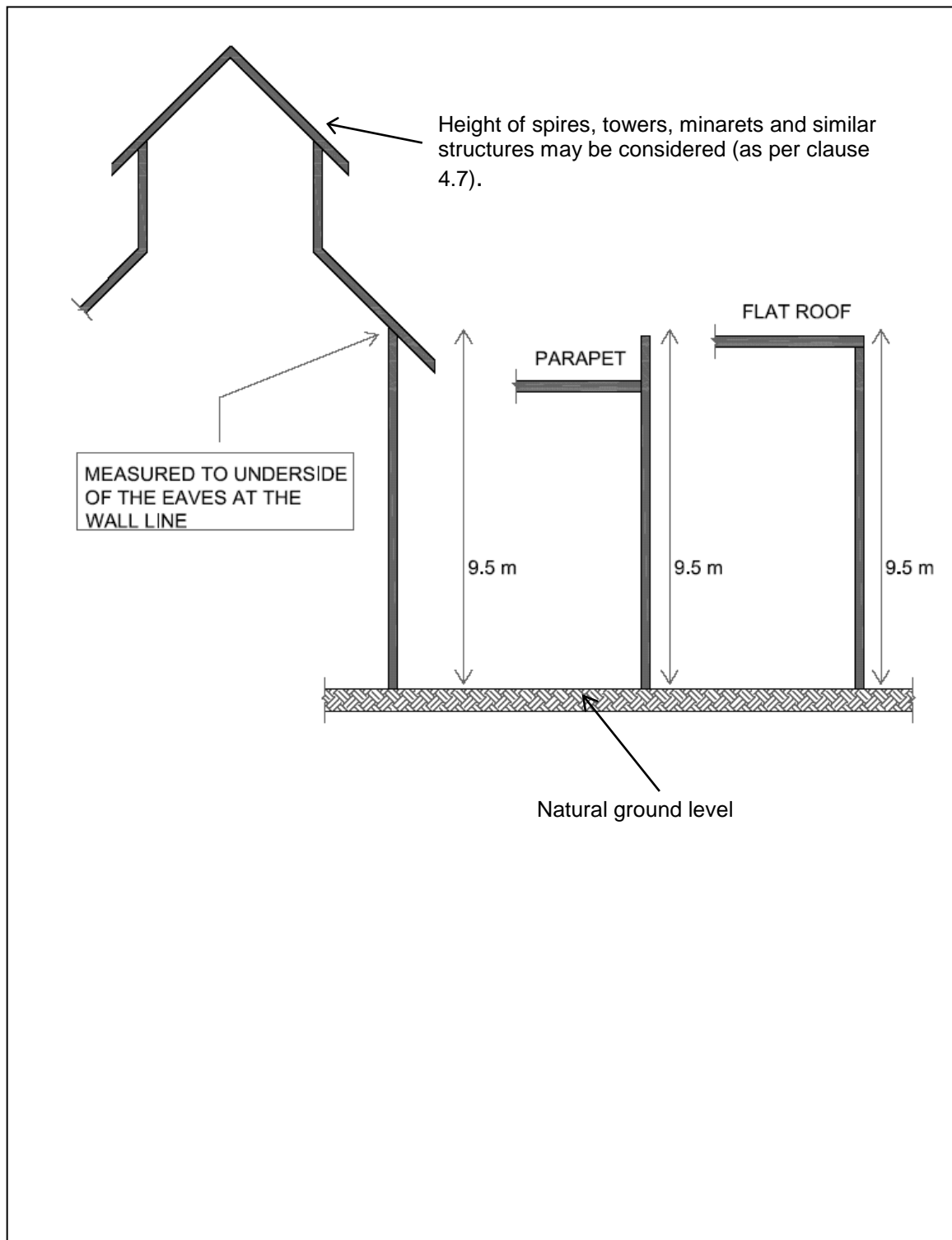


Appendix 4–Figure 3–Minimum allotment size and width (not to scale) in Zone R3 Medium Density Residential and Zone R4 High Density Residential



Measure allotment width at the front building line.

Appendix 4–Figure 4–Maximum wall height (not to scale) within Zones R3, R4 and SP2; and IN1 and IN2 which adjoin residential zoned land



Appendix 5–Suitable trees on the Hume Highway

| Australian Native Species | Common Name | Preferred Soil |
|---------------------------------|----------------------------|--|
| | | sand / clay Improved soil conditions composted garden soil |
| <i>Acmena smithii</i> | Lilli Pilli | |
| <i>Angophora costata</i> | Smooth Barked Apple | |
| <i>Brachychiton acerifolius</i> | Illawarra Flame Tree | |
| <i>Cupaniopsis anarchoides</i> | Tuckeroo | |
| <i>Elaeocarpus reticulatus</i> | Blueberry Ash | s* |
| <i>Eucalyptus beaureana</i> | Blue Box | |
| <i>Eucalyptus haemastoma</i> | Scribbly Gum | s* |
| <i>Eucalyptus maculata</i> | Spotted Gum | |
| <i>Eucalyptus moluccana</i> | Grey Box | c* |
| <i>Flindersia australis</i> | Australian Teak/ Crows Ash | |
| <i>Harpullia pendula</i> | Tulipwood | |
| <i>Leptospermum petersonii</i> | Lemon Scented Tea Tree | s/c* |
| <i>Lophostemon conferta</i> | Brushbox | |
| <i>Stenocarpus sinuatus</i> | Queensland Firewheel Tree | |
| <i>Syncarpia glomulifera</i> | Turpentine | s/c* |
| <i>Syzygium luehmannii</i> | Small Leaf Lilli Pilli | |
| <i>Tristanopsis laurina</i> | Water Gum | |

* Asterix denotes plant species native to Bankstown area. **NOTE:** Plants listed will benefit from improved garden soil conditions, irrigation and ongoing maintenance. The above plant list is not exhaustive, additional species may be considered. Planting to be determined with concession to site conditions, aspect, exposure, drainage and surrounding vegetation.

| Non–Native Species | Common Name | Preferred Soil– Improved Organic |
|--------------------------------|----------------------|-------------------------------------|
| <i>Gordonia axillaris</i> | Gordonia | |
| <i>Jacaranda mimosaeifolia</i> | Jacaranda | |
| <i>Koelreutaria paniculata</i> | Pride Of China | |
| <i>Lagerstroemia indica</i> | Crepe Myrtle | |
| <i>Liriodendron tulipifera</i> | Tulip Tree | |
| <i>Magnolia grandiflora</i> | Bull Bay Magnolia | |
| <i>Platanus cuniata</i> | Cut–Leaf Plane | |
| <i>Platanus x hybrida</i> | London Plane | |
| <i>Pyrus calleryana</i> | Callery Pear | |
| <i>Pyrus ussuriensis</i> | Manchurian Pear | |
| <i>Sapium sebiferum</i> | Chinese Tallowood | |
| <i>Ulmus parvifolia</i> | Chinese Elm | |
| <i>Zelkova serrata</i> | Japanese Elm, Keyaki | |



Bankstown Development Control Plan 2015

PART B9

SEX SERVICES PREMISES

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SECTION 1–INTRODUCTION

Bankstown Local Environmental Plan 2015 is Council's principal planning document to regulate effective and orderly development in the City of Bankstown. The LEP provides objectives, zones and development standards such as lot sizes and floor space ratios.

Part B9 of Bankstown Development Control Plan 2015 supplements the LEP by providing additional objectives and development controls that regulate the activity of sex services premises within the industrial zones of the City of Bankstown to the benefit of operators, workers and the community.

Part B9 applies to certain land within Zone IN1 General Industrial and Zone IN2 Light Industrial where the provisions of Bankstown Local Environmental Plan 2015 allow sex services premises.

Council prepared Part B9 in response to the proclamation of the Disorderly Houses Amendment Act 1995, which decriminalised sex services premises, making them a legitimate land use under planning law. The provisions within Part B9 will be used to assess the appropriateness of development applications to conduct a sex services premises on particular sites.

In most circumstances, any consent granted to a sex services premises will have an initial maximum life of one year. At the end of this period, Council will examine the impact of the sex services premises on the neighbourhood and compliance with conditions of consent. If the premises is having a significant negative impact on the amenity of the area, Council may decide not to re-issue consent. This impact would ordinarily be determined on the same basis as the closure of a sex services premises.

Under Part B9, Council must be notified if any details of the development application change. For example, hours of operation and number of employees. If the change is significant, it may be necessary to submit a new development application. When the operator of a sex services premises changes, the operator must notify Council immediately.

All development applications for sex services premises will be referred to the NSW Police.

Objectives

The objectives of Part B9 of this DCP are:

- (a) To have the location of sex services premises in areas which are appropriate for the use.
- (b) To have development controls that address the public health and safety of sex services premises.

Roles of State Government and Council

Council will regulate sex services premises with the cooperation of the NSW Police and the NSW Ministry of Health. The responsibilities of these agencies are:

(a) NSW Police

All development applications for sex services premises will be referred to the NSW Police for comment prior to determination. Once a sex services premises has been approved, the Police will be responsible for any investigation into alleged criminal activity. This includes drug related activities, violent crime or underage prostitution.

(b) Public Health

The NSW Ministry of Health will be responsible for the maintenance of public health. This includes investigation of complaints relating to public health matters, specifically sexually transmitted diseases and contagious diseases.

(c) Other relevant authorities

Where Council considers it relevant and/or necessary, development applications may also be referred to other authorities or organisations, for example the Sex Workers Outreach Project.

SECTION 2–LOCATION

Consideration

- 2.1** A matter of consideration is the proximity of the premises to a place of public worship, school, community facility, hospital, medical centre, and any place regularly frequented by children for recreational or cultural activities.

Development controls

The development controls are:

Location

- 2.2** Sex services premises may not be within reasonable view of a church, school, community facility, hospital, medical centre, and any place regularly frequented by children for recreational or cultural activities ('reasonable view' shall be determined taking into account factors such as topography, vegetation, signage, intervening development and similar factors).
- 2.3** Sex services premises should not be within a 100 metre radius from the boundary of the nearest property containing a sensitive use or used for residential purposes, regardless of the zoning of that property.
- 2.4** Sex services premises may not front or locate within 100 metres of a state road listed in the table below.

| STATE ROAD | FROM | TO |
|--------------------|-----------------|--------------------|
| Alfords Point Road | Davies Road | City Boundary |
| Boronia Road | Hume Highway | Waterloo Road |
| Brunker Road | Rookwood Road | Hume Highway |
| Canterbury Road | Milperra Road | Punchbowl Road |
| Davies Road | Fairford Road | Alfords Point Road |
| Fairford Road | Stacey Street | Davies Road |
| Henry Lawson Drive | Hume Highway | City Boundary |
| Hume Highway | City Boundary | City Boundary |
| Juno Parade | Waterloo Road | Punchbowl Road |
| Milperra Road | Newbridge Road | Canterbury Road |
| Newbridge Road | City Boundary | Milperra Road |
| Punchbowl Road | Canterbury Road | City Boundary |
| Roberts Road | Hume Highway | Wiley Avenue |
| Rookwood Road | Hume Highway | City Boundary |
| Stacey Street | Rookwood Road | Fairford Road |
| Stacey Street | Fairford Road | Canterbury Road |
| The River Road | Canterbury Road | M5 Motorway |
| M5 Motorway | City Boundary | City Boundary |
| Wiley Avenue | Roberts Road | Koala Road |
| Wiley Avenue | Roberts Road | Punchbowl Road |
| Woodville Road | Hume Highway | City Boundary |

SECTION 3–IMPACT ON NEIGHBOURHOOD

Consideration

- 3.1** A matter of consideration is whether the operation of a sex services premises is likely to cause a disturbance in the neighbourhood, taking into account other sex services premises operating in the neighbourhood or other land use within the neighbourhood involving similar hours of operation and creating similar levels of noise and vehicular and pedestrian traffic.

Development controls

The development controls are:

Impact on neighbourhood

- 3.2** Consideration will be given to the impact of sex services premises given activities with similar operating hours in the area. This would include massage parlours, adult bookshops and other restricted premises, licensed premises, pubs / hotels, nightclubs, other sensitive uses and the like. Sex services premises should not locate within 200 metres of this type of use, or within 200 metres of another sex services premises.

SECTION 4–PARKING

Consideration

- 4.1** A matter of consideration is whether sufficient off–street parking is provided.

Development controls

The development controls are:

Parking

- 4.2** The minimum number of car parking spaces required for sex services premises is 1.5 car space per service room.
- 4.3** Stacked parking is not acceptable. Parking areas must be located, designed and lit to maximise safety of workers and clients.

SECTION 5–ACCESS

Consideration

5.1 A matter of consideration is whether suitable access is provided.

Development controls

The development controls are:

Accessibility

5.2 Sex services premises will be regarded in a similar way to any other traffic generating use. Safe vehicle and pedestrian access must be provided appropriate for the size of operation proposed.

5.3 Sex services premises should, wherever possible, provide access for people with disabilities in accordance with the requirements of the Building Code of Australia. Larger establishments (over 5 rooms) must provide a minimum of one room with an ensuite located and designed to be suitable for use by people with disabilities.

SECTION 6–AMENITY

Consideration

6.1 Matters of consideration are:

- (a) Whether the operation of the sex services premises causes a disturbance in the neighbourhood because of its size or the number of people working in it; and
- (b) Whether the operation of the sex services premises interferes with the amenity of the neighbourhood.

Development controls

The development controls are:

Amenity

6.2 The scale of the operation proposed should be appropriate for the surrounding area. Sex services premises should not cause difficulties with parking, access or safety/security for the surrounding premises.

6.3 No sex services premises must have more than 10 rooms for clients (not including offices, sanitary facilities, storerooms and the like).

- 6.4** Noise, traffic, and any other relevant factors (depending on the size and nature of the operation proposed) will be assessed with a view to ensuring that the use does not have a negative impact on the surrounding area.

SECTION 7–BUSINESS AND BUILDING IDENTIFICATION SIGNS

Consideration

- 7.1** A matter of consideration is the types of signs or structures.

Development controls

The development controls are:

Advertising structures

- 7.2** Flashing signs or lights, or signs which include colours or designs which may distract passing motorists will not be permitted. Signs must not include offensive or suggestive material. Signs should not be erected on any railway frontage of a site, unless this is also the road frontage. Signs shall only be illuminated if it will not cause nuisance to any adjoining properties nor interfere with the amenity of the neighbourhood.
- 7.3** Only one sign will be permitted per premises and the total permissible area of the sign must not exceed 1.1 square metres. It should clearly indicate the name of the operator, the name of the premises and that entry is prohibited to underage persons. It should be noted that it is illegal under the Summary Offences Act to advertise prostitution services.

SECTION 8–SAFETY AND SECURITY

Consideration

- 8.1** A matter of consideration is the safety of clients and workers.

Development controls

The development controls are:

Safety and security

- 8.2** The safety of clients and workers should be protected at all times. Applications submitted should include details on security arrangements to reduce the risk to persons visiting the site. Design of car parks, landscaping and entry areas should facilitate casual or formal observation. Car parks and entrances should be well lit and, where necessary, security staff employed.

8.3 Sex services premises should not locate in an isolated area, unless extensive security arrangements are made. This is to assist in providing a safe environment for clients and workers and to reduce the likelihood that sex services premises will be associated with criminal activities. The assistance of the NSW Police will be sought when assessing this particular aspect of an application.

8.4 The privacy of patrons must be considered through the design and internal layout of the premises.

SECTION 9–VISUAL AMENITY

Consideration

9.1 A matter of consideration is the likely visual or traffic impact (if any) on a main road.

Development controls

The development controls are:

Visual amenity

9.2 Sex services premises are not permitted to front state roads.

9.3 Sex services premises may locate in a complex of industrial units which have an entrance on a state road if the individual unit does not have frontage to a state road, and is located at least 100 metres away from the state road.

SECTION 10–HEALTH

Consideration

10.1 A matter of consideration is whether the health of workers and clients are protected.

Development controls

The development controls are:

Health

10.2 Separate toilet and shower facilities must be provided for staff. Sanitary facilities must be kept clean at all times and include adequate provision of soap dispensers, electronic dryers or single use towels.

- 10.3** Ensuites must be provided to each room, including a toilet, shower and hand basin. Clean towels must be supplied for every client.

This clause is applied to protect the health of workers and clients. Should it not be met to the satisfaction of Council, then applications may be refused.

SECTION 11–MANAGEMENT ISSUES

Consideration

- 11.1** Matters of consideration are hours of operation and health.

Development controls

The development controls are:

Management issues

- 11.2** The hours of operation of a sex services premises must be appropriate for the area and the surrounding uses.
- 11.3** All sex services premises must comply with the standards for Class 5 buildings (an office building used for professional or commercial purposes) under the Building Code of Australia.
- 11.4** Mattresses are to be hospital accredited standard.
- 11.5** Linen must be changed after each client. It must be washed to the standards of a commercial laundry, with water temperatures reaching a minimum of 40 degrees Celsius. Clean and dirty linen must be stored separately. Storage areas should be indicated on the plan accompanying the development application.
- 11.6** Food preparation areas must be kept clean at all times.
- 11.7** Spa baths within individual rooms should be emptied, cleaned and refilled after each use. Maintenance of all pools or spa baths must comply with the NSW Ministry of Health's Guidelines for Disinfecting Public Swimming and Spa Pools.
- 11.8** Information on safe sex, sexually transmitted diseases and good sexual health practices must be freely available in English and a variety of community languages. This information is to be displayed in a waiting/reception area and be clearly visible to anyone entering the premises. All information provided must be medically accurate.

- 11.9** Condoms must be provided free of charge by the operator to workers and clients. Supply via condom vending machines is prohibited. Condoms must be stored away from heat and direct light to ensure that they do not deteriorate prematurely.
- 11.10** Contaminated waste must be collected and disposed of by persons holding the appropriate licence from the relevant public authority. Used condoms must be double bagged and placed in specific and clearly marked waste receptacles on the premises. All sharps must be placed in non reusable sharps containers which comply with AS4031–1992. These containers must be clearly marked and placed in all work rooms and rooms containing sanitary facilities. Details of waste collection must be provided with the development application.
- 11.11** All premises must comply with any guidelines issued by the NSW Ministry of Health and WorkCover NSW.
- 11.12** Maintenance of all public swimming pools or spa pools must comply with the NSW Ministry of Health's Public Swimming Pool and Spa Pool Advisory Document 2013.

SECTION 12–RELATED INFORMATION

Closure of sex services premises

- 12.1** Council may seek an order of the Court to close a sex services premises in either or both the following circumstances:

- (a) operation without consent

For a sex services premises to operate legally, development consent must be obtained from the Council and the details and conditions of that consent must be complied with. If a premises is operating as a sex services premises without consent, or an approved sex services premises has substantially altered its operation, Council will seek an order to close the premises as an unauthorised use. This is to protect both the operators of sex services premises who have sought consent from competition from unauthorised operators and to protect the community from inappropriately located or unregulated premises.

- (b) operation having a negative impact on the amenity of the area

If Council receives complaints from residents or occupiers of premises within the vicinity of the sex services premises, or residents whose children use facilities within the vicinity of the sex services premises, Council may take action through the Court to have the premises closed. An application to close a sex services premises must be based on one or more of the following factors:

- (i) the proximity of the premises to a church, school, community facility, hospital, medical centre, and any place regularly frequented by children for recreational or cultural activities;
- (ii) whether the operation of a sex services premises is likely to cause a disturbance in the neighbourhood when taking into account other sex services premises operating in the neighbourhood or other land use within the neighbourhood involving similar hours of operation and creating similar amounts of noise and vehicular and pedestrian traffic;
- (iii) whether sufficient off street parking has been provided;
- (iv) whether suitable access has been provided;
- (v) whether the operation of the sex services premises causes a disturbance in the neighbourhood because of its size or the number of people working in it; and
- (vi) whether the operation of the sex services premises interferes with the amenity of the neighbourhood.

The Court may also take into account any other planning matter which it may consider relevant.

Responsibilities of operators

12.2 The operator of a sex services premises must be responsible for the conduct of their clients in the same way that a publican is responsible for the conduct of their patrons. This particularly applies to the conduct of clients leaving the premises. Operators are also responsible for reporting any suspicion of criminal activity occurring on their premises to the NSW Police.

Making a development application

12.3 The operation of a sex services premises within the City of Bankstown requires development approval. Development applications must be submitted to the Council with the following information:

- (a) a plan showing:
 - (i) location of the proposed premises, showing the position of the block in relation to any schools, churches, community facilities, hospitals, medical centres or any place regularly frequented by children for recreational or cultural activities (if relevant);
 - (ii) the distance to any residential areas or properties used for residential purposes;
 - (iii) position of the building on the block of land, including distance from boundaries;

- (iv) floor layout of the building, including the proposed use of each room;
 - (v) location, number and layout of any parking (existing and proposed) on the land;
 - (vi) location of any landscaping (existing and proposed) on the land;
 - (vii) location, size, content, colour, illumination and number of any proposed signs;
 - (viii) details of the 'shopfront' treatment, where applicable;
 - (ix) details of the existing and proposed external lighting.
- (b) a written statement including:
- (i) number of employees;
 - (ii) hours of operation;
 - (iii) general operating procedure, including measures proposed to ensure health and cleanliness standards as contained in this policy are met;
 - (iv) details on measures proposed to safeguard workers and clients. This should include details of lighting of outside areas, security personnel; and
 - (v) details for disposal of contaminated waste.

12.4 All applications for sex services premises will be referred to the NSW Police. This is in accordance with the agreement between the Local Government NSW and the NSW Police.



Bankstown Development Control Plan 2015



PART B10

TELECOMMUNICATIONS FACILITIES



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SECTION 1–INTRODUCTION

Bankstown Local Environmental Plan 2015 is Council's principal planning document to regulate effective and orderly development in the City of Bankstown. The LEP provides objectives, zones and development standards such as lot sizes and floor space ratios.

Part B10 of Bankstown Development Control Plan 2015 supplements the LEP by providing additional objectives and development controls to enhance the location and design of telecommunications facilities in the City of Bankstown.

Part B10 generally applies to land in the City of Bankstown where the zone allows telecommunications facilities under the provisions of the State Environmental Planning Policy (Infrastructure) 2007.

However, Council is not the consent authority for telecommunications facilities regulated by the Telecommunications (Low–Impact Facilities) Determination 1997 such as low–impact telecommunications facilities.

Objectives

The objectives of Part B10 of this DCP are:

- (a) To have a consistent and integrated planning framework to:
 - (i) address community interests, and
 - (ii) achieve environmental, economic, and social sustainability in the effective and efficient provision of telecommunications facilities.
- (b) To have a consistent approach that benefits Council, the community, and carriers.
- (c) To have a consistent approach that balances the needs of different stakeholders including the community, industry, Council and government agencies.
- (d) To have guidelines for carriers in the siting and design of telecommunications facilities.

Definitions

For the purposes of Part B10:

ACIF Code means the Code for the Deployment of Radiocommunications Infrastructure 2002.

Co-location means the siting of a number of telecommunications facilities, often owned by different carriers, in one location.

Cumulative impact means the impact of radiation from various sources or over time.

Electromagnetic radiation (EMR) means the radiation in the microwave and radiofrequency band of the electromagnetic spectrum.

Low impact facility means a facility that is exempt from state and council local planning under the Telecommunications (Low-impact Facilities) Determination 1997.

SECTION 2–LOCATION

Objectives

The objectives are:

- (a) To have areas that are suitable to locate telecommunications facilities in the City of Bankstown.
- (b) To have telecommunications facilities that are compatible with the character and visual context of an adjoining area, with particular regard to heritage buildings and cultural icons.
- (c) To have telecommunications facilities that minimise any adverse impacts on the natural environment.
- (d) To have a precautionary approach to the deployment of telecommunications facilities.
- (e) To have telecommunications facilities that minimise the EMR exposures to the public.
- (f) To have the general public and local communities able to access telecommunications technology.
- (g) To have equity for the various stakeholders by endeavouring to balance their various needs.

Development controls

The development controls to achieve the objectives are:

Location

- 2.1** An applicant must demonstrate that, in selecting a site for telecommunications facilities (not including domestic satellite dishes), it has adopted a precautionary approach to minimise the EMR exposures to the public by:
- (a) providing written confirmation that the proposed facility complies with the relevant Australian exposure standard as prescribed by the Australian Communications Authority;
 - (b) providing a site and locality analysis plan (refer to Appendix 1); and
 - (c) providing a 360 degree prediction map illustrating the EMR exposure levels and cumulative impact of the proposed facility (refer to Appendix 1).

2.2 Telecommunications facilities (not including domestic satellite dishes) must avoid locations where it may affect sensitive or likely sensitive land uses. A sensitive land use may include:

- (a) a place where occupants stay for long periods of time (such as a dwelling);
- (b) a place where children frequent (such as a school or child care centre); or
- (c) a place where people stay due to particular health problems (such as a hospital or aged care facility).

2.3 Telecommunications facilities (not including domestic satellite dishes) must not locate:

- (a) on a heritage item;
- (b) in the vicinity of a heritage item;
- (c) in an area of heritage significance; or
- (d) in an area that will impact on endemic flora and fauna.

SECTION 3—URBAN DESIGN

Objectives

The objectives are:

- (a) To have the external appearance of telecommunications facilities promote the principles of good urban design.
- (b) To have telecommunications facilities that are visually compatible with the character and visual context of neighbouring buildings or an adjoining area.
- (c) To have sites restored after the discontinuation or removal of telecommunications facilities.
- (d) To have the public able to adequately identify the agency responsible for each telecommunications facility.

Development controls

The development controls to achieve the objectives are:

Visual amenity

- 3.1** An applicant must consider the range of available alternate infrastructure, such as low-impact telecommunications facilities and underground cables, to minimise the visual and cumulative visual impact on a building, structure, or streetscape.
- 3.2** Where it is not possible to comply with clause 3.1, an applicant must locate and design telecommunications facilities to minimise the visual and cumulative visual impact on a building, structure, or streetscape. Measures may include but not be limited to:
 - (a) avoiding landmarks or places of cultural or heritage significance;
 - (b) avoiding the obstruction or interruption of significant public views;
 - (c) locating a telecommunications facility where it is not visible to the street;
 - (d) integrating a facility with the architectural facade elements or roof of a building or structure;
 - (e) screening a facility using building elements or landscaping;
 - (f) minimising the clutter of facilities on a single building or structure;

- (g) respecting an existing well-designed facility should the proposal involve co-location;
- (h) choosing appropriate colours and textures to match the colour and pattern of the background;
- (i) concealing associated feeder cables from public view; or
- (j) any other measures to the satisfaction of Council.

Supporting documents to illustrate compliance with clause 3.2 must include a site and locality analysis plan (refer to Appendix 1).

3.3 Despite clause 3.1, Council may not support the co-location of telecommunications facilities as a desirable option where:

- (a) the cumulative impact is a consideration;
- (b) it is not visually acceptable;
- (c) there are physical and technical limits to the amount of infrastructure a structure can support; or
- (d) the location cannot achieve the required coverage.

Height

3.4 The height of telecommunications facilities on land within Zone B1 Neighbourhood Centre or Zone B2 Local Centre must:

- (a) consider the scale of surrounding development; and
- (b) should not protrude above the skyline where the height limit for adjoining buildings is two storeys.

Domestic satellite dishes

3.5 Domestic satellite dishes within Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential must:

- (a) locate below the ridgeline of a roof;
- (b) locate behind the front building line so as not to be visible to the street;
- (c) achieve a minimum 3 metre setback from the allotment boundaries; and
- (d) ensure the installation of the domestic satellite dish to a building or structure is safe and secure.

- 3.6** Residential flat buildings are limited to a single satellite dish with the capability for all dwellings to connect to the satellite dish.

Construction standards and access

- 3.7** An applicant must consider the range of available alternate infrastructure, such as new technologies, to minimise unnecessary or incidental EMR emissions and exposures as prescribed by the ACIF Code.
- 3.8** The construction of telecommunications facilities must comply with the relevant Australian Standards.
- 3.9** The design of telecommunications facilities must restrict public access to an antenna.
- 3.10** Telecommunications facilities must display a legible weatherproof sign to publicly advise the name and contact details of the carrier, operator or site manager.
- 3.11** A carrier must remove telecommunications facilities where it is no longer in use.

APPENDICES

Appendix 1–Preparing development applications

Development applications must submit the prerequisite information required by Council together with the following documents:

1 Site and locality analysis plan

A site and locality analysis plan establishes the context of an area by illustrating the opportunities and constraints of the proposed site in relation to the immediate surroundings. This process should influence the suitability of the proposed location and design.

A site and locality analysis plan must illustrate the following features within a 300 metre radius of the proposed site:

- (a) site boundaries;
- (b) topography;
- (c) location of existing buildings;
- (d) views to and from the proposed site;
- (e) location of any sensitive land use on the site or adjacent area; and
- (f) any areas of endemic flora and fauna on the site.

The site and analysis plan must also attach a photo montage of the proposed facility within the context of the location.

2 Map of exposure levels

An applicant must submit a 360 degree prediction map of exposure levels within a 300 metre radius of the proposed site and measuring 1.5 metres above natural ground level.

The map must also provide:

- (a) information as to the carrier's existing infrastructure in the area;
- (b) an EMR assessment as prescribed by the ACIF Code; and
- (c) compliance evidence or professional certification that the exposure details contained in the application are true and accurate.



Bankstown Development Control Plan 2015



PART B11

TREE PRESERVATION ORDER



CONTENTS

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SECTION 1–INTRODUCTION

Trees are a vital component of the urban environment of the City of Bankstown. They provide essential ecological, environmental, social, health, heritage and amenity values, all contributing to make the City of Bankstown a pleasant place to live and work. As well as these direct values to residents, urban trees also have equally important values in their own right in maintaining and enhancing biodiversity and natural ecosystems and processes.

The entirety of the trees and large woody shrubs that grow on all public and private land form Bankstown's Urban Forest.

Council has a vision for a clean, green, healthy and bio-diverse natural environment. A canopy of trees that shelter and beautify the City of Bankstown is an integral component of that vision.

Part B11 of the Bankstown Development Control Plan 2015 contains the controls for tree management in the City of Bankstown. Part B11 is made pursuant to clause 5.9(2) of Bankstown Local Environmental Plan 2015 and applies to all land in the City of Bankstown.

Objectives

The objectives of Part B11 of this DCP are:

- (a) To sustainably manage the tree resources to improve the visual, physical and environmental amenity of the City of Bankstown.
- (b) To promote the use of professional standards and best practices in tree management.
- (c) To list the controls for the pruning, removal and replacement planting of trees in the City of Bankstown.

SECTION 2–TREE MANAGEMENT

Introduction

This section provides the controls for the pruning, removal and replacement planting of trees in the City of Bankstown.

Development controls

The development controls to achieve the objectives are:

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.
- 2.2** Development consent is required to remove any tree:
- (a) located on a property listed as a heritage item in Schedule 5 of Bankstown Local Environmental Plan 2015; or
 - (b) located on biodiversity lands listed on the Biodiversity Protection Map under the Bankstown Local Environmental Plan 2015.

Prescribed trees

- 2.3** Part B11 applies to:
- (a) all trees that are 5.0 metres or more in height; and
 - (b) all mangroves, regardless of size; and
 - (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
 - (d) all trees, regardless of size, listed under the *Environmental Protection and Biodiversity Conservation Act 1999*; and
 - (e) all trees, regardless of size, located on properties listed as a heritage item in Schedule 5 of Bankstown Local Environmental Plan 2015; and
 - (f) all trees, regardless of size, located on biodiversity lands listed on the Biodiversity Protection Map under Bankstown Local Environmental Plan 2015; and

- (g) all trees, regardless of size, located in the foreshore area under the Bankstown Local Environmental Plan 2015.

Exempt works

2.4 Despite clause 2.3, Part B11 does not apply to:

- (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.
- (b) The following tree species:

| Scientific Name | Common Name |
|---|--------------------------|
| <i>Acacia baileyana</i> | Cootamundra Wattle |
| <i>Acacia podalyriifolia</i> | Queensland Silver Wattle |
| <i>Acacia saligna</i> | Golden Wattle |
| <i>Ailanthus altissima</i> | Tree of Heaven |
| <i>Bambusa spp.</i> | Bamboo |
| <i>Celtis sinensis</i> | Hackberry |
| <i>Cinnamomum camphora</i> | Camphor Laurel |
| <i>Citrus limon cvs.</i> | Lemon Tree |
| <i>Citrus reticulata cvs.</i> | Mandarin Tree |
| <i>Citrus sinensis cvs</i> | Orange Tree |
| <i>Citrus x paradisi cvs</i> | Grapefruit Tree |
| <i>Eriobotrya japonica</i> | Loquat Tree |
| <i>Erythrina x syksei</i> | Common Coral Tree |
| <i>Eucalyptus nicholii</i> | Narrow-leafed Peppermint |
| <i>Eucalyptus scoparia</i> | Willow Gum |
| <i>Ficus elastica and cvs.</i> | Rubber Tree |
| <i>Gleditsia triacanthos</i> | Honey Locust |
| <i>Ligustrum lucidum</i> | Broad-leaf Privet |
| <i>Ligustrum sinense</i> | Narrow-leaf Privet |
| <i>Liquidambar styraciflua</i> | Liquidambar |
| <i>Malus domestica and cvs.</i> | Apple Tree |
| <i>Mangifera indica</i> | Mango Tree |
| <i>Morus spp.</i> | Mulberry Tree |
| <i>Musa spp.</i> | Banana |
| <i>Olea europaea subspecies africana</i> | African Olive |
| <i>Phoenix canariensis</i> | Canary Island Date Palm |
| <i>Phyllostachys spp.</i> | Rhizomatous Bamboo |
| <i>Pinus spp.</i> | Pine Trees |
| <i>Populus spp.</i> | Poplars |
| <i>Prunus avium / P. cerasus and cvs.</i> | Cherry Tree |
| <i>Prunus persica and cvs.</i> | Peach Tree |
| <i>Prunus spp. and cvs.</i> | Plum Tree |
| <i>Prunus spp. and cvs.</i> | Apricot Tree |
| <i>Pyrus communis and cvs.</i> | European Pear |

| | |
|---|------------------------|
| <i>Robinia pseudoacacia</i> and cvs | Robinia |
| <i>Salix</i> spp. | Willow Tree |
| <i>Schefflera actinophylla</i> | Umbrella Tree |
| <i>Schinus terebinthifolius</i> | Broad-leaf Pepper Tree |
| <i>Syagrus romanzoffiana</i> | Cocos Palm |
| <i>Toxicodendron succedaneum</i> | Rhus Tree |
| <i>X Cupressocyparis leylandii</i> and cvs. | Leyland Cypress |

- (c) Plants declared a Noxious Weed under the *Noxious Weeds Act 1993*.
- (d) Dead trees where they are not required as habitat for native fauna.
- (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.
- (f) Recognised horticultural varieties of trees grown for fruit production.
- (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 Australian Standard AS 4373-2007 Pruning of Amenity Trees, and consist of the following pruning classes only:

Crown Maintenance:

- Deadwooding
- Crown thinning
- Selective pruning

Crown Modification:

- Reduction pruning
- Crown lifting
- Remedial pruning
- Line clearance

NOTE: Clause 2.4 (g) does not apply to any tree:

- 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.
- (h) Pruning of palms to remove fruit and dead fronds.
- (i) Trees listed for removal under a current Development Consent.
- (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*.

Matters for Consideration

2.5 Council will consider – but not be limited to – the following matters when determining an application to prune or remove a tree:

- (a) the suitability of the tree for site conditions;
- (b) the condition of the tree;
- (c) the contribution of the tree to the local landscape;
- (d) the environmental contribution of the tree;
- (e) the impact of the tree on the property and associated infrastructure;
- (f) the amenity of the occupants of the property.

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.

Approval granted by Council

- 2.6** A permit granted by Council is valid for a period of 12 months from the date of issue.
- 2.7** The permit must be issued to the owner of the property on which the tree is located.
- 2.8** A copy of the permit must be on site during the course of the works, and must be produced by the person undertaking the work on demand by a Council Officer.

- 2.9** A permit granted by Council or development consent may be subject to the requirement to plant suitable replacement trees on the property, offset tree planting, or any other conditions deemed suitable by Council. The replacement planting shall be completed within 28 days of the tree removal works, or as otherwise specified by Council.

Refusal

- 2.10** Council may refuse in full or in part an application made under Part B11.

Appeals

- 2.11** An applicant may appeal Councils decision if they believe:
- (a) Council has erred in its judgement, or
 - (b) Council's decision is harsh or unreasonable, or
 - (c) additional information has become available subsequent to the inspection by Council.

An appeal must be lodged within three months of the date of Councils determination. Council may require the appellant to provide reports or other suitable documentation from appropriately qualified consultants or experts relevant to the basis of the appeal.

Penalties

- 2.12** A person(s) who contravenes or causes or permits this Part B11 to be contravened shall be guilty of an offence and liable for prosecution.

A person found guilty of contravening or causing or permitting the contravention of this Plan shall be liable for a fine of up to 10,000 Penalty Units or as increased from time to time.

In addition to a fine, the Court may also require the person to replace the damaged or destroyed tree/s and maintain such tree/s until maturity.

SECTION 3–DEFINITIONS

Approved Dwelling: For the purposes of Part B11, an approved dwelling means a dwelling with development consent or complying development consent under the Environmental Planning and Assessment Act 1979 to the satisfaction of Council.

Arborist: A person with training to AQF Level 3 in Arboriculture, or above, or equivalent recognized and relevant experience.

Australian Qualification Framework (AQF): A national framework for education and training in Australia.

Consultant Arborist: A person with training to AQF Level 5 in Arboriculture, and/or equivalent experience.

Crown: The portion of the tree consisting of branches and leaves and any part of the trunk (or stem) from which branches arise.

Crown Lifting: The removal of lower branches.

Crown Thinning: Reducing the crown density of the tree by removing smaller branches and retaining the major structural branches.

Dead Tree: A tree that no longer has a functioning xylem and/or phloem system; evidenced by permanent leaf loss, permanent desiccation of branches and stems, and bark peeling off back to the sapwood.

Deadwood: Dead branches within the crown of a tree.

Deadwooding: The removal of dead branches.

Dwelling: For the purposes of Part B11, means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied as a separate domicile, but does not include permanent fixed structures such as deck, garages and similar structures that are attached to the building.

Exotic Tree: A tree species not originating from Australia.

Indigenous Tree: A tree species that existed in the State before European settlement.

Injury: Damage to the trunk, crown or root system of a tree or any other activity that is likely to compromise the health and/or structure of the tree, including trenching, excavating or soil level changes within the tree protection zone (TPZ) of the tree.

Line Clearance: Pruning to maintain safety clearances around overhead services. The minimum safety clearance for insulated cable with less than 100m span length is 0.5 metres. (Ref: ISSC 3 Guidelines for Managing Vegetation Near Power Lines, December 2005).

Lop: Cutting branches or stems between branch unions or internodes.

Prescribed Tree: A tree listed under clause 2.3 of Part B11.

Prune: The systematic removal of branches. Pruning is not lopping, topping, or the cutting back of branches flush with the stem or trunk.

Reduction Pruning: Reducing the length of a branch by pruning it back to an internal branch or stem.

Remedial Pruning: The removal of diseased, damaged or lopped branches back to undamaged or healthy tissue on trees that have already lost their nature structure due to disease, storm damage or other mechanical injury.

Ringbark: A circumferential cut made around the trunk of a tree which removes a band of tissue to the depth of and including the cambium.

Secondary Dwelling: A self-contained dwelling that:

- (a) is established in conjunction with another dwelling (the principal dwelling), and
- (b) is on the same lot of land as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.

Selective Pruning: Pruning or removing branches that are causing a specific problem.

Structural Root Zone (SRZ): Is the area required for tree stability. The SRZ is a radial distance measured from the trunk of the tree calculated in accordance with s.3 of Australian Standard AS 4970-2009 Protection of trees on development sites.

Top: Reducing the height of a tree by lopping the branches or stems.

Tree: For the purposes of this Plan, a tree is defined as a long lived perennial plant greater than 5 metres in height with one or relatively few main stems or trunks.

Tree Protection Zone (TPZ): Is the area above and below ground required for tree viability. The TPZ is a radial distance measured from the trunk of the tree calculated in accordance with s.3 of Australian Standard AS 4970-2009 Protection of trees on development sites.

Urban Forest: The totality of trees and shrubs on all public and private land in and around urban areas (including bushland, parkland, gardens, and street trees) and is measured as a canopy cover percentage of the total area, and is recognised as a primary component of the urban ecosystem. (Local Government NSW Urban Forestry Policy).



Bankstown Development Control Plan 2015

PART B12

FLOOD RISK MANAGEMENT

CONTENTS

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SECTION 1–INTRODUCTION

Bankstown Local Environmental Plan 2015 is Council's principal planning document to regulate effective and orderly development in the City of Bankstown. The LEP provides objectives, zones and development standards such as lot sizes and floor space ratios.

Part B12 of Bankstown Development Control Plan 2015 supplements the LEP by providing additional objectives and development controls to control the development of flood liable land in the City of Bankstown.

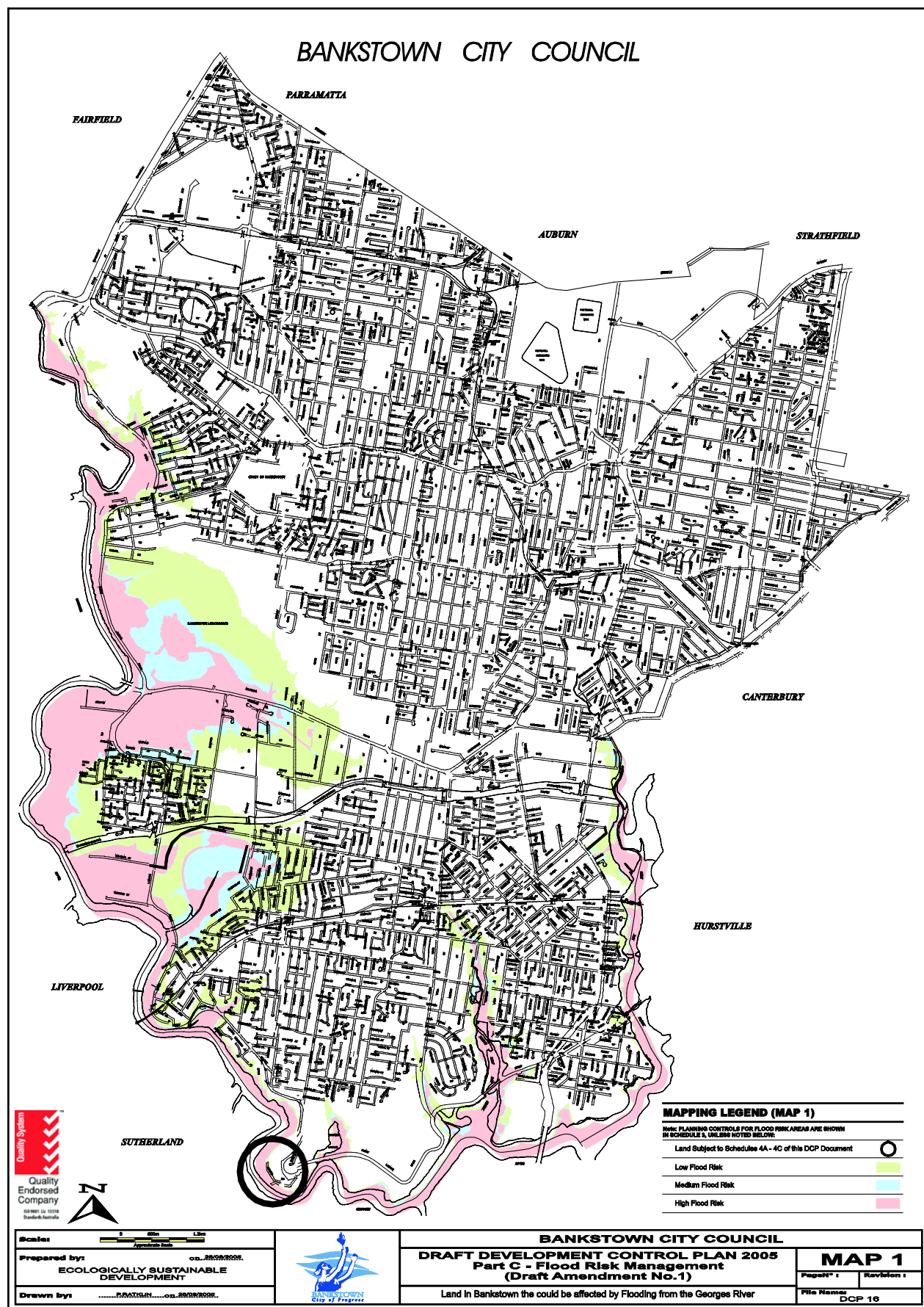
Part B12 applies to all flood liable land in the City of Bankstown. Flood liable land identified by the Georges River Flood Risk Management Plan is depicted in Map 1. Other flood liable land for catchments that are affected by stormwater flooding is being identified through an ongoing flood risk management process, but may also be identified through a site specific flood study. Where draft flood studies or flood risk management plans have been adopted by Council, maps showing flood liable land will be held in the office of Council (contact Council for further advice).

Note: Where draft flood studies or flood risk management plans have not been adopted by Council for a catchment affected by stormwater flooding, all properties in this catchment must be regarded as flood liable and are defined as a flood lot for the purposes of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Objectives

The objectives of Part B12 of this DCP are:

- (a) To reduce the risk to human life and damage to property caused by flooding through controlling development on land affected by potential floods.
- (b) To apply a “merit-based approach” to all development decisions which takes account of social, economic and environmental as well as flooding considerations in accordance with the principles contained in the NSW Floodplain Development Manual (FDM).
- (c) To control development and other activity within each of the individual floodplains within the City of Bankstown having regard to the characteristics and level of information available for each of the floodplains.
- (d) To assess applications for development on land that could be flood affected in accordance with the principles included in the FDM, issued by the State Government.



SECTION 2–CRITERIA FOR DETERMINING APPLICATIONS

The criteria for determining applications for proposals potentially affected by flooding are structured in recognition that different controls are applicable to different land uses and levels of potential flood inundation and hazard.

The procedure to determine what controls apply to proposed development involves:

- (a) identifying the land use category of the development from Schedule 2 of this DCP;
- (b) determine which floodplain and which flood risk precinct the land is located within (refer to Clause 2.2 and relevant flood risk mapping); and
- (c) apply the controls outlined in Section 3.

Section 4 identifies special considerations which will apply only to some development in specific circumstances.

Section 5 provides controls for fencing in the floodplain and Section 6 includes details of schedules identified in Section 3.

2.1 Land use categories

Council has adopted eight major land use categories which are identified as:

- Critical uses and facilities
- Sensitive uses and facilities
- Subdivision
- Residential
- Commercial or industrial
- Tourist related development
- Recreation or non–urban uses
- Concessional development

The specific uses, as defined by the applicable environmental planning instruments, which may be included in each category, are listed in Schedule 2.

2.2 Flood risk precinct

Based on the different levels of potential flood risk, each of the floodplains within the City of Bankstown is divided into three categories of flood risk precinct. The relevant Flood Risk Precincts (FRPs) for each of the floodplains are outlined below.

2.2.1 High flood risk precinct

High Flood Risk Precinct is the area of land below the 100–year flood that is either subject to a high hydraulic hazard or where there are significant evacuation difficulties.

Most development should be restricted in this precinct as development in high flood risk precinct is associated with higher risk to life and evacuation difficulties during the event of flood. In this precinct, there would be a significant risk of flood damages without compliance with flood related building and planning controls.

2.2.2 Medium flood risk precinct

Medium Flood Risk Precinct is land below the 100–year flood that is not subject to a high hydraulic hazard and where there are no significant evacuation difficulties.

There would still be a significant risk of flood damage in this precinct. However, these damages can be minimised by the application of appropriate development controls.

2.2.3 Low flood risk precinct

Low Flood Risk Precinct is defined as all other land within the floodplain (within the extent of the probable maximum flood) but not identified within either the High Flood Risk or the Medium Flood Risk Precinct.

The risk of damages due to flood event in low flood risk precinct is low for most of the land uses.

SECTION 3—CONTROLS

The development controls have been graded relative to the severity and frequency of potential floods, having regard to categories determined by the relevant Floodplain Risk Management Study and Plan or, if no such study or plan exists, council's interim considerations. The controls applicable to each floodplain are included within the planning matrices contained in the following schedules:

- **Schedule 3**—Georges River Floodplain generally but excluding sections of floodplain referred to separately. This includes controls applicable to.
- **Schedules 4A, 4B and 4C**—The Carinya Rd area. The Carinya Rd area has been excluded from the main schedule applying to the Georges River, as it has always been considered a special case, as indicated by the fact that this area has been subject to its own DCP (DCP 9D). As an outcome of the Georges River Floodplain Management Study, the controls for this area have been reviewed—although in general the controls that were first included in DCP 9D have largely been retained.
- **Schedule 5**—Catchments affected by Stormwater Flooding. This schedule defines development controls for flood liable land in catchments that are not highlighted in Map 1 (i.e. catchments affected by stormwater flooding). Flood liable land is identified through:
 - (a) Council's ongoing flood study and flood risk management process.
 - (b) Site specific flood studies, in cases where a flood study or flood risk management plan has not been finalised and adopted by Council.

Where draft flood studies or flood risk management plans have been adopted by Council, maps showing flood liable land will be held in the office of Council.

Note: If a catchment is affected by stormwater flooding and draft flood study or flood risk management plan has not yet been adopted by Council, all properties in that catchment must be regarded as being flood liable and are defined as a flood lot for the purposes of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

3.1 Objectives

The objectives are:

- (a) To require developments with high sensitivity to flood risk to be designed so that they are subject to minimal risk.
- (b) To allow development with a lower sensitivity to the flood hazard to be located within the floodplain, provided the risk of harm and damage to property is minimised.

- (c) To minimise the intensification of the High Flood Risk Precinct or floodway, and if possible, allow for their conversion to natural waterway corridors.
- (d) To ensure design and siting controls required to address the flood hazard do not result in unreasonable social, economic or environmental impacts upon the amenity or ecology of an area.
- (e) To minimise the risk to life by ensuring the provision of reliable access from areas affected by flooding.
- (f) To minimise the damage to property (including motor vehicles) arising from flooding.
- (g) To ensure the proposed development does not expose existing development to increased risks associated with flooding.

3.2 Development controls

The development controls to achieve the objectives are:

3.2.1 Performance criteria

- (a) The proposed development should not result in any significant increase in risk to human life, or in a significant increase in economic or social costs as a result of flooding.
- (b) The proposal should only be permitted where effective warning time and reliable access is available to an area free of risk from flooding, consistent with any relevant Flood Plan or flood evacuation strategy.
- (c) Development should not significantly increase the potential for damage or risk other properties either individually or in combination with the cumulative impact of development that is likely to occur in the same floodplain.
- (d) Motor vehicles are able to be relocated, undamaged, to an area with substantially less risk from flooding, within effective warning time.
- (e) Procedures would be in place, if necessary, (such as warning systems, signage or evacuation drills) so that people are aware of the need to evacuate and relocate motor vehicles during a flood and are capable of identifying the appropriate evacuation route.
- (f) To minimise the damage to property, including motor vehicles arising from flooding.
- (g) Development should not result in significant impacts upon the amenity of an area by way of unacceptable overshadowing of adjoining properties, privacy impacts (e.g. by unsympathetic house-raising) or by being incompatible with the streetscape or character of the locality.

3.2.2 Prescriptive controls

Schedules 3 and 4 outline the controls relevant to each of the floodplains to which this Plan applies.

SECTION 4–SPECIAL CONSIDERATIONS

When assessing proposals for development or other activity within the area to which this Policy applies, Council will take into consideration the following specific matters.

- (a) Proposals for house raising must demonstrate that the raised structure will not be at risk of failure from the forces of floodwaters and will not result in significant adverse impacts upon the amenity and character of an area.
- (b) Notwithstanding any other provision where a property is identified within a Voluntary Acquisition Scheme area, Council will only consent to:
 - (i) development for minor works such as small awnings over existing floor balconies or in-ground swimming pools; and
 - (ii) capital investment intended for the property is not greater than the minimum required to provide an acceptable proposal.

Note: Council will not permit any type of development which would be inconsistent with the objective of not intensifying further development in areas of high risk and with Council's commitment to the Voluntary Acquisition Scheme.

4.1 Kelso Park, East Hills Levee Floodplain

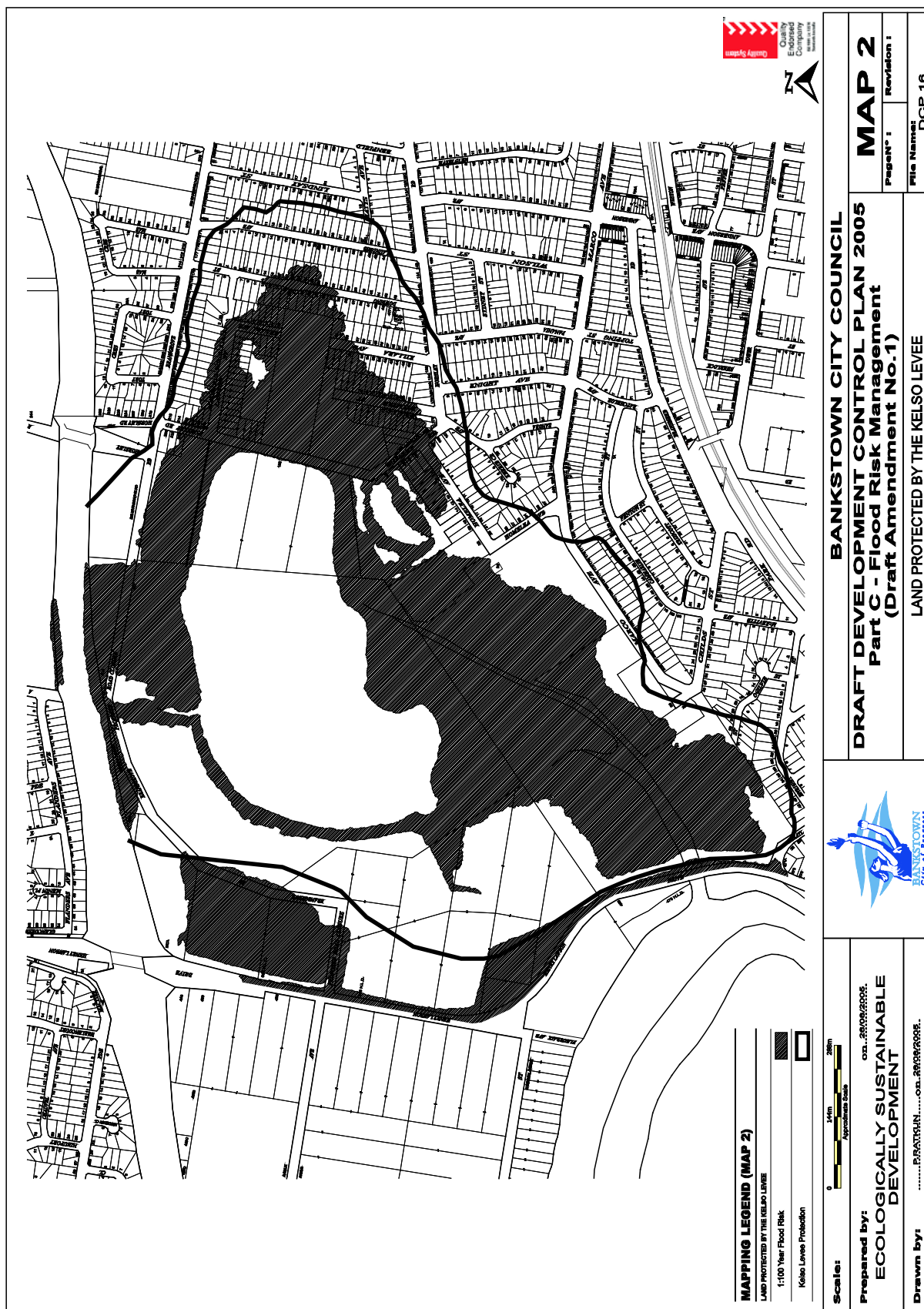
This section applies only to land protected by the Kelso Park Levee in East Hills as shown in Map 2.

The Kelso Park Levee was constructed for the purpose of protecting the properties behind the Levee from flooding from the Georges River. The levee provides protection for floods at least as high as the 100-year flood.

However, some of the properties protected by the Levee may still be inundated by local stormwater flooding, though to a lesser degree. This would result from the escape of local stormwater being prevented by the Levee and the closure of floodgates in the Levee during flooding of the Georges River, or by levee failure and/or overtopping in rare events.

Any approval for the erection or extension of a dwelling or other building on land to which this section of the DCP applies shall be accompanied by the following advice:

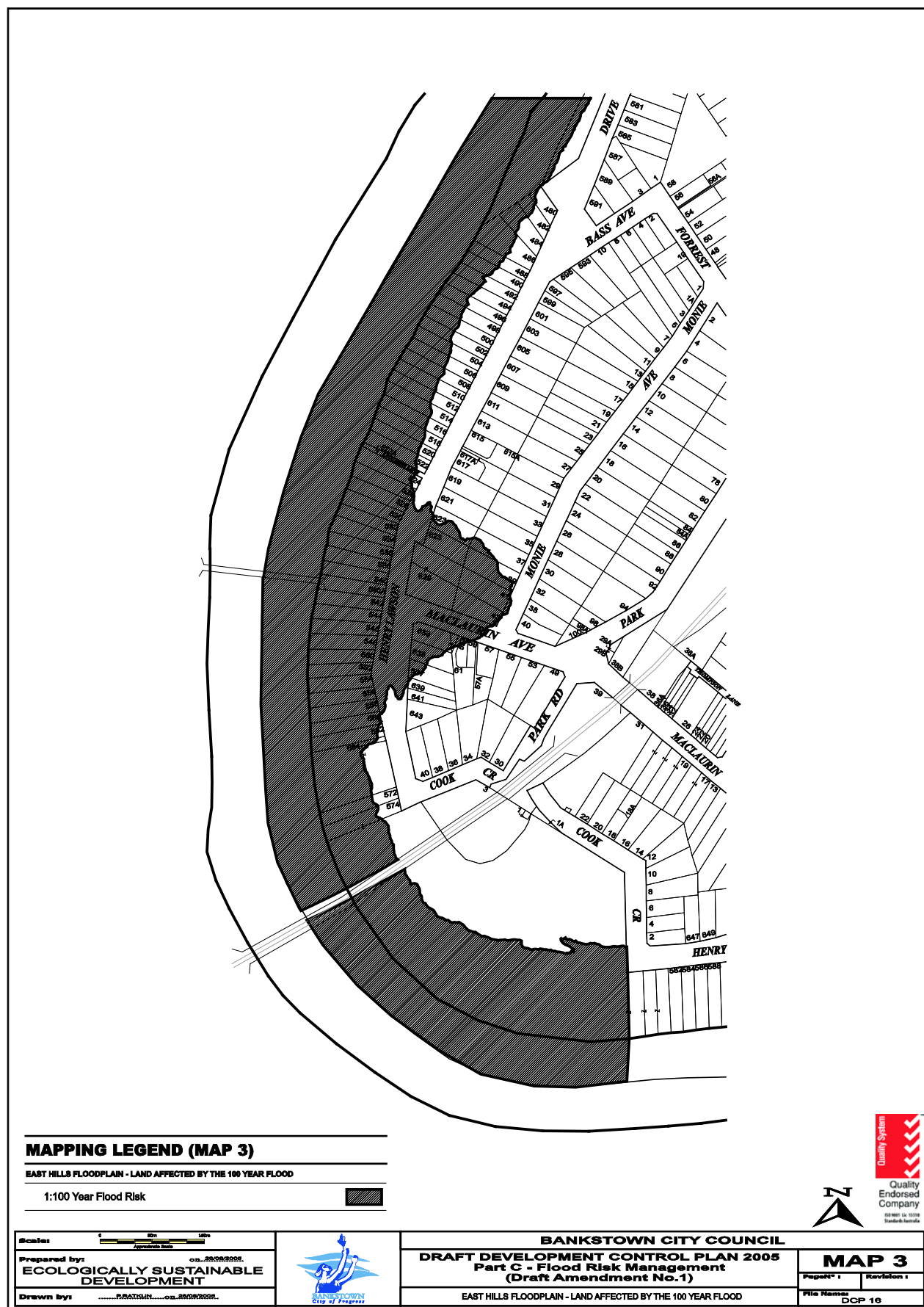
“A Levee known as the Kelso Park Levee has been constructed for the purpose of protecting this property and a large number of other properties behind the Levee from flooding from the Georges River. The Levee could be overtopped in floods greater than the 100 year event”.



4.2 East Hills Floodplain

This section of the plan applies only to the land at East Hills as shown in Map 3.

- 4.2.1** All new dwellings, raised dwellings, relocated dwelling houses, major additions and dual occupancies shall have direct fail–safe pedestrian access to land above the 100–year flood level.
- 4.2.2** Notwithstanding 4.2.1 above, the construction of an external staircase to the street boundary will be accepted as satisfactory access for Nos. 528 to 558 Henry Lawson Drive for new dwellings, dual occupancies, raised dwellings, relocated dwelling houses and major additions provided the dwelling stands on the 5.5m building line. However, dual occupancies will only be permitted where the proposed flood mitigation works have been completed and after considering the effectiveness of proposed flood evacuation measures.



4.3 Carinya Road, Picnic Point

This clause (including subclauses 4.3.1–4.3.3) applies to land subject to the high and medium flood risk in the Carinya Road area in Picnic Point as shown in Map 4.

4.3.1 Subdivision and density controls

Proposed development must comply with the following residential density controls:

| Area | Maximum residential dwelling density |
|----------------------|---|
| East of the boatshed | 1 dwelling/650m ² of site area |
| West of the boatshed | 1 dwelling/500m ² of site area |

Other development controls for this area are included in Schedules 4B and 4C. The controls included in Schedule 4A also apply to this area, and to the land subject to a low flood risk as well.

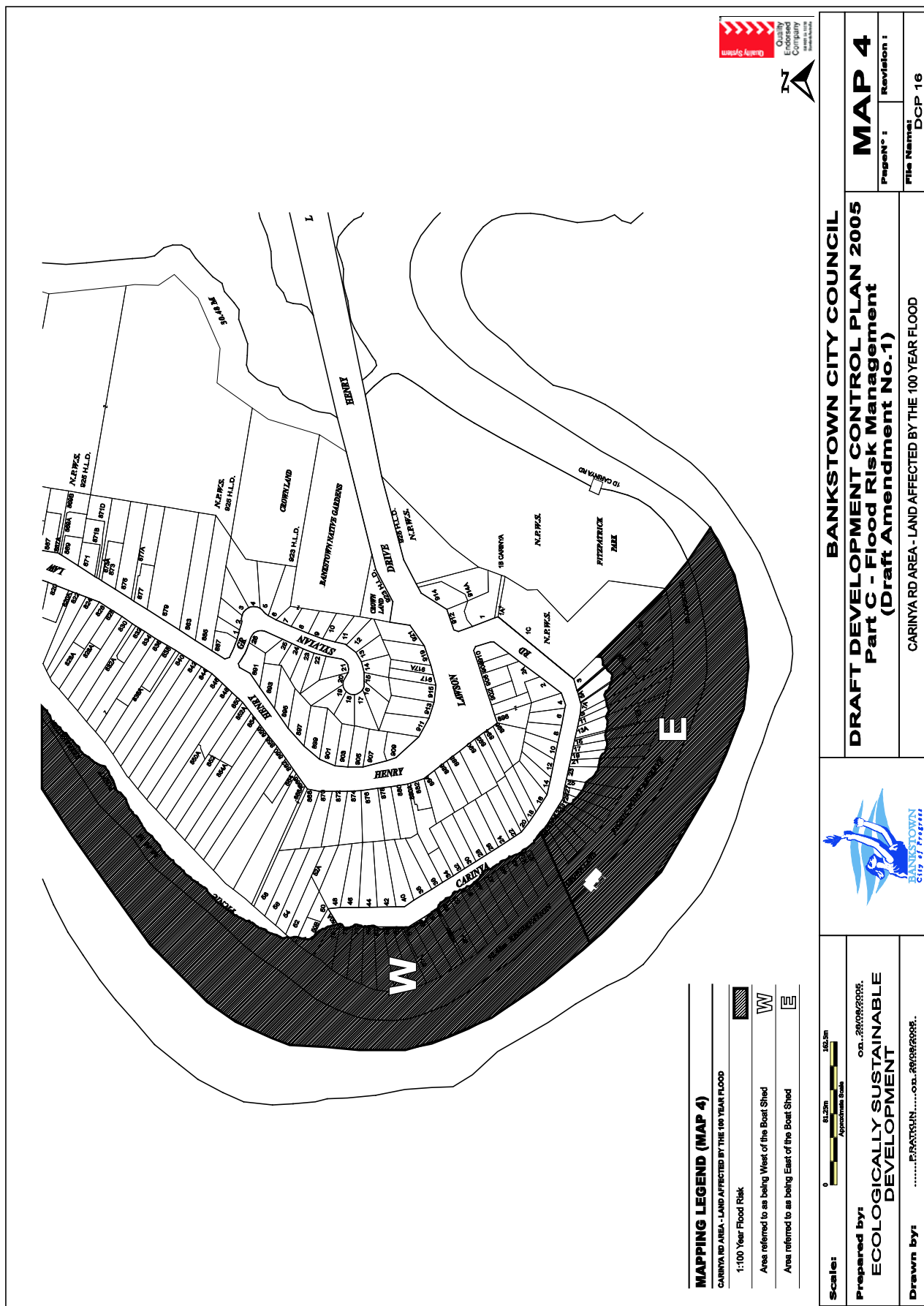
4.3.2 Scenic quality and amenity considerations

- (i) The maximum height of buildings shall not exceed 9 metres to the topmost point of the structure from the existing ground level below.
- (ii) The relevant flood risk management related development controls are provided in Schedule 4.
- (iii) Where the proposed buildings are required to be elevated, the building needs to be designed to conform with the scale and character of existing development in the area.
- (iv) The design of elevated walkways will need to address: privacy, overshadowing and impact on the scenic quality of the area. The length of the walkways should be minimised by locating dwellings as close as possible to Carinya Road.

4.3.3 Prohibited land uses

The following specific land uses normally permitted in the residential zone are prohibited within the Carinya Road area shown on Map 4:

- Child care centres;
- Educational establishments;
- Hospitals;
- Residential flat buildings for aged persons not exceeding two storeys;
- Places of assembly;
- Places of public worship;
- Dual occupancy;
- Multi dwelling housing; and
- Seniors housing.



SECTION 5–FENCING

5.1 Objectives

The objectives are:

- (a) To ensure that fencing does not result in the undesirable obstruction of the free flow of floodwaters.
- (b) To ensure that fencing does not become unsafe during floods so as to threaten the integrity of structures or the safety of people.

5.2 Development controls

The development controls to achieve the objectives are:

5.2.1 Performance criteria

- (a) Fencing is to be constructed in a manner which does not significantly increase flood damage or risk on surrounding land.
- (b) Fencing shall be certified by a suitably qualified engineer, that the proposed fencing is adequately constructed so as to withstand the forces of floodwaters, or collapse in a controlled manner to prevent the undesirable impediment of floodwaters.

5.2.2 Prescriptive controls

- (a) All fencing within a High flood risk precinct, and all fencing in other risk precinct that obstructs flood flow will require a development application.
- (b) An applicant will need to demonstrate that the fence (new or replacement fence) would create no impediment to the flow of floodwaters. Appropriate fences must satisfy the following:
 - an open collapsible hinged fence structure or pool type fence, or louver fencing;
 - other than a brick or other masonry type fence (which will generally not be permitted); or
 - a fence type and siting criteria as prescribed by Council.

SECTION 6–SCHEDULES

Schedule 1–Flood Compatible Materials

| BUILDING COMPONENT | FLOOD COMPATIBLE MATERIAL | BUILDING COMPONENT | FLOOD COMPATIBLE MATERIAL |
|---|--|---------------------------------|--|
| Flooring and Sub-floor Structure | <ul style="list-style-type: none"> concrete slab–on–ground monolith construction suspension reinforced concrete slab | Doors | <ul style="list-style-type: none"> solid panel with water proof adhesives flush door with marine ply filled with closed cell foam painted metal construction aluminium or galvanised steel frame |
| Floor Covering | <ul style="list-style-type: none"> clay tiles concrete, precast or in situ concrete tiles epoxy, formed–in–place mastic flooring, formed–in–place rubber sheets or tiles with chemical-set adhesives silicone floors formed–in–place vinyl sheets or tiles with chemical–set adhesive ceramic tiles, fixed with mortar or chemical–set adhesive asphalt tiles, fixed with water resistant adhesive | Wall and Ceiling Linings | <ul style="list-style-type: none"> fibro–cement board brick, face or glazed clay tile glazed in waterproof mortar concrete concrete block steel with waterproof applications stone, natural solid or veneer, waterproof grout glass blocks glass plastic sheeting or wall with waterproof adhesive |

| BUILDING COMPONENT | FLOOD COMPATIBLE MATERIAL | BUILDING COMPONENT | FLOOD COMPATIBLE MATERIAL |
|---|---|--|--|
| Wall Structure | <ul style="list-style-type: none"> solid brickwork, blockwork, reinforced, concrete or mass concrete | Insulation Windows | <ul style="list-style-type: none"> foam (closed cell types) aluminium frame with stainless steel rollers or similar corrosion and water resistant material |
| Roofing Structure (for Situations Where the Relevant Flood Level is Above the Ceiling) | <ul style="list-style-type: none"> reinforced concrete construction galvanised metal construction | Nails, Bolts, Hinges and Fittings | <ul style="list-style-type: none"> brass, nylon or stainless steel removable pin hinges hot dipped galvanised steer wire nails or similar |

Electrical and Mechanical Equipment

For dwellings constructed on land to which this Policy applies, the electrical and mechanical materials, equipment and installation should conform to the following requirements.

Heating and Air Conditioning Systems

Heating and air conditioning systems should, to the maximum extent possible, be installed in areas and spaces of the house above the relevant flood level. When this is not feasible every precaution should be taken to minimise the damage caused by submersion according to the following guidelines.

Main power supply

Subject to the approval of the relevant authority the incoming main commercial power service equipment, including all metering equipment, shall be located above the relevant flood level. Means shall be available to easily disconnect the dwelling from the main power supply.

Fuel

Heating systems using gas or oil as a fuel should have a manually operated valve located in the fuel supply line to enable fuel cut-off.

| | |
|--|--|
| Wiring All wiring, power outlets, switches and the like should, to the maximum extent possible, be located above the relevant flood level. All electrical wiring installed below the relevant flood level should be suitable for continuous submergence in water and should contain no fibrous components. Earth core linkage systems (or safety switches) are to be installed. Only submersible-type splices should be used below the relevant flood level. All conduits located below the relevant designated flood level should be so installed that they will be self-draining if subjected to flooding. | Installation The heating equipment and fuel storage tanks should be mounted on and securely anchored to a foundation pad of sufficient mass to overcome buoyancy and prevent movement that could damage the fuel supply line. All storage tanks should be vented to an elevation of 600 millimetres above the relevant flood level. |
| Equipment All equipment installed below or partially below the relevant flood level should be capable of disconnection by a single plug and socket assembly. | Ducting All ductwork located below the relevant flood level should be provided with openings for drainage and cleaning. Self-draining may be achieved by constructing the ductwork on a suitable grade. Where ductwork must pass through a watertight wall or floor below the relevant flood level, the ductwork should be protected by a closure assembly operated from above relevant flood level. |
| Reconnection Should any electrical device and/or part of the wiring be flooded it should be thoroughly cleaned or replaced and checked by an approved electrical contractor before reconnection. | |

Schedule 2–Land Use Categories

| Critical Uses and Facilities | Subdivision | Recreation or Non–Urban Uses | Tourist Related Development |
|---|--|---|---|
| Community facilities which may provide an important contribution to the notification or evacuation of the community during flood events; hospitals; and nursing homes. | Subdivision of land which involves the creation of new allotments, with potential for further development. | Agriculture; animal boarding or training establishments; boatsheds; dams; extractive industries; helipads; jetties; marinas; mines; recreation areas and minor ancillary structures (e.g. toilet blocks or kiosks/cafes); recreation facilities (indoor and outdoor) other than those categorised under “commercial or industrial”; plant nurseries; sanctuaries; swimming pools; and turf farming. | Camp sites or caravan parks – short–term sites ⁽¹⁾ only. |
| Commercial or Industrial | Sensitive Uses and Facilities | Concessional Development | Residential |
| Amusement centres; sex services premises; bulky goods premises; business premises; car parks; child care centres; neighbourhood shops; depots; recreation facilities (major), entertainment facilities; heliports; highway service centre; pubs; industries; junkyards light industries; material recycling yards; medical centres; hotel or motel accommodation; vehicle sales or hire premises; offensive industries; offensive storage | Telecommunications facilities; offensive storage establishments; seniors housing; correctional centres; liquid fuel depots; public utility undertakings (including generating works) which are essential to evacuation during periods of flood or if affected would unreasonably affect the ability of the community to return to normal activities after flood events; and waste disposal facilities. | Residential development: (i) An addition or alteration to an existing dwelling of not more than 50m ² to the habitable floor area which existed at the date of commencement of this Plan; (ii) The construction of an outbuilding with a maximum floor area of 30m ² ; or (iii) Rebuilt dwellings which substantially reduce flood risk having regard to property damage and | Bed and breakfast establishments; boarding houses; camp sites or caravan parks – long–term sites ⁽²⁾ only; community facilities (other than sensitive uses and facilities); dual occupancies; dwellings; dwelling houses; educational establishments; family day care centres; secondary dwellings; health consulting rooms; home based child care centres; home businesses; home occupations; group homes; residential flat buildings; attached dwellings; serviced apartments; |

| | | | |
|--|--|--|---|
| <p>establishments; office premises; passenger transport terminals; places of public worship; public administration buildings; recreation facilities (indoor); registered clubs; Research establishment; research stations; restaurants; restricted premises; roadside stalls; freight transport terminals; service stations; shops; transport depots; vehicle body repair workshops; vehicle repair stations; veterinary hospitals; and warehouse or distribution centres.</p> | | <p>personal safety; or (iv) A change of use which does not increase flood risk having regard to property damage and personal safety.</p> <p>Other developments:</p> <p>(i) An addition to existing premises of not more than 10% of the floor area which existed at the date of commencement of this DCP; (ii) Rebuilding of a development which substantially reduces the extent of flood effects to the existing development; (i) A change of use which does not increase flood risk having regard to property damage and personal safety; or (iv) Subdivision which does not involve the creation of new allotments with potential for further development.</p> | <p>utility installations (other than critical utilities); and multi dwelling housing.</p> |
|--|--|--|---|

(1) As defined by the Local Government (Caravan Park and Camping Grounds) Transitional Regulation 1993.

(2) As defined by the Local Government (Caravan Park and Camping Grounds) Transitional Regulation 1993.

SCHEDULE 3—GEORGES RIVER FLOODPLAIN

| Planning Consideration | Flood Risk Precincts (FRP's) | | | | | | | | | | | | | | | | | | | | |
|-------------------------------|------------------------------|-----------------------------|-------------|-------------|-------------------------|---------------------|------------------------|--------------------------|----------------------------|-------------------|-------------|-------------|-------------------------|-----------------------------|------------------------|--------------------------|----------------------------|-------------------|-------------|-------------|-------------------------|
| | Low Flood Risk | | | | | | | | Medium Flood Risk | | | | | | | High Flood Risk | | | | | |
| | Critical Uses & Facilities | Sensitive Uses & Facilities | Subdivision | Residential | Commercial & Industrial | Related Development | Recreation & Non-Urban | Concessional Development | Critical Uses & Facilities | Uses & Facilities | Subdivision | Residential | Commercial & Industrial | Tourist Related Development | Recreation & Non-Urban | Concessional Development | Critical Uses & Facilities | Uses & Facilities | Subdivision | Residential | Commercial & Industrial |
| Floor Level | | 3 | | 2 | 2 | 2 | 1,6 | 4,7 | | | | 2,6,7 | 5,6,7 | 2,6,7 | 1,6 | 4,7 | | | | | |
| Building Components | | 2 | | | | | | | | | | 1 | 1 | 1 | 1 | 1 | | | | | |
| Structural Soundness | | 3 | | | | | | | | | | 1 | 1 | 1 | 1 | 1 | | | | | |
| Flood Effects | | 2 | 3 | 3 | 3 | 3 | 3 | 3 | | | 1 | 2 | 2 | 2 | 2 | 2 | | | | | |
| Car Parking & Driveway Access | | 1,3,5,6,7 | | 9 | 9 | 9 | 9 | 9 | | | | 1,3,5,6,7 | 1,3,5,6,7 | 1,3,5,6,7 | 2,4,6,7 | 6,7,8 | | | | | |
| Evacuation | | 2,3,4 | | 7 | 7 | 7 | 7 | 7 | | | 6 | 2,3 | 1,3 | 2,3 | 4,3 | 2,3 | | | | | |
| Management & Design | | 4,5 | | | | | | | | | 1 | | 2,3,5 | 2,3,5 | 2,3,5 | 2,3,5 | | | | | |

General Notes and Controls

COLOUR LEGEND:

 Not Relevant

 Potentially Unsuitable Land Use

| | |
|---|---|
| 1 | Freeboard equals an additional height of 500mm. |
| 2 | The relevant environmental planning instruments (generally the Local Environmental Plan) identify development permissible with consent in various zones in the LGA. Notwithstanding, constraints specific to individual sites may preclude Council granting consent for certain forms of development on all or part of a site. This matrix identifies where certain development types will be considered "potentially unsuitable" due to flood risks. |
| 3 | Council can consider a DA for a "potentially unsuitable use" that clearly complies with the objectives of this DCP and with the performance criteria. In this case, prescriptive controls will be applied on a DA specific. |
| 3 | Filling of the site, where acceptable to Council, may change the FRP considered to determine the controls applied in the circumstances of individual applications. |
| 4 | Refer to Section 5 of this DCP for planning considerations for proposals involving only the erection of a fence. Any fencing that forms part of a proposed development is subject to the relevant flood effects and structural soundness planning considerations of the applicable land use category. |
| 5 | Terms in italics are defined in DCP Part C and Schedule 2 specifies development types included in each land use category. These development types are generally as defined within Environmental Planning Instruments applying to the LGA. |
| 6 | From time to time, Council may adopt mapping showing the <i>Boundary of Significant Flow</i> and/or <i>Flood Storage Areas</i> for this floodplain. Refer to Council to find out if these areas have been defined and mapped for this floodplain. |

Floor Level

| | |
|---|--|
| 1 | All floor levels to be no lower than the 20-year flood unless justified by site-specific assessment. |
| 2 | <i>Habitable floor</i> levels to be no lower than the 100-year flood level plus freeboard. |
| 3 | <i>Habitable floor</i> levels to be no lower than the <i>PMF</i> level. <i>Non-habitable floor</i> levels to be no lower than the <i>PMF</i> level unless justified by a site-specific assessment. |

| | |
|---|--|
| 4 | Floor levels to be no lower than the <i>design floor level</i> . Where this is not practical due to compatibility with the height of adjacent buildings, or compatibility with the floor level of existing buildings, or the need for access for persons with disabilities, a lower floor level may be considered. In these circumstances, the floor level is to be a+B46s high as practical and when undertaking alterations and additions, no lower than the existing floor level. |
| 5 | The level of <i>habitable floor areas</i> to be equal to or greater than the 100-year <i>flood level</i> plus <i>freeboard</i> . If this level is impractical for a development in a Business zone, the floor level should be as high as possible. |
| 6 | Non-habitable floor levels to be no lower than the 20-year flood unless justified by site-specific assessment. |
| 7 | A restriction is to be placed on the title of the land, pursuant to S.88B of the Conveyancing Act, where the lowest <i>habitable floor area</i> is elevated more than 1.5m above finished ground level, confirming that the undercroft area is not to be enclosed. The use of roller shutters or similar measures (such as hit and miss brickwork) to enclose this area is however permissible. |

Building Components & Method

| | |
|---|---|
| 1 | All structures to have <i>flood compatible building components</i> below the 100-year flood level plus <i>freeboard</i> . |
| 2 | All structures to have <i>flood compatible building components</i> below the <i>PMF</i> level. |

Structural Soundness

| | |
|---|--|
| 1 | Engineer's report to certify that the structure can withstand the forces of floodwater, debris and buoyancy up to and including a 100-year flood plus <i>freeboard</i> . |
| 2 | Applicant to demonstrate that the structure can withstand the forces of floodwater, debris and buoyancy up to and including a 100-year flood plus <i>freeboard</i> . An engineer's report may be required. |
| 3 | Applicant to demonstrate that any structure can withstand the forces of floodwater, debris and buoyancy up to and including a <i>PMF</i> . An engineer's report may be required. |

Flood Effects

| | |
|---|---|
| 1 | Engineer's report required to certify that the development will not increase flood effects elsewhere, having regard to: (i) loss of flood storage; (ii) changes in flood levels and velocities caused by alterations to the flood <i>conveyance</i> ; and (iii) the cumulative impacts of multiple developments in the floodplain. |
| 2 | The flood impact of the development to be considered to ensure that the development will not increase flood effects elsewhere, having regard to: (i) loss of flood storage; (ii) changes in flood levels and velocities caused by alterations to the flood <i>conveyance</i> and (iii) the cumulative impacts of multiple potential developments in the floodplain. An engineer's report may be required. |
| 3 | Flood impacts to be considered in the case of major development if Council advise that the development may generate flood impact, such as significant loss of storage or conveyance. Any assessment may also be asked to demonstrate that the proposed development is structurally sound. |

Note: (1) If a *Boundary of Significant Flow* has been defined for this floodplain, any development inside this area will normally be unacceptable as it will reduce flood *conveyance* and increase flood effects elsewhere. (2) If a *Flood Storage Area* has been defined for this floodplain any filling of the floodplain inside this area (except where this occurs by compensatory evacuation), will normally be unacceptable as it will reduce the volume of flood storage available on the floodplain and increase flood effects elsewhere. (3) Even where a boundary of significant flow and or a storage area have been identified, developments outside these areas may still increase flood impacts elsewhere and therefore be unacceptable.

Car Parking and Driveway Access

| | |
|---|--|
| 1 | The minimum surface level of open car parking spaces or carports shall be as high as practical, but no lower than the 20-year flood or the level of the crest of the road at the location where the site has access. In the case of garages, the minimum surface level shall be as high as practical, but no lower than the 20-year flood. |
| 2 | The minimum surface level of open car parking spaces, carports or garages, shall be as high as practical. |
| 3 | Garages capable of accommodating more than 3 motor vehicles on land zoned for urban purposes, or <i>enclosed car parking</i> , must be protected from inundation by floods up to the 100-year flood. |
| 4 | The driveway providing access between the road and parking space shall be as high as practical and generally rising in the egress direction. |
| 5 | The level of the driveway providing access between the road and parking space shall be no lower than 0.3m below the 100-year flood or such that the depth of inundation during a 100-year flood is not greater than either the depth at the road or the depth at the car parking space. A lesser standard may be accepted for single detached dwelling houses where it can be demonstrated that risk to human life would not be compromised. |

| | |
|---|--|
| 6 | Enclosed car parking and car parking areas accommodating more than 3 vehicles (other than on Rural zoned land), with a floor level below the 20-year flood or more than 0.8m below the 100-year flood level, shall have adequate warning systems, signage and exits. |
| 7 | Restraints or vehicle barriers to be provided to prevent floating vehicles leaving a site during a 100-year flood. |
| 8 | Driveway and parking space levels to be no lower than the <i>design ground/floor levels</i> . Where this is not practical, a lower level may be considered. In these circumstances, the level is to be as high as practical, and, when undertaking alterations or additions, no lower than the existing level. |
| 9 | Flood related parking and access requirements to be advised by Council if necessary. Contact Council for advice as early as possible. |

Note: (1) A flood depth of 0.3m is sufficient to cause a typical vehicle to float. (2) *Enclosed car parking* is defined in DCP Part C and typically refers to carparks in basements.

Evacuation

| | |
|---|--|
| 1 | Reliable access for pedestrians or vehicles required during a 100-year flood. |
| 2 | Adequate flood warning is available to allow safe and orderly evacuation without increased reliance upon the SES or other authorised emergency services personnel. |
| 3 | The development is to be consistent with any relevant <i>flood evacuation strategy</i> , <i>Flood Plan adopted by Council</i> or similar plan. |
| 4 | The evacuation requirements of the development are to be considered. A report from a suitably qualified and experienced person will be required if circumstances are possible where the evacuation of persons might not be achieved within the <i>effective warning time</i> . |
| 5 | Reliable access for pedestrians or vehicles required to a publicly accessible location above the <i>PMF</i> . |
| 6 | Applicant to demonstrate that evacuation in accordance with the requirements of this DCP is available for the potential development flowing from the subdivision proposal. |
| 7 | Evacuation requirements to be advised by Council if necessary. Contact Council for advice as early as possible. |

Management and Design

| | |
|---|--|
| 1 | Applicant to demonstrate that potential development as a consequence of a subdivision proposal can be undertaken in accordance with this DCP. |
| 2 | <i>Site Emergency Response Flood Plan</i> required where floor levels are below the <i>design floor level</i> , (except for single dwelling-houses). |
| 3 | Applicant to demonstrate that area is available to store goods above the 100-year flood level plus <i>freeboard</i> . |
| 4 | Applicant to demonstrate that area is available to store goods above the <i>PMF</i> level. |
| 5 | No storage of materials below the <i>design floor level</i> which may cause pollution or be potentially hazardous during any flood. |

SCHEDULE 4A–CARINYA ROAD, PICNIC POINT FLOODPLAIN

Planning and Development Controls

| Planning Consideration | Flood Risk Precincts (FRP's) | | | | | | | | | | | | | | | | | |
|------------------------|------------------------------|---------------------------|-------------|---|---|-----------------------------|--|------------------------|--------------------------|-----------------------------|---------------------------|-------------|---|---|-----------------------------|--|------------------------|--------------------------|
| | Low Flood Risk | | | | | | | | | Medium & High Flood Risk | | | | | | | | |
| | Sensitive Uses & Facilities | Critical Utilities & Uses | Subdivision | Residential (General including new & rebuilt dwellings) | Residential (alterations & additions other than concessional development) | Residential (house raising) | Residential (outbuildings eg. Garages, carports, garden sheds, swimming pools) | Recreation & Non-Urban | Concessional Development | Sensitive Uses & Facilities | Critical Utilities & Uses | Subdivision | Residential (General including new & rebuilt dwellings) | Residential (alterations & additions other than concessional development) | Residential (house raising) | Residential (outbuildings eg. Garages, carports, garden sheds, swimming pools) | Recreation & Non-Urban | Concessional Development |
| | Floor Level | 3 | 6 | 2,5 | 2 | | | | 2,4 | | | 6 | 2,5 | 2 | 2 | 5 | 1 | 2 or 4 |
| | Building Components | 2 | | 1 | 1 | | | | 1 | | | | 1 | 1 | 1 | 1 | 1 | 1 |
| | Structural Soundness | 3 | | 2 | | | | | | | | | 1 | 1 | 1 | 1# | 2 | 1# |
| | Flood Affection | 2 | 2 | 2,3 | 2 | | | | | | | 1 | 2,3 | 1,3 | 1,3 | 1,3 | 2 | 1,3 |
| | Evacuation | 3,5 | 1,2 * | 1,2,4 | 1,4 | | | | | | | 1,2 * | 1,2,4 | 1# | 1,4 | | 3,4 | |
| | Management & Design | 4,5 | 1,7 | | | | | | | | | 1,7 | 2,3,5,6,7,8 | 2,5,6,7,8 | 2,5,6,8 | 5,6 | 2,3,5 | 3,5 |

Not Relevant

Potentially Unsuitable Land Use

Freeboard equals an additional height of 500mm

* Refer to 'Management & Design' planning consideration for subdivision

Desirable but not mandatory. Will be considered by Council on the merits of each application

Note: 1. Filling of the site, where acceptable to Council, may change the FRP considered to determine the controls applied in the circumstances of individual applications.

2. Terms in *italics* are defined in the glossary of this plan and Schedule 2 specifies development types included in each land use category. These development types are generally as defined within Environmental Planning Instruments applying to the local go

3. Alterations & additions (except concessional development) are not permitted for existing dwellings which have *habitable floor areas* below the 100 year *flood level* plus 0.5m *freeboard*.

4. The relevant environmental planning instruments (generally the Local Environmental Plan) identify development permissible with consent in various zones in the LGA. Notwithstanding, constraints specific to individual sites may preclude Council granting

Floor Level

- 1 All Floor Levels to be equal to or greater than the 20 year *flood level* plus *freeboard* unless justified by site specific assessment
- 2 *Habitable floor* levels to be equal to or greater than the 100 year *flood level* plus *freeboard*
- 3 All Floor Levels to be equal to or greater than the *PMF flood level* plus *freeboard*
- 4 Floor levels to be as close to the *design floor level* as practical & no lower than the existing floor level when undertaking alterations or additions
- 5 On allotments west of the boat shed with vehicle access to Carinya Road, which have new or additional dwellings constructed after the date of commencement of this Plan, garages/carports/carspaces/driveways to have ground/floor levels equal to or greater t
- 6 Restrictions to be placed on title advising of minimum floor levels required relative to flood level.

Building Components & Method

- 1 All structures to have *flood compatible building components* below or at the 100 year *flood level* plus *freeboard*
- 2 All structures to have *flood compatible building components* below or at the *PMF level* plus *freeboard*

Structural Soundness

- 1 Engineers report to certify that any structure can withstand the forces of floodwater, debris & buoyancy up to & including a 100 year *flood* plus *freeboard*
- 2 Applicant to demonstrate that any structure can withstand the forces of floodwater, debris & buoyancy up to & including a 100 year *flood* plus *freeboard*
- 3 Applicant to demonstrate that any structure can withstand the forces of floodwater, debris & buoyancy up to & including a *PMF flood* plus *freeboard*

Flood Effects

- 1 Engineers report required to certify that the development will not increase *flood effects* elsewhere, if proposed filling covers more than 200sq.m and extends more than 25m from the Carinya Road frontage.
- 2 The impact of the development on flooding elsewhere to be considered
- 3 Limited filling will be considered for new dwellings in the area between new dwellings/garages and Carinya Road

Note: When assessing *flood effects* the following must be considered:

1. Loss of storage area in the *floodplain*
2. Changes in *flood levels* & velocities caused by alteration of conveyance of *flood waters*

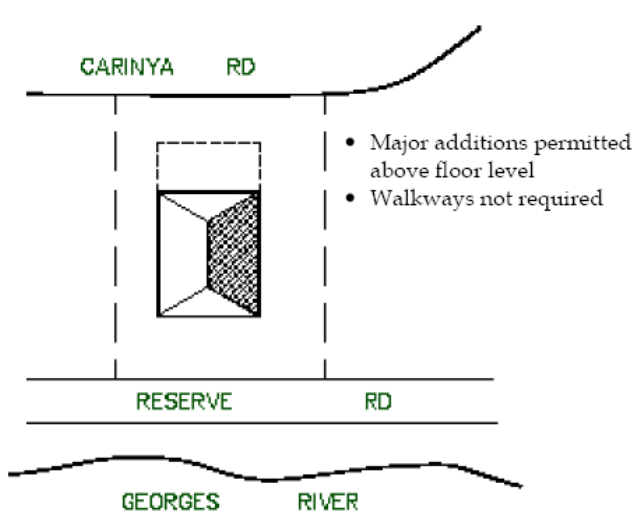
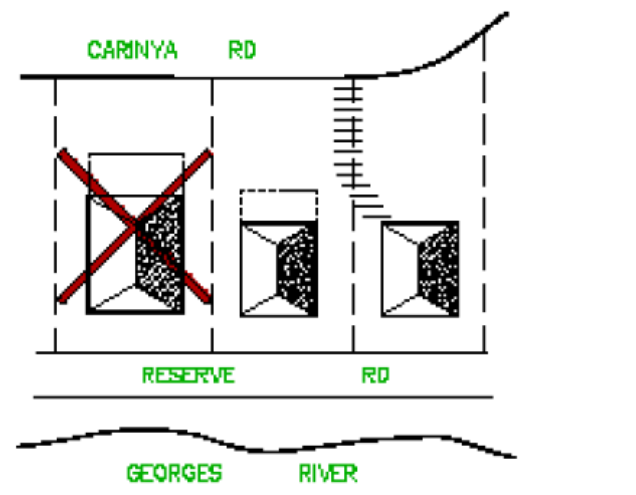
Evacuation

- 1 *Reliable and failsafe access* for pedestrians required at or above the 100 year *flood level*, and not more than 0.5m below the highest floor level. This access is to be adjacent the side boundary. Granting a R.O.W. to the adjoining owner is encouraged. In t
- 2 *Reliable and failsafe access* for vehicles (eg. garage, carport, driveway or carsoace) required at or above the 100 year *flood level* for allotments with frontage to Carinya Road and west of the boat shed, which have new or additional dwellings constructed
- 3 *Reliable access* for pedestrians and vehicles required during a *PMF flood*
- 4 The development is to be consistent with any relevant *flood evacuation strategy* or similar plan

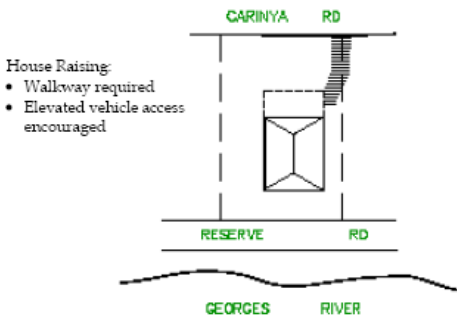
Management and Design

- 1 Applicant to demonstrate that potential development as a consequence of a subdivision proposal can be undertaken in accordance with this Plan
- 2 *Site Emergency Response Flood plan* required.
- 3 Applicant to demonstrate that area is available to store goods above the 100 year *flood level* plus *freeboard*
- 4 Applicant to demonstrate that area is available to store goods above the *PMF level* plus *freeboard*
- 5 No external storage of materials below the 100 year *flood level* plus *freeboard*, which may cause pollution or be potentially hazardous during a *flood*

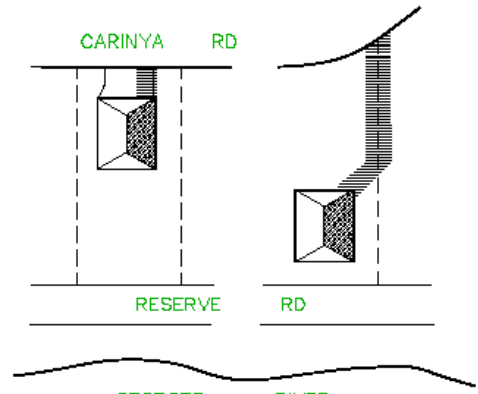
SCHEDULE 4B—CARINYA ROAD, PICNIC POINT FLOODPLAIN:**Compilation Of Development Controls For Residential Development**

| Type of Development | Requirements |
|---|--|
| <p>1. Additions to an existing dwelling whose floor level is already raised at least 0.5m above the 100 year flood level</p>  <ul style="list-style-type: none"> • Major additions permitted above floor level • Walkways not required  <ul style="list-style-type: none"> • Major additions prohibited • Minor additions permitted • House raising permitted but walkways required | <ul style="list-style-type: none"> • Habitable floor area extensions permitted at or above 100- year flood level plus 0.5m. • Non-habitable floor area extensions permitted below 100- year flood level plus 0.5m. • Outbuildings (garages, carports, sheds) permitted below the 100- year flood level, except for garages, driveways, carports, etc. on allotments west of the boat shed, with frontage to Carinya Road. Refer to Section below. • Failsafe pedestrian access (walkways and stairs) encouraged but not mandatory. • Failsafe vehicular access (driveways and car space) generally encouraged but not mandatory. However, new or improved garages, carports, driveways, car spaces, etc. on allotments west of the boat shed and with frontage to Carinya Road, must have ground/floor levels at or above the 100-year flood level. • Construction methods for non-habitable areas used below the 100-year flood level plus 0.5m must preclude the area from being converted into a habitable room. Acceptable methods include single brick walls with roller shutter doors at opposite sides, lattice walling and the like. These construction methods will also assist in reducing damage during floods and will facilitate cleaning after a flood event. • Construction materials used below the 100- year flood level plus 0.5m must comply with Schedule 3. • Applications must include a certificate from a practising Structural Engineer verifying that the structure can withstand the force of flood waters (from debris and buoyancy) from a flood up to 1m above the 100-year level. • S.149 Certificates to notify affectation by the 100-year flood. • No external storage of materials (which may be hazardous during floods) below the 100- year flood level plus 0.5m. • Allotment stormwater drainage to be designed to avoid adverse impact on adjoining properties. |

Note: In the event of inconsistencies between Schedule 4A and Schedule 4B, Schedule 4A applies.

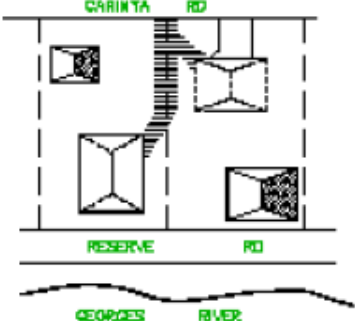
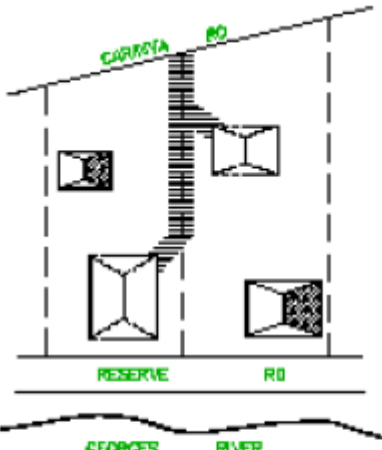
| SCHEDULE 4B – CARINYA ROAD, PICNIC POINT FLOODPLAIN: Compilation Of Development Controls For Residential Development | |
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| Type of Development | Requirements |
| <p>2. Additions to an existing dwelling NOT already raised at least 0.5m above the 100-year flood level, including house raising</p>  <p>House Raising:</p> <ul style="list-style-type: none"> • Walkway required • Elevated vehicle access encouraged | <p>ADDITIONS ARE NOT PERMITTED, EXCEPT FOR MINOR ADDITIONS AND HOUSE RAISING</p> <ul style="list-style-type: none"> • Desirably, habitable floor levels to be equal to or above the 100 year flood level plus 0.5m. The floor level of minor additions are permitted below this level (but not below the existing floor level). • Non-habitable floor area extensions are permitted below the 100-year flood level plus 0.5m. • Outbuildings (garages, carports, sheds) permitted below the 100-year flood level, except for garages, driveways, carports, etc. on allotments west of the boat shed, with frontage to Carinya Road. Refer Section below. • Failsafe pedestrian access (walkways and stairs) is required for house raising. For minor additions, such access is encouraged but is not mandatory. • Failsafe vehicular access (driveways and car space) generally encouraged but not mandatory. • Construction methods for non-habitable areas used below the 100-year flood level plus 0.5m must preclude the area from being converted into a habitable room. Acceptable methods include single brick walls with roller shutter doors at opposite sides, lattice walling and the like. These construction methods will also assist in reducing damage during floods and will facilitate cleaning after a flood event. • Construction materials used below the 100-year flood level must comply with Schedule 3. • Applications must include a certificate from a practising Structural Engineer verifying that the structure can withstand the force of flood waters (from debris and buoyancy) from a flood up to 1m above the 100-year level. • S.149 Certificates to notify affectation by 100-year flood. • No external storage of materials (which may be hazardous during floods) below 100 year flood level plus 0.5m. • Allotment stormwater drainage to be designed to avoid adverse impact on adjoining properties. |

Note: In the event of inconsistencies between Schedule 4A above and Schedule 4B, Schedule 4A applies.

| SCHEDULE 4B – CARINYA ROAD, PICNIC POINT FLOODPLAIN: Compilation Of Development Controls For Residential Development | |
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| Type of Development | Requirements |
| <p>3. Rebuilt dwellings</p>  <p>WEST OF BOATSHED</p> <ul style="list-style-type: none"> • Walkway required. • Elevated vehicle access required. • Locate close to Carinya Rd minimise visual impact of driveway and walkway. <p>EAST OF BOATSHED</p> <ul style="list-style-type: none"> • Walkway required. • Elevated vehicle access Encouraged. | <ul style="list-style-type: none"> • Habitable floor levels to be equal to or above the 100 year flood level plus 0.5m. • Non-habitable floor area extensions are permitted below the 100-year flood level plus 0.5m. • Outbuildings (garages, carports, sheds) permitted below the 100-year flood level, except for garages, driveways, carports, etc on allotments west of the boat shed, with frontage to Carinya Road. Refer to section below. • Failsafe pedestrian access (walkways and stairs) is required. • Failsafe vehicular access (garages, carports, driveways, car spaces, etc) is required for allotments west of the boat shed and with frontage to Carinya Road, and must have ground/floor levels at or above the 100-year flood level. On other allotments, such access is encouraged but is not mandatory. • Construction methods for non-habitable areas used below the 100-year flood level plus 0.5m must preclude the area from being converted into a habitable room. Acceptable methods include single brick walls with roller shutter doors at opposite sides, lattice walling and the like. These construction methods will also assist in reducing damage during floods and will facilitate cleaning after a flood event. • Construction materials used below the 100-year flood level plus 0.5m must comply with Schedule 3. • Applications must include a certificate from a practising Structural Engineer verifying that the structure can withstand the force of flood waters (from debris and buoyancy) from a flood up to 1m above the 100-year level. • S.149 Certificates to notify affectation by 100-year flood. • No external storage of materials (which may be hazardous during floods) below 100-year flood level plus 0.5m. • Allotment stormwater drainage to be designed to avoid adverse impact on adjoining properties. • Consideration should be given to locating new dwellings close to Carinya Road to minimise the impact of walkways and filling. |

Note: In the event of inconsistencies between Schedule 4A and Schedule 4B, Schedule 4A applies.

**Schedule 4B – CARINYA ROAD, PICNIC POINT FLOODPLAIN:
Compilation Of Development Controls For Residential Development**

| Type of Development | Requirements |
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| <p>4. Additional dwellings</p> <p>WEST OF BOATSHED</p> <ul style="list-style-type: none"> • Walkways required for additional dwelling • Elevated vehicle access required for additional dwellings where it fronts Carinya Rd. • Sharing of walkways encouraged. • Maximum density 1 dwelling/500sqm.   <p>EAST OF BOATSHED</p> <ul style="list-style-type: none"> • Walkway required for additional dwelling. • Elevated vehicle access encouraged where practical. • Walkway to existing dwelling not require unless it is rebuilt or raised. • Sharing of walkways encouraged • Maximum density 1 dwelling/650 sqm. | <ul style="list-style-type: none"> • Habitable floor levels to be equal or above the 100-year flood level plus 0.5m. • Non-habitable floor areas are permitted below the 100-year flood level plus 0.5m. • Outbuildings (garages, carports, sheds) permitted below the 100-year flood level, except for garages, driveways, carports, etc on allotments west of the boat shed, with frontage to Carinya Road. See Section below. • Failsafe pedestrian access (walkways and stairs) is required. • Failsafe vehicular access (garages, carports, driveways, car spaces, etc) is required for allotments west of the boat shed and with frontage to Carinya Road, and must have ground/floor levels at or above the 100-year flood level. On other allotments, such access is encouraged but is not mandatory. • Construction methods for non-habitable areas used below the 100-year flood level plus 0.5m must preclude the area from being converted into a habitable room. Acceptable methods include single brick walls with roller shutter doors at opposite sides, lattice walling and the like. These construction methods will also assist in reducing damage during floods and will facilitate cleaning after a flood event. • Construction materials used below the 100-year flood level plus 0.5m must comply with Schedule 3. • Applications must include a certificate from a practising Structural Engineer verifying that the structure can withstand the force of flood waters (from debris and buoyancy) from a flood up to 1m above the 100-year level. • S.149 Certificates to notify affectation by 100-year flood. • No external storage of materials (which may be hazardous during floods) below 100-year flood level plus 0.5m. |

| Schedule 4B – CARINYA ROAD, PICNIC POINT FLOODPLAIN: Compilation Of Development Controls For Residential Development | |
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| Type of Development | Requirements |
| 4. Additional dwellings (cont) | <ul style="list-style-type: none">• Allotment stormwater drainage to be designed to avoid adverse impact on adjoining properties.• Limited filling will be considered in the area between new dwellings/garages and Carinya Road subject to –<ul style="list-style-type: none">• It providing failsafe pedestrian and/or vehicular access.• A maximum filled area of 200m².• Filling not to extend more than 25m from the Carinya Road frontage.• Any additional filling will only be considered if a flood effects statement is submitted demonstrating minimal impact.• Provide a site flood plan.• Provide an area 0.5m above 100-year flood level for storage of goods.• Proposals should involve minimal impact on streetscape and adjoining properties. Plans and elevations showing visual impact on the streetscape and the impact on the amenity of adjoining properties will be required.• Consideration should be given to locating new dwellings close to Carinya Road to minimise the impact of walkways and filling. |

SCHEDULE 4C—CONTROLS FOR SUBDIVISION IN CARINYA ROAD

This Schedule specifies the development controls with which applications for subdivision must comply. The primary control for subdivision is the site area requirement, included in Clause 4.3.1. This Schedule includes additional controls for subdivision, which apply to the properties that are known to comply with the site area requirements.

Applications for subdivisions made in relation to the property referred to in Column 1 shall only be approved if it complies with the development control specified in Column 2. An application to subdivide a particular allotment will need to satisfy the requirements for both allotments that will be created from the subdivision. Requirements are outlined separately in the following table for top allotment closest to Carinya Road and the lower allotment away from Carinya Road.

It should be noted that other controls may also be relevant to the consideration of an application for subdivision. These are specified in Bankstown LEP 2015 and other relevant sections of Bankstown DCP 2015, particularly Part B1.

| Property Address | Development Controls for Subdivision in Carinya Road |
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| (1) No 3 Carinya Road | <ul style="list-style-type: none"> (i) Minimum site area is 650 square metres. (ii) Access shall be directly off Carinya Road. |
| (a) Top Allotment | <ul style="list-style-type: none"> (iii) There should be a minimum 5.5 metre setback from the front boundary and a minimum of 900mm from each side boundary. (iv) A minimum building envelope of 15 metres by 10 metres should be identified on the site. Any future building must be located within this area. This building envelope must not include the setbacks specified in (iii) above. (v) Any new dwelling built on this lot must be located above the 100-year flood line. However, a dwelling can partially locate below this level to satisfy the building envelope requirement. In this situation the usual floor level requirement (100 year flood plus half a metre) will still apply; (vi) Any new garage and /or parking area must be located above the 100 year flood level; (vii) An area shall be identified on the site to accommodate a permanent flood free access way from the lower allotment created by this subdivision extending from the lower boundary of the lot to |

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| | <p>above the 100 year flood line and thence to Carinya Rd. The construction of the accessway can be deferred until such time as a dwelling is constructed, but its location should be identified at subdivision stage and included in a sec 88B Notation on the Certificate of Title. Its location shall be considered in relation to it being used by future occupants of the lower allotment that would be created by this subdivision, and the present occupants of Nos 3A and the adjoining lots at No 5 Carinya Rd.</p> <p>(viii) The accessway referred to above must be constructed when a dwelling is built. It shall be designed to minimize loss of visual amenity, including by way of the following:</p> <ul style="list-style-type: none"> • Keeping the accessway as short as possible; • Appropriate design to minimize visual impact; • Integrating with the design of the dwelling; <p>(ix) The accessway shall also be built to:</p> <ul style="list-style-type: none"> • Withstand forces of floodwater. A report from a qualified structural/hydraulic engineer is required to substantiate this. • Built to appropriate safety standards to ensure that no one can fall off it; • Not facilitate unauthorized access to the dwellings. <p>(x) Easements shall be created over the property in favour of the 2 allotments below (being Nos 3 and 3A Carinya Rd) providing for permanent flood free access for pedestrians from these properties over this property to Carinya Rd. A driveway will satisfy this access requirement above the 100-year flood level.</p> <p>(xi) This easement should if possible be located on the western side of the property to facilitate sharing of the access way with residences at No 5, 5A and 5B Carinya Rd. The easement should be registered and included as a sec 88b Notation on the Certificate of Title.</p> <p>(xii) Limited filling will be considered in the area between any new dwelling and/or garage and Carinya Rd subject to:</p> |
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| | <ul style="list-style-type: none"> • It providing failsafe pedestrian or vehicular access; • Filling not to extend more than 25 metres from the Carinya Rd frontage; • There is a maximum filled area of 200 sq metres; Larger volumes may be considered if compensatory fill removal occurs elsewhere on the site; and • A report is submitted from a suitably qualified and experienced person demonstrating minimal flood impact. |
| (b) Lower Allotment | <p>(i) Minimum site area is 650 square metres.</p> <p>(ii) Vehicle access shall be from Reserve Rd. An access handle of 3.5 metres width must also be provided from Reserve Rd. <i>(See note 1 at end of this Schedule)</i></p> <p>(iii) There should be a minimum setback from the side boundaries of 900mm.</p> <p>(iv) A minimum building envelope of 15 metres by 10 metres should be identified on the site. Any future building must be located within this area. This building envelope must not include the setbacks specified in (iii) above.</p> <p>(v) Where the above requirement permits, and where feasible due to other site constraints, any new dwelling on this allotment shall be built a maximum of 10 metres from the northern boundary of this allotment.</p> <p>(vi) Future development of this lot must provide for permanent failsafe flood free pedestrian access from the dwelling. It should start from the floor level of the dwelling, and extend over the allotment and link with the easement and/or accessway created over the top allotment. It should also be constructed to enable its use by the current occupants of Nos 3A and 5, 5B and 5A Carinya Rd. Construction can be deferred until dwelling construction, but its location must be identified and specified on a sec 88B Restriction as to user Notation on the Certificate of Title.</p> |

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| | <p>(vii) Easements shall be created over the property in favour of the allotment below (being No 3A Carinya Rd) as well as the property at 5, 5A and 5B Carinya Rd that provides for permanent flood free access for pedestrians over this property to the adjoining allotment to the north and thence to Carinya Rd. The easement should be registered and included as a sec 88b Notation on the Certificate of Title.</p> <p>(viii) The flood free access referred to above must be constructed when a dwelling is built. It must be designed to minimize loss of visual amenity, including by way of the following:</p> <ul style="list-style-type: none">• Keeping the accessway as short as possible, by building the dwelling close to the northern allotment boundary;• Appropriate design to minimize visual impact;• Integrating with the design of the dwelling; <p>(ix) The accessway shall also be built to:</p> <ul style="list-style-type: none">• Withstand forces of floodwater. A report from a qualified structural/hydraulic engineer is required to substantiate this.• Be safe and ensure that no one can fall off it;• Not facilitate unauthorized access to the dwellings. <p>(x) Limited filling will be considered in this allotment subject to:</p> <ul style="list-style-type: none">• It being used to help provide failsafe pedestrian access;• There is a maximum filled area of 200 sq metres; Larger volumes may be considered if compensatory fill removal occurs elsewhere on the site; and• A report is submitted from a suitably qualified and experienced person demonstrating minimal flood impact. |
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| <p>(2) No 13a Carinya Road</p> <p>(a) Top Allotment</p> | <ul style="list-style-type: none">(i) Minimum site area is 650 square metres.(ii) Vehicle access shall be from Carinya Rd.(iii) There should be a minimum 5.5 metre setback from the front boundary and a minimum of 900mm from each side boundary.(iv) A minimum building envelope of 15 metres by 10 metres should be identified on the site. Any future building must be located within this area. This building envelope must not include the setbacks specified in (iii) above.(v) Where permitted by the above requirement, any new dwelling built on this lot must be located above the 100-year flood line unless this is not possible due to the topography or other site constraints (such as bushfire issues or vegetation clearing. However, a dwelling can partially locate below this level if necessary to satisfy the building envelope requirement. In this situation the usual floor level requirement (100 year flood plus half a metre) will still apply.(vi) Any new garage and /or parking area must be located above the 100-year flood level.(vii) An area shall be identified on the site to accommodate a permanent flood free access way from the southern allotment boundary extending to above the 100-year flood line and thence to Carinya Rd. The construction of the accessway can be deferred until such time as a dwelling is constructed, but its location should be identified at subdivision stage and included in a sec 88B Notation on the Certificate of Title. Its location shall be considered in relation to it being used by future occupants of the lower allotment that would be created by this subdivision, and the present occupants of Nos 13 and 15 Carinya Rd.(viii) The accessway referred to above must be constructed when a dwelling is built.(ix) Easements shall be created over the property in favour of the 2 allotments below (being No 13A Carinya Rd as well as the allotment created by this subdivision) that provides for permanent flood free access for pedestrians over this property to Carinya Rd. A driveway will satisfy this access requirement |
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| | <p>above the 100-year flood level. This easement should if possible be located on the western side of the property to facilitate sharing of the flood free access way access with residence at 15 Carinya Rd. The easement should be registered and included as a sec 88b Notation on the Certificate of Title.</p> <p>(x) Any flood free access shall be designed to minimize loss of visual amenity, including by way of the following:</p> <ul style="list-style-type: none">• Keeping the accessway as short as possible;• Appropriate design to minimize visual impact;• Integrating with the design of the dwelling; <p>(xi) The walkway shall also be built to:</p> <ul style="list-style-type: none">• Withstand forces of floodwater. A report from a qualified structural/hydraulic engineer is required to substantiate this.• Built to appropriate safety standards to ensure that no one can fall off it;• Not facilitate unauthorized access to the dwellings. <p>(xii) Limited filling will be considered in the area between any new dwelling and/or garage and Carinya Rd subject to:</p> <ul style="list-style-type: none">• It providing failsafe pedestrian or vehicular access;• Filling not to extend more than 25 metres from the Carinya Rd frontage;• There is a maximum filled area of 200 sq metres; Larger volumes may be considered if compensatory fill removal occurs elsewhere on the site; and• A report is submitted from a suitably qualified and experienced person demonstrating minimal flood impact. |
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| <p>(b) Lower Allotment</p> | <ul style="list-style-type: none"> (i) Minimum site area is 650 square metres. (ii) Vehicle access shall be from Reserve Rd. An access handle of 3.5 metres width must also be provided from Reserve. <i>(See note 1 at end of this Schedule)</i> (iii) There should be a minimum 5.5 metre setback from the front boundary and a minimum of 900mm from each side boundary. (iv) A minimum building envelope of 15 metres by 10 metres should be identified on the site. Any future building must be located within this area. This building envelope must not include the setbacks specified in (iii) above. (v) Where the above requirement permits, and where feasible due to other site constraints, any new dwelling on this allotment shall be built a maximum of 10 metres from the northern boundary of this allotment. (vi) Future development of this lot must provide for permanent failsafe flood free pedestrian access from the dwelling. It should start from the floor level of the dwelling, and extend over the allotment and link with the easement and/or accessway created over the top allotment. It should also be constructed to enable its use by the current occupants of Nos 13A and 15 Carinya Rd. Construction can be deferred until dwelling construction, but its location must be identified and specified on a sec 88B Restriction as to user Notation on the Certificate of Title. (vii) Easements shall be created over the property in favour of the allotment below (being No 13A Carinya Rd) as well as the property at 15 Carinya Rd that provides for permanent flood free access for pedestrians over this property to Carinya Rd. The easement should be registered and included as a sec 88b Notation on the Certificate of Title. (viii) The flood free access referred to above must be constructed when a dwelling is built. It must be designed to minimize loss of visual amenity, including by way of the following: <ul style="list-style-type: none"> • Keeping the accessway as short as possible, by building the dwelling close to the northern allotment boundary; • Appropriate design to minimize visual impact; • Integrating with the design of the dwelling; |
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| | <p>(ix) The accessway shall also be built to:</p> <ul style="list-style-type: none"> • Withstand forces of floodwater. A report from a qualified structural/hydraulic engineer is required to substantiate this. • Be safe and ensure that no one can fall off it; • Not facilitate unauthorized access to the dwellings <p>(x) Limited filling will be considered in this allotment subject to:</p> <ul style="list-style-type: none"> • It being used to help provide failsafe pedestrian access; • There is a maximum filled area of 200 sq metres; Larger volumes may be considered if compensatory fill removal occurs elsewhere on the site; and • A report is submitted from a suitably qualified and experienced person demonstrating minimal flood impact. |
| <p>(3) No 23 Carinya Road</p> <p>(a) Top Allotment</p> | <p>(i) Minimum site area is 650 square metres.</p> <p>(ii) Access shall be directly off Carinya Rd.</p> <p>(iii) There should be a minimum 5.5 metre setback from the front boundary and a minimum of 900mm from each side boundary.</p> <p>(iv) A minimum building envelope of 15 metres by 10 metres should be identified on the site. Any future building must be located within this area. This building envelope must not include the setbacks specified in (iii) above.</p> <p>(v) Where the above requirement permits, any new dwelling must be located above the 100 year flood line where this is possible having regard to other site constraints. However, a dwelling can partially locate below this level if necessary to satisfy the building envelope requirement. In this situation the usual floor level requirement (100-year flood plus half a metre) will still apply;</p> <p>(vi) Any garage/car parking area should be built above the 100-year flood line.</p> <p>(vii) For any part of the site below the 100-year flood level, an area shall be identified to accommodate a</p> |

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| | <p>permanent flood free access way extending to above the 100-year flood line and thence to Carinya Rd. Its location shall be identified and included in a sec 88B Notation on the Certificate of Title;</p> <p>(viii) The flood free accessway referred to directly above should be constructed as part of any new dwelling.</p> <p>(ix) An easement shall be created over the property in favour of the lower allotment that would be created by this subdivision that provides for residents of this property to use the flood free access way referred to above, over this property to Carinya Rd. This accessway can be a driveway above the 100-year flood level. The easement should be registered and included as a sec 88b Notation on the Certificate of Title.</p> <p>(x) Any accessway should be conform to the following:</p> <ul style="list-style-type: none"> • Keeping it as short as reasonably possible, by building the dwelling above the 100 year flood line if possible; • Appropriate design to minimize visual impact; • Integrating with the design of the dwelling; <p>(xi) The accessway shall also be built to:</p> <ul style="list-style-type: none"> • Withstand forces of floodwater. A report from a qualified structural/hydraulic engineer is required to substantiate this. • Built to appropriate safety standards to ensure that no one can fall off it; • Not facilitate unauthorized access to the dwellings. <p>(xii) Limited filling will be considered for this allotment subject to:</p> <ul style="list-style-type: none"> • It providing failsafe pedestrian or vehicular access; • Filling not to extend more than 25 metres from the Carinya Rd frontage; • There is a maximum filled area of 200 sq metres. More can be considered if fill is removed below the 100 year flood line to compensate; • A report is submitted from a suitably qualified and experienced person demonstrating minimal flood impact. |
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| <p>(b) Lower Allotment</p> | <ul style="list-style-type: none"> (i) Minimum site area is 650 square metres. (ii) Vehicle access shall preferably be from Reserve Rd. <i>(See note 1 at end of this Schedule)</i> (iii) There should be a minimum 5.5 metre setback from the front boundary and a minimum of 900mm from each side boundary. (iv) A minimum building envelope of 15 metres by 10 metres should be identified on the site. Any future building must be located within this area. This building envelope must not include the setbacks specified in (iii) above. (v) Where the above requirement permits, and where feasible due to other site constraints, any new dwelling on this allotment shall be built a maximum of 10 metres from the northern boundary of this allotment. (vi) Future development of this lot must provide for permanent failsafe flood free pedestrian access from the dwelling to Carinya Rd. This access should start from the floor level of the dwelling, and extend over the allotment and link with the easement and/or accessway created over the top allotment. Construction of the access way can be deferred until dwelling construction, but the location and type of access way must be considered at subdivision stage, and specified on a sec 88B Restriction as to user Notation on the Certificate of Title. (vii) The flood free access referred to above must be constructed when a dwelling is built. It must be designed to minimize loss of visual amenity, including by way of the following: <ul style="list-style-type: none"> • Keeping the accessway as short as possible, by building the dwelling close to the northern allotment boundary; • Appropriate design to minimize visual impact; • Integrating with the design of the dwelling; <p>The accessway shall also be built to:</p> <ul style="list-style-type: none"> • Withstand forces of floodwater. A report from a qualified structural/hydraulic engineer is |
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| | <p>required to substantiate this.</p> <ul style="list-style-type: none"> • Be safe and ensure that no one can fall off it; • Not facilitate unauthorized access to the dwellings <p>(viii) Limited filling will be considered in this allotment subject to:</p> <ul style="list-style-type: none"> • It being used to help provide failsafe pedestrian access; • There is a maximum filled area of 200 sq metres; Larger volumes may be considered if compensatory fill removal occurs elsewhere on the site; and • A report is submitted from a suitably qualified and experienced person demonstrating minimal flood impact. |
| <p>(4) No 57 Carinya Road</p> <p>(a) Top Allotment</p> | <p>(i) Minimum site area is 500 square metres.</p> <p>(ii) Vehicle access shall be directly off Carinya Rd.</p> <p>(iii) There should be a minimum 5.5 metre setback from the front boundary, a maximum setback of 10 metres from this boundary and a minimum of 900mm from each side boundary.</p> <p>(iv) A minimum building envelope of 15 metres by 10 metres should be identified on the site. Any future building must be located within this area. This building envelope must not include the setbacks specified in (iii) above.</p> <p>(v) Minimum floor levels should be the 100 year flood level plus 0.5 metre freeboard;</p> <p>(vi) Failsafe vehicular access (driveways and car space) is required.</p> <p>(vii) The subdivision should include provisions for failsafe pedestrian access to Carinya Rd (walkways, landscaping etc). Construction can be deferred until the dwelling is built, but the location of the proposed accessway should be identified and included on the Certificate of Title by way of a Sec 88B Notation. It should be located on or as close as practicable to the boundary with No 59 Carinya Rd so that it can be shared with any future redevelopment of this property, as well as with the lower allotment created from this subdivision.</p> |

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| | <p>(viii) Future dwellings built on this lot shall include the permanent failsafe flood free access between the dwelling and Carinya Rd. The commencing level of the accessway shall be at the floor level of the dwelling. It shall be designed so that it can be shared with any future dwelling built on the lower allotment, as well as No 59 Carinya Rd, and any future subdivisions of this property.</p> <p>(ix) An easement shall be created over the property in favour of the lower allotment, (and also No 59 Carinya Rd) that provides for residents to use the flood free accessway referred to above. The easement should be registered and included as a sec 88b Notation on the Certificate of Title.</p> <p>(x) Any flood free access shall be designed to minimise loss of visual amenity, including:</p> <ul style="list-style-type: none">• Keeping the accessway as short as possible, by building the dwelling close to the Carinya Rd end;• Appropriate design to minimize visual impact;• Integrating with the design of the dwelling; <p>(xi) The accessway shall also be built to:</p> <ul style="list-style-type: none">• Withstand forces of floodwater. A report from a qualified structural/hydraulic engineer is required to substantiate this.• Be safe and ensure that no one can fall off it;• Not facilitate unauthorized access to the dwellings <p>(xii) Limited filling will be considered in the area between any new dwelling and/or garage and Carinya Rd subject to:</p> <ul style="list-style-type: none">• It providing failsafe pedestrian or vehicular access;• Filling not to extend more than 25 metres from the Carinya Rd frontage;• There is a maximum filled area of 200 sq metres; Larger volumes may be considered if compensatory fill removal occurs elsewhere on the site; and• A report is submitted from a suitably qualified and experienced person demonstrating minimal flood impact. |
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| <p>(b) Lower Allotment</p> | <ul style="list-style-type: none"> (i) Minimum site area is 500 square metres. (ii) Access shall be from Reserve Rd. <i>(See note 1 at end of this Schedule)</i> (iii) There should be a minimum 5.5 metre setback from the front boundary and a minimum of 900mm from each side boundary. (iv) A minimum building envelope of 15 metres by 10 metres should be identified on the site. Any future building must be located within this area. This building envelope must not include the setbacks specified in (iii) above. (v) Where the above requirement permits, and where feasible due to other site constraints, any new dwelling on this allotment shall be built a maximum of 10 metres from the northern boundary of this allotment. (vi) Future development of this lot must provide for permanent failsafe flood free pedestrian access from the dwelling to Carinya Rd. This access should start from the floor level of the dwelling, and extend over the allotment and link with the easement and/or accessway created over the top allotment. Construction of the access way can be deferred until dwelling construction, but its location and type of access way must be considered at subdivision stage, and specified on a sec 88B Restriction as to user Notation on the Certificate of Title. It should be designed so that it can facilitate sharing between the occupants (present and future) of No 59 Carinya Rd, including future subdivisions of this property. (vii) The flood free access referred to above must be constructed when a dwelling is built. It must be designed to minimize loss of visual amenity, including by way of the following: <ul style="list-style-type: none"> • Keeping the accessway as short as possible, by building the dwelling close to the northern allotment boundary; • Appropriate design to minimize visual impact; • Integrating with the design of the dwelling; |
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| | <p>(viii) The accessway shall also be built to:</p> <ul style="list-style-type: none"> • Withstand forces of floodwater. A report from a qualified structural/hydraulic engineer is required to substantiate this. • Be safe and ensure that no one can fall off it; • Not facilitate unauthorized access to the dwellings <p>(ix) Limited filling will be considered in this allotment subject to:</p> <ul style="list-style-type: none"> • It being used to help provide failsafe pedestrian access; • There is a maximum filled area of 200 sq metres; Larger volumes may be considered if compensatory fill removal occurs elsewhere on the site; and • A report is submitted from a suitably qualified and experienced person demonstrating minimal flood impact. |
| <p>(5) No 59 Carinya Road</p> <p>Top Allotment</p> | <p>(i) Minimum site area is 500 square metres.</p> <p>(ii) Vehicle access shall be directly off Carinya Rd.</p> <p>(iii) There should be a minimum 5.5 metre setback from the front boundary, a maximum setback of 10 metres from this boundary and a minimum of 900mm from each side boundary.</p> <p>(iv) A minimum building envelope of 15 metres by 10 metres should be identified on the site. Any future building must be located within this area. This building envelope must not include the setbacks specified in (iii) above.</p> <p>(v) Minimum floor levels should be the 100 year flood level plus 0.5 metre freeboard;</p> <p>(vi) Failsafe vehicular access (driveways and car space) is required.</p> <p>(vii) The subdivision should include provisions for failsafe pedestrian access to Carinya Rd (walkways, landscaping etc). Construction can be deferred until the dwelling is built, but the location of the proposed accessway should be identified and included on the Certificate of Title by way of a Sec 88B Notation. It should be located on or as close as practicable to the boundary with No 57 Carinya Rd so that it can be shared with any future</p> |

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| | <p>redevelopment of this property, as well as with the lower allotment created from this subdivision.</p> <p>(viii) Future dwellings built on this lot shall include the permanent failsafe flood free access between the dwelling and Carinya Rd. The commencing level of the accessway shall be at the floor level of the dwelling. It shall be designed so that it can be shared with any future dwelling built on the lower allotment, as well as No 57 Carinya Rd, and any future subdivisions of this property.</p> <p>(ix) An easement shall be created over the property in favour of the lower allotment, (and also No 57 Carinya Rd) that provides for residents to use the flood free accessway referred to above. The easement should be registered and included as a sec 88b Notation on the Certificate of Title.</p> <p>(x) Any flood free access shall be designed to minimise loss of visual amenity, including:</p> <ul style="list-style-type: none"> • Keeping the accessway as short as possible, by building the dwelling close to the Carinya Rd end; • Appropriate design to minimize visual impact; • Integrating with the design of the dwelling; <p>(xi) The accessway shall also be built to:</p> <ul style="list-style-type: none"> • Withstand forces of floodwater. A report from a qualified structural/hydraulic engineer is required to substantiate this. • Be safe and ensure that no one can fall off it; • Not facilitate unauthorized access to the dwellings <p>(xii) Limited filling will be considered in the area between any new dwelling and/or garage and Carinya Rd subject to:</p> <ul style="list-style-type: none"> • It providing failsafe pedestrian or vehicular access; • Filling not to extend more than 25 metres from the Carinya Rd frontage; • There is a maximum filled area of 200 sq metres; Larger volumes may be considered if compensatory fill removal occurs elsewhere on the site; and • A report is submitted from a suitably qualified and experienced person demonstrating minimal flood impact. |
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| (b) Lower Allotment | <ul style="list-style-type: none">(i) Minimum site area is 500 square metres.(ii) Access shall be from Reserve Rd. (<i>See note 1 at end of this Schedule</i>)(iii) There should be a minimum 5.5 metre setback from the front boundary and a minimum of 900mm from each side boundary.(iv) A minimum building envelope of 15 metres by 10 metres should be identified on the site. Any future building must be located within this area. This building envelope must not include the setbacks specified in (iii) above.(v) Where the above requirement permits, and where feasible due to other site constraints, any new dwelling on this allotment shall be built a maximum of 10 metres from the northern boundary of this allotment.(vi) Future development of this lot must provide for permanent failsafe flood free pedestrian access from the dwelling to Carinya Rd. This access should start from the floor level of the dwelling, and extend over the allotment and link with the easement and/or accessway created over the top allotment. Construction of the access way can be deferred until dwelling construction, but its location and type of access way must be considered at subdivision stage, and specified on a sec 88B Restriction as to user Notation on the Certificate of Title. It should be designed so that it can facilitate sharing between the occupants (present and future) of No 57 Carinya Rd, including future subdivisions of this property(vii) The flood free access referred to above must be constructed when a dwelling is built. It must be designed to minimize loss of visual amenity, including by way of the following:<ul style="list-style-type: none">• Keeping the accessway as short as possible, by building the dwelling close to the northern allotment boundary;• Appropriate design to minimize visual impact;• Integrating with the design of the dwelling; |
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| | <p>(viii) The accessway shall also be built to:</p> <ul style="list-style-type: none"> • Withstand forces of floodwater. A report from a qualified structural/hydraulic engineer is required to substantiate this. • Be safe and ensure that no one can fall off it; • Not facilitate unauthorized access to the dwellings <p>(ix) Limited filling will be considered in this allotment subject to:</p> <ul style="list-style-type: none"> • It being used to help provide failsafe pedestrian access; • There is a maximum filled area of 200 sq metres; Larger volumes may be considered if compensatory fill removal occurs elsewhere on the site; and • A report is submitted from a suitably qualified and experienced person demonstrating minimal flood impact. |
| <p>(6) No 65 Carinya Road</p> <p>(a)Top Allotment</p> | <p>(i) Minimum site area is 500 square metres.</p> <p>(ii) Vehicle access shall be directly off Carinya Rd.</p> <p>(iii) There should be a minimum 5.5 metre setback from the front boundary, a maximum setback of 10 metres from this boundary and a minimum of 900mm from each side boundary.</p> <p>(iv) A minimum building envelope of 15 metres by 10 metres should be identified on the site. Any future building must be located within this area. This building envelope must not include the setbacks specified in (iii) above.</p> <p>(v) Minimum floor levels should be the 100 year flood level plus 0.5 metre freeboard;</p> <p>(vi) Failsafe vehicular access (driveways and car space) is required.</p> <p>(vii) The subdivision should include provisions for failsafe pedestrian access to Carinya Rd (walkways, landscaping etc). Construction can be deferred until a dwelling is built, but the location and type of accessway should be identified at subdivision stage and included on the Certificate of Title by way of a Sec 88B Notation. It should be</p> |

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| | <p>located on or as close as practicable to the boundary with No 67 Carinya Rd so that it can be shared with any future redevelopment of this property, as well as with the lower allotment created from this subdivision.</p> <p>(viii) Future dwellings built on this lot shall include the permanent failsafe flood free access between the dwelling and Carinya Rd. The commencing level of the accessway shall be at the floor level of the dwelling. It shall be designed so that it can be shared with any future dwelling built on the lower allotment, as well as with No 67 Carinya Rd, and any future subdivisions of this property.</p> <p>(ix) An easement shall be created over the property in favour of the lower allotment, (and also No 67 Carinya Rd) that provides for residents to use the flood free accessway referred to above. The easement should be registered and included as a sec 88b Notation on the Certificate of Title.</p> <p>(x) Any flood free access shall be designed to minimise loss of visual amenity, including:</p> <ul style="list-style-type: none"> • Keeping the accessway as short as possible, by building the dwelling close to the Carinya Rd end; • Appropriate design to minimize visual impact; • Integrating with the design of the dwelling; <p>(xi) The accessway shall also be built to:</p> <ul style="list-style-type: none"> • Withstand forces of floodwater. A report from a qualified structural/hydraulic engineer is required to substantiate this. • Be safe and ensure that no one can fall off it; • Not facilitate unauthorized access to the dwellings. <p>(xii) Limited filling will be considered in the area between any new dwelling and/or garage and Carinya Rd subject to:</p> <ul style="list-style-type: none"> • It providing failsafe pedestrian or vehicular access; • Filling not to extend more than 25 metres from the Carinya Rd frontage; • There is a maximum filled area of 200 sq metres; Larger volumes may be considered if |
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| | <p>compensatory fill removal occurs elsewhere on the site; and</p> <ul style="list-style-type: none"> • A report is submitted from a suitably qualified and experienced person demonstrating minimal flood impact. |
| (b) Lower Allotment | <p>(i) Minimum site area is 500 square metres.</p> <p>(ii) Access shall be from Reserve Rd. (<i>See note 1 at end of this Schedule</i>)</p> <p>(iii) There should be a minimum 5.5 metre setback from the front boundary and a minimum of 900mm from each side boundary.</p> <p>(iv) A minimum building envelope of 15 metres by 10 metres should be identified on the site. Any future building must be located within this area. This building envelope must not include the setbacks specified in (iii) above.</p> <p>(v) Where the above requirement permits, and where feasible due to other site constraints, any new dwelling on this allotment shall be built a maximum of 10 metres from the northern boundary of this allotment.</p> <p>(vi) Future development of this lot must provide for permanent failsafe flood free pedestrian access from the dwelling to Carinya Rd. This access should start from the floor level of the dwelling, and extend over the allotment and link with the easement and/or accessway created over the top allotment. Construction of the access way can be deferred until dwelling construction, but its location and type of access way must be considered at subdivision stage, and specified on a sec 88B Restriction as to user Notation on the Certificate of Title. It should be designed so that it can facilitate sharing between the occupants (present and future) of No 67 Carinya Rd</p> <p>(vii) The flood free access referred to above must be constructed when a dwelling is built. It must be designed to minimize loss of visual amenity, including by way of the following:</p> <ul style="list-style-type: none"> • Keeping the accessway as short as possible, by building the dwelling close to the northern allotment boundary; |

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| | <ul style="list-style-type: none"> • Appropriate design to minimize visual impact; • Integrating with the design of the dwelling; <p>(viii) The accessway shall also be built to:</p> <ul style="list-style-type: none"> • Withstand forces of floodwater. A report from a qualified structural/hydraulic engineer is required to substantiate this. • Be safe and ensure that no one can fall off it; • Not facilitate unauthorized access to the dwellings. <p>(ix) Limited filling will be considered in this allotment subject to:</p> <ul style="list-style-type: none"> • It being used to help provide failsafe pedestrian access; • There is a maximum filled area of 200 sq metres; Larger volumes may be considered if compensatory fill removal occurs elsewhere on the site; and • A report is submitted from a suitably qualified and experienced person demonstrating minimal flood impact. |
| <p>(7) No 67 Carinya Road</p> <p>(a) Top Allotment</p> | <p>(i) Minimum site area is 500 square metres</p> <p>(ii) Vehicle access shall be directly off Carinya Rd.</p> <p>(iii) There should be a minimum 5.5 metre setback from the front boundary, a maximum setback of 10 metres from this boundary and a minimum of 900mm from each side boundary.</p> <p>(iv) A minimum building envelope of 15 metres by 10 metres should be identified on the site. Any future building must be located within this area. This building envelope must not include the setbacks specified in (iii) above.</p> <p>(v) Minimum floor levels should be the 100 year flood level plus 0.5 metre freeboard;</p> <p>(vi) Failsafe vehicular access (driveways and car space) is required.</p> <p>(vii) The subdivision should include provisions for failsafe pedestrian access to Carinya Rd (walkways, landscaping etc). Construction can be deferred until a dwelling is built, but the location</p> |

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| | <p>and type of accessway should be identified at subdivision stage and included on the Certificate of Title by way of a Sec 88B Notation. It should be located on or as close as practicable to the boundary with No 65 Carinya Rd so that it can be shared with any future redevelopment of this property, as well as with the lower allotment created from this subdivision.</p> <p>(viii) Future dwellings built on this lot shall include the permanent failsafe flood free access between the dwelling and Carinya Rd. The commencing level of the accessway shall be at the floor level of the dwelling. It shall be designed so that it can be shared with any future dwelling built on the lower allotment, as well as No 65 Carinya Rd, and any future subdivisions of this property.</p> <p>(ix) An easement shall be created over the property in favour of the lower allotment, (and also No 65 Carinya Rd) that provides for residents to use the flood free accessway referred to above. The easement should be registered and included as a sec 88b Notation on the Certificate of Title.</p> <p>(x) Any flood free access shall be designed to minimise loss of visual amenity, including:</p> <ul style="list-style-type: none"> • Keeping the accessway as short as possible, by building the dwelling close to the Carinya Rd end; • Appropriate design to minimize visual impact; • Integrating with the design of the dwelling; <p>(xi) The accessway shall also be built to:</p> <ul style="list-style-type: none"> • Withstand forces of floodwater. A report from a qualified structural/hydraulic engineer is required to substantiate this. • Be safe and ensure that no one can fall off it; • Not facilitate unauthorized access to the dwellings <p>(xii) Limited filling will be considered in the area between any new dwelling and/or garage and Carinya Rd subject to:</p> <ul style="list-style-type: none"> • It providing failsafe pedestrian or vehicular access; • Filling not to extend more than 25 metres from |
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| | <p>the Carinya Rd frontage;</p> <ul style="list-style-type: none"> • There is a maximum filled area of 200 sq metres; Larger volumes may be considered if compensatory fill removal occurs elsewhere on the site; and • A report is submitted from a suitably qualified and experienced person demonstrating minimal flood impact • May be considered if compensatory fill removal occurs elsewhere on the site; and • A report is submitted from a suitably qualified and experienced person demonstrating minimal flood impact. |
| (b) Lower Allotment | <p>(i) Minimum site area is 500 square metres.</p> <p>(ii) Access shall be from Reserve Rd. <i>(See note 1 at end of this Schedule)</i></p> <p>(iii) There should be a minimum 5.5 metre setback from the front boundary and a minimum of 900mm from each side boundary.</p> <p>(iv) A minimum building envelope of 15 metres by 10 metres should be identified on the site. Any future building must be located within this area. This building envelope must not include the setbacks specified in (iii) above.</p> <p>(v) Where the above requirement permits, and where feasible due to other site constraints, any new dwelling on this allotment shall be built a maximum of 10 metres from the northern boundary of this allotment.</p> <p>(vi) Future development of this lot must provide for permanent failsafe flood free pedestrian access from the dwelling to Carinya Rd. This access should start from the floor level of the dwelling, and extend over the allotment and link with the easement and/or accessway created over the top allotment. Construction of the access way can be deferred until dwelling construction, but its location and type of access way must be considered at subdivision stage, and specified on a sec 88B Restriction as to user Notation on the Certificate of Title. It should be designed so that it can facilitate sharing between the occupants (present and future) of No 65 Carinya Rd</p> |

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| | <p>(vii) The flood free access referred to above must be constructed when a dwelling is built. It must be designed to minimize loss of visual amenity, including by way of the following:</p> <ul style="list-style-type: none"> • Keeping the accessway as short as possible, by building the dwelling close to the northern allotment boundary; • Appropriate design to minimize visual impact; • Integrating with the design of the dwelling; <p>(viii) The accessway shall also be built to:</p> <ul style="list-style-type: none"> • Withstand forces of floodwater. A report from a qualified structural/hydraulic engineer is required to substantiate this. • Be safe and ensure that no one can fall off it; • Not facilitate unauthorized access to the dwellings <p>(ix) Limited filling will be considered in this allotment subject to:</p> <ul style="list-style-type: none"> • It being used to help provide failsafe pedestrian access; • There is a maximum filled area of 200 sq metres; Larger volumes may be considered if compensatory fill removal occurs elsewhere on the site; and • A report is submitted from a suitably qualified and experienced person demonstrating minimal flood impact. |
| <p>(8) No 69 Carinya Road</p> <p>(a) Top Allotment</p> | <p>(i) Minimum site area is 500 square metres.</p> <p>(ii) Vehicle access shall be directly off Carinya Rd.</p> <p>(iii) There should be a minimum 5.5 metre setback from the front boundary, a maximum setback of 10 metres from this boundary and a minimum of 900mm from each side boundary.</p> <p>(iv) A minimum building envelope of 15 metres by 10 metres should be identified on the site. Any future building must be located within this area. This building envelope must not include the setbacks specified in (iii) above.</p> <p>(v) Minimum floor levels should be the 100 year flood level plus 0.5 metre freeboard;</p> |

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| | <p>(vi) Failsafe vehicular access (driveways and car space) is required.</p> <p>(vii) The subdivision should include provisions for failsafe pedestrian access to Carinya Rd (walkways, landscaping etc). Construction can be deferred until a dwelling is built, but the location and type of accessway should be identified at subdivision stage and included on the Certificate of Title by way of a Sec 88B Notation. It should be located on or as close as practicable to the boundary with No 71 Carinya Rd so that it can be shared with any future redevelopment of this property, as well as with the lower allotment created from this subdivision.</p> <p>(viii) Future dwellings built on this lot shall include the permanent failsafe flood free access between the dwelling and Carinya Rd. The commencing level of the accessway shall be at the floor level of the dwelling. It shall be designed so that it can be shared with any future dwelling built on the lower allotment, as well as No 71 Carinya Rd, and any future subdivisions of this property.</p> <p>(ix) An easement shall be created over the property in favour of the lower allotment, (and also No 71 Carinya Rd) that provides for residents to use the flood free accessway referred to above. The easement should be registered and included as a sec 88b Notation on the Certificate of Title.</p> <p>(x) Any flood free access shall be designed to minimise loss of visual amenity, including:</p> <ul style="list-style-type: none"> • Keeping the accessway as short as possible, by building the dwelling close to the Carinya Rd end; • Appropriate design to minimize visual impact; • Integrating with the design of the dwelling; <p>(xi) The accessway shall also be built to:</p> <ul style="list-style-type: none"> • Withstand forces of floodwater. A report from a qualified structural/hydraulic engineer is required to substantiate this. • Be safe and ensure that no one can fall off it; • Not facilitate unauthorized access to the dwellings |
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| | <p>(xii) Limited filling will be considered in the area between any new dwelling and/or garage and Carinya Rd subject to:</p> <ul style="list-style-type: none"> • It providing failsafe pedestrian or vehicular access; • Filling not to extend more than 25 metres from the Carinya Rd frontage; • There is a maximum filled area of 200 sq metres; Larger volumes may be considered if compensatory fill removal occurs elsewhere on the site; and • A report is submitted from a suitably qualified and experienced person demonstrating minimal flood impact. |
| (b) Lower Allotment | <p>(i) Minimum site area is 500 square metres.</p> <p>(ii) Access shall be from Reserve Rd. <i>(See note 1 at end of this Schedule)</i></p> <p>(iii) There should be a minimum 5.5 metre setback from the front boundary and a minimum of 900mm from each side boundary.</p> <p>(iv) A minimum building envelope of 15 metres by 10 metres should be identified on the site. Any future building must be located within this area. This building envelope must not include the setbacks specified in (iii) above.</p> <p>(v) Where the above requirement permits, and where feasible due to other site constraints, any new dwelling on this allotment shall be built a maximum of 10 metres from the northern boundary of this allotment.</p> <p>(vi) Future development of this lot must provide for permanent failsafe flood free pedestrian access from the dwelling to Carinya Rd. This access should start from the floor level of the dwelling, and extend over the allotment and link with the easement and/or accessway created over the top allotment. Construction of the access way can be deferred until dwelling construction, but its location and type of access way must be considered at subdivision stage, and specified on a sec 88B Restriction as to user Notation on the Certificate of Title. It should be designed so that it can facilitate sharing between the occupants (present and future)</p> |

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| | <p>of No 71 Carinya Rd</p> <p>(vii) The flood free access referred to above must be constructed when a dwelling is built. It must be designed to minimize loss of visual amenity, including by way of the following:</p> <ul style="list-style-type: none"> • Keeping the accessway as short as possible, by building the dwelling close to the northern allotment boundary; • Appropriate design to minimize visual impact; • Integrating with the design of the dwelling; <p>(viii) The accessway shall also be built to:</p> <ul style="list-style-type: none"> • Withstand forces of floodwater. A report from a qualified structural/hydraulic engineer is required to substantiate this. • Be safe and ensure that no one can fall off it; • Not facilitate unauthorized access to the dwellings <p>(ix) Limited filling will be considered in this allotment subject to:</p> <ul style="list-style-type: none"> • It being used to help provide failsafe pedestrian access; • There is a maximum filled area of 200 sq metres; Larger volumes may be considered if compensatory fill removal occurs elsewhere on the site; and • A report is submitted from a suitably qualified and experienced person demonstrating minimal flood impact. |
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Note 1: At the time of writing this DCP, the lower section of Carinya Rd (referred to in Schedule 4C as Reserve Rd) was part of a Reserve under the control of the Lands Department and cannot generally be used for legal access, as is required in Schedule 4C for some newly created allotments. Council is presently negotiating the status of this "road" with a view to having it transferred to Council for use as road, as this will make it easier for people to comply with this requirement. Alternatively, it is a matter for applicants to negotiate individually with the Lands Dept regarding access from this road to their properties.

SCHEDULE 5–CATCHMENTS AFFECTED BY STORMWATER FLOODING

| Flood Precinct | Low | | Medium | | | | | | | High | | |
|--------------------------------|---|---|---|-------------|---------------|---------------------------------|-----------------------------------|--------------------------------|-----------------------------|---|--------------------------------|-----------------------------|
| | critical uses and facilities, uses and facilities | Subdivision, residential, commercial and tourist industrial, related developments, recreation and non urban, concessional development | critical uses and facilities, uses and facilities | subdivision | Residential | commercial and industrial | related tourist development | recreation and non urban | concessional development | critical uses and facilities, uses and facilities, subdivision, residential, commercial and tourist industrial, related development, recreation and non urban | recreation and non urban | concessional development |
| Floor Level | | | | | 1,2,6 | 1,3,6 | 4,6 | 1,2,6 | 5,6 | | 1,7 | 5,6 |
| Building Components | | | | | 1 | 1 | 1 | 1 | 1 | | 1 | 1 |
| Structural Soundness | | | | | 1 | 1 | 1 | 2 | 1 | | 3 | 4 |
| Flood Effects | | | | 1,3 | 2,3 | 2,3 | 2,3 | 2,3 | 2,3 | | 2,3 | 2,3 |
| Parking and Driveway Access | | | | 1 | 2,3,4,5 ,6 | 2,3,4,5 ,6 | 2,3,4,5,6 | 3,5,6,7 ,8 | 5,6,9 | | 3,5,6,7 ,8 | 5,6,9 |
| Evacuation | | | | 1 | 2,6 | 3,6 | 3,6 | 4,6 | 5 | | 4,6 | 5 |
| Management and Design | | | | 1 | | 2,3,4 | 2,3,4 | 2,3,4 | 2,3,4 | | 2,3,4 | 2,3,4 |

 = POTENTIALLY UNSUITABLE LAND USE

 = Not relevant

Notes to Table

- Freeboard equals an additional height of 500mm.
- The relevant environmental planning instrument (generally the LEP) identifies development permissible with consent in various zones in Bankstown. However, constraints specific to individual sites may preclude Council granting consent for development on all or part of a site, whether or not there is compliance with this DCP, and whether or not the use is permissible under the LEP. The above matrix identifies where certain development types will be considered unsuitable due to flood related risks. If development consent is granted, compliance with the controls in this DCP may also lead to design constraints that could reduce the development yield for the site.
- Uses identified as "potentially unsuitable" will generally not be considered as a result of their overall incompatibility with flood risk. Such uses may however be considered where they show compliance with the objectives and the performance criteria of the DCP. In such cases, these uses will also need to comply with controls as specified by Council.

4. Filling of a site that is partially affected by flooding (if acceptable to Council) may change the flood risk precinct, and the associated development controls that apply to development on the site.
5. Development controls relate to the flood risk precinct identified for the site. Where a site has two or more flood risk categories the relevant sets of controls apply.
6. Refer to section 5 of the DCP for planning considerations involving only the erection of a fence. Any fencing that forms part of a proposed development is subject to the relevant flood effect and structural soundness considerations of the relevant category.
7. Uses defined as "critical uses and facilities" are considered "potentially unsuitable" in the high and medium precinct and on all land up to the edge of the floodplain.
8. Council may have undertaken mapping showing "major overland flowpaths" (see definitions) in some areas. This mapping is not exhaustive, and in some cases a site specific flood study may be necessary to determine the presence of overland flow paths. Council may require that these flowpaths remain undeveloped completely or partially, to provide for the conveyance of floodwaters. Some overland flow paths are protected by an easement, and in these cases, development would not be permitted over the easement. Refer to Council to determine whether these areas have been mapped for particular catchments and/or properties.
9. Regarding the floor level control for commercial and industrial uses, it is generally expected that the habitable floor level should be at the 100-year flood level plus *freeboard*. A lower floor level could be considered where compliance with this standard would result in complications with designing and operating the development, as well as any significant inconsistencies with the floor levels of existing developments.

Floor Level

1. Non habitable floor levels should be no lower than the 20-year flood unless justified by a specific assessment.
2. All habitable floor levels to be equal to or greater than the 100-year flood level plus *freeboard*.
3. The level of habitable floor areas to be equal to or greater than the 100-year flood level plus *freeboard*. If this is impractical for development in a Business zone the floor level should be as high as possible (Refer Note to Table 9).
4. All floor levels to be equal to or greater than the 20-year flood unless justified by specific assessment;
5. Floor levels to be greater than or equal to the prescribed floor level (which is the floor level that applies to that particular type of development). Where this is not practical due to the compatibility with the height of adjacent buildings, or with the floor level of existing buildings, or the need for access by persons with disabilities, a lower floor level may be considered. In these circumstances, the floor level is to be as high as practical. When undertaking alterations or additions, the floor level can be the same as the existing floor level. However in all cases, any storage of dangerous goods, plant etc should be above the prescribed floor level.
6. A restriction on the use of the land is to be registered on the Certificate of Title where the lowest floor level is elevated more than 1.5 metres above finished ground level, requiring that the undercroft area is not to be enclosed. The use of roller shutters, hit and miss brickwork and similar methods is however permissible where there is no significant flood impact. Non-habitable uses (laundry, toilet, bathroom and similar uses) can be enclosed where there is no significant flood impact.
7. Habitable floor levels to be equal to or greater than the 100-year flood level plus freeboard where possible or otherwise no lower than the 20-year flood unless justified by specific assessment

Building Components

1. All structures to have flood compatible building components below the 100-year flood level plus *freeboard*.

Structural Soundness

1. Applicant to demonstrate that the structure can withstand the forces of floodwater, debris, and buoyancy up to and including a 100-year flood plus *freeboard*, or up to the probable maximum flood (PMF) if required to satisfy the evacuation requirement (see below); an engineers report may be required.

2. Applicant to demonstrate that the structure can withstand the forces of floodwater, debris, and buoyancy up to and including a 100-year flood plus *freeboard*. An engineers report may be required.
3. Engineers report is required to certify that the structure can withstand the forces of floodwater, debris and buoyancy up to and including a 100-year flood plus *freeboard*.
4. Engineers report is required to certify that the structure can withstand the forces of floodwater, debris and buoyancy up to and including a 100-year flood plus *freeboard*, or up to the PMF if required to satisfy the evacuation requirement (see below).

Flood Effects

1. Applicant to demonstrate to Council's satisfaction (by way of an engineers report if requested) that the development resulting from the subdivision will not increase flooding effects elsewhere, having regard to: loss of flood storage; changes in flood levels, flows and velocities; the cumulative impacts of multiple developments in the vicinity. The report should also identify the presence of any "major overland flow paths" (refer to Note 8 in Notes to Table). *Note: Where major overland flow paths are present, this may result in restrictions of the proposed development to maintain the functioning of the flowpath, and/or to manage the impacts of development on properties. Refer also to Council's Development Engineering Standards Policy.*
2. Applicant to demonstrate to Council's satisfaction (by way of an engineers report if requested) that the development will not increase flooding effects elsewhere, having regard to: loss of flood storage; changes in flood levels, flows and velocities; the cumulative impacts of multiple developments in the vicinity. The report should also identify the presence of any "major overland flow paths" (refer to Note 8 in Notes to Table). *Note: Where major overland flow paths are present, this may result in restrictions of the proposed development to maintain the functioning of the flowpath, and/or to manage the impacts of development on properties. Refer also to Council's Development Engineering Standards Policy.*
3. Council may require that the creation of an easement, or that a Restriction be placed on the Title Certificate identifying the location of "major overland flow paths" or locations of significant backwater flooding.

Parking and Driveway Access

1. Applicant to show that car parking and driveway access for any development resulting from the subdivision can be provided in accordance with this DCP.
2. The minimum surface level of open car parking spaces or carports shall be as high as practical, and not below:
 - (i) the 20 year flood level or

- (ii) the level of the crest of the road at the location where the site has access (which ever is the lower).

In the case of garages, the minimum surface level shall be as high as practical but no lower than the 20–year flood. Surface levels should also be determined having regard to the control Number 4 below relating to depths of inundation over driveways.

3. Garages capable of accommodating more than 3 vehicles on land zoned for urban purposes, or enclosed car parking must be protected from inundation from the 100 year flood;
4. The level of the driveway providing access between the road and the parking spaces should be as high as practical, and not lower than 0.3 metres below the 100–year flood level. However, Council may consider a lower level for the driveway in the following circumstances, where risk to human life is not compromised.
 - a. Where the road is lower than the parking space, no part of the driveway should be inundated to a greater depth than the roadway
 - b. Where the car parking space is lower than the road, the depth of inundation over the driveway must not be greater than the car park inundation depth, and the driveway must rise continuously in an egress direction
 - c. Where the car parking space and road are both below the 100–year flood level, the depth of inundation over the driveway must not be greater than the depth at either the car parking space or the road. Where feasible, the driveway should rise continuously in the egress direction.
5. Enclosed car parking and car parking areas capable of accommodating more than 3 vehicles (other than on rural zoned land with a floor level below the 20 year flood level or more than 0.8 metres below the 100 year flood level shall have adequate warning signs, signage and exits.
6. Restraints or vehicle barriers to be provided to prevent floating vehicles leaving the site in a 100–year flood.
7. The minimum surface level of open car parking spaces, carports or garages shall be as high as practical.
8. The driveway providing access between the road and the parking space shall be as high as practical and generally rising in the egress direction.
9. Driveway and parking space levels to be no lower than the design ground floor levels. Where this is not practical, a lower level may be considered where the risk to human life would not be compromised. In these circumstances, the levels are to be as high as practical, and when undertaking additions or alterations, no lower than the existing level.

Evacuation

1. Applicant to show that evacuation for development resulting from the subdivision can be provided in accordance with this DCP.
2. Reliable access for pedestrians or vehicles is required from the building, commencing at a minimum level equal to the lowest habitable floor level to an area of refuge above the PMF. Such a refuge may comprise a minimum of 20% of the gross floor area of the dwelling being above the PMF level. An engineers report may be required.
3. Reliable access for pedestrians or vehicles is required. An engineers report may be needed to address this matter and should consider access for pedestrians or vehicles to a publicly accessible location above the 100-year flood level. Where feasible, an area of refuge within the building or development site that is above the PMF level, and which is equal to 20% of the gross floor area of the development, or such other area capable of accommodating the number of people likely to require evacuation;
4. The evacuation requirements of the development are to be considered. An engineers report will be required if circumstances are possible that the evacuation of persons may not be achieved within the effective warning time.
5. An evacuation strategy to be considered and proposals made for improving the evacuation arrangements to the site in relation to the present situation where possible. Adequate flood warning should be available to allow safe and orderly evacuation without undue reliance on the SES or other authorised emergency personnel. Options could include the provision of access for pedestrians or vehicles to a publicly accessible location, or an area of refuge equal to at least 20% of the gross floor area, or such other area capable of accommodating the number of people likely to require evacuation that is above the probable maximum flood level.
6. The development should be consistent with any flood evacuation strategy, flood plan or similar strategy that has been adopted by Council.

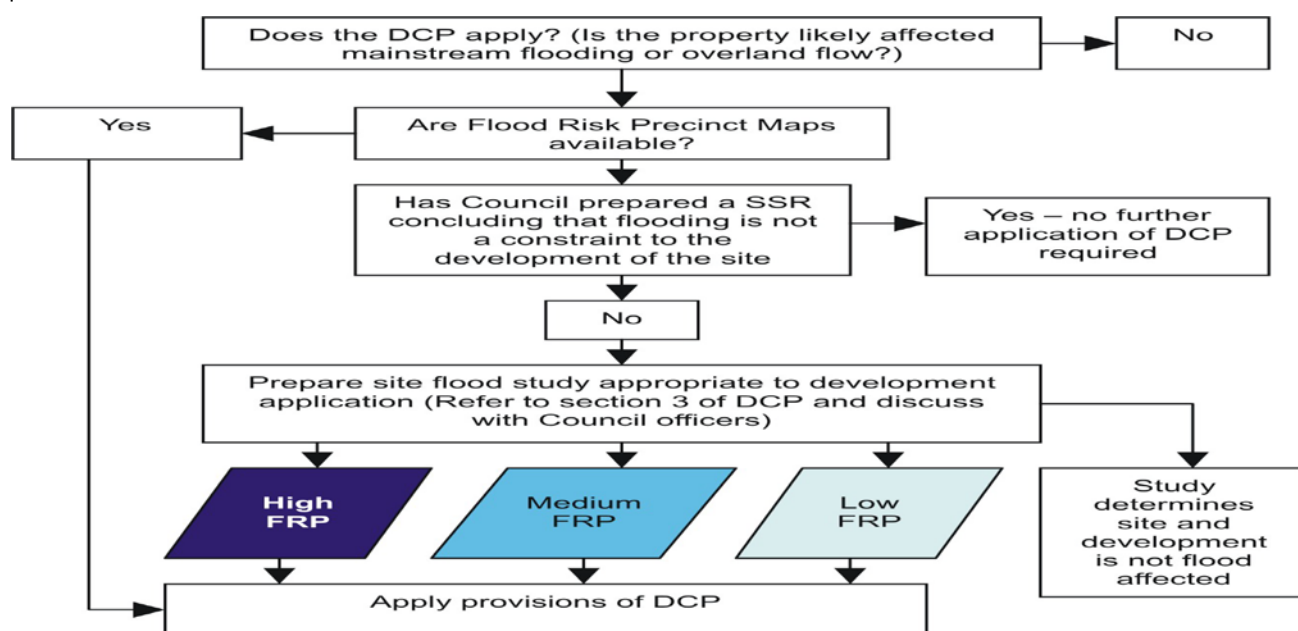
Management and Design

1. Applicant to demonstrate that development resulting from the subdivision can be undertaken in accordance with this DCP.
2. A Site Emergency Response Flood Plan is required where floor levels are below the prescribed floor level (which is the floor level that applies to that particular type of development).
3. Applicant to demonstrate that there is an available area above the 100-year flood level plus freeboard to store goods;
4. No storage of materials below the prescribed floor level which may cause pollution or be potentially hazardous during floods.

SECTION 7–EXPLANATORY NOTES ON LODGING APPLICATIONS

7.1 Follow these major steps to lodge the application:

- (a) Check the proposal is permissible in the zoning of the land by reference to any applicable environmental planning instruments.
- (b) Consider any other relevant planning controls of Council (e.g. controls in any other relevant part of the Bankstown DCP 2015).
- (c) Determine the applicable floodplain or component thereof (e.g. Georges River, Carinya Road Area) and flood risk precinct (low, medium or high) within which your site is situated. Enquire with Council regarding existing flood risk mapping or whether a site-specific assessment may be warranted (for example, if local overland flooding is a potential problem). A property may be located in more than one precinct and the assessment must consider the controls for each precinct relative to where the site is located. The flow diagram below summarises this consideration process.



- (d) Determine the land use category relevant to the development proposal, by firstly confirming how it is defined by the relevant environmental planning instrument and secondly by ascertaining the land use category from Schedule 2 of this Plan.
- (e) Assess and document how the proposal will achieve the performance criteria for development and associated fencing provided by clauses 3.2.1 and 5.2.1 of this Plan.

- (f) Check if the proposal will satisfy the prescriptive controls for different land use categories in different flood risk precincts, as specified in the Schedule 3 or 4 of this Plan depending on which floodplain the site is located.
- (g) If the proposal does not comply with the prescriptive controls, determine whether the performance criteria are nonetheless achieved.
- (h) Illustrations provided in this plan to demonstrate the intent of development controls are diagrammatic only. Proposals must satisfy all relevant controls contained in this plan and associated legislation.
- (i) The assistance of Council staff or an experienced floodplain consultant may be required at various steps in the process to ensure that the requirements of this Plan are fully and satisfactorily addressed.

Note: *Compliance with all the requirements of this plan does not guarantee that an application will be approved.*

7.2 Information required with an application to address this plan is as follows:

- (a) Applications must include information which addresses all relevant controls listed above, and the following matters as applicable.
- (b) Applications for Concessional Development (see Schedule 2) to an existing dwelling on Flood Prone Land shall be accompanied by documentation from a registered surveyor confirming existing floor levels.
- (c) Development applications affected by this plan shall be accompanied by a survey plan showing:
 - (i) The position of the existing building/s or proposed building/s;
 - (ii) The existing ground levels to Australian Height Datum around the perimeter of the building and contours of the site; and
 - (iii) The existing or proposed floor levels to Australian Height Datum.
- (d) Applications for earthworks, filling of land and subdivision shall be accompanied by a survey plan (with a contour interval of 0.25m) showing relative levels to Australian Height Datum.
- (e) For large scale developments, or developments in critical situations, particularly where an existing catchment based flood study is not available, a flood study using a fully dynamic one or two dimensional computer model may be required. For smaller developments the existing flood study may be used if available and suitable (e.g. it contains sufficient local detail), or otherwise a flood study prepared in a manner consistent with the “Australian Rainfall and Runoff” publication, Council’s Drainage Design Code and the Floodplain Management Manual, will be required. From this study, the following information shall be submitted in plan form:

- (i) water surface contours;
- (ii) velocity vectors;
- (iii) velocity and depth product contours;
- (iv) delineation of flood risk precincts relevant to individual floodplains; and
- (v) show both existing and proposed flood profiles for the full range of events for total development including all structures and works (such as revegetation/ enhancements).

This information is required for the pre-developed and post-developed scenarios.

- (f) Where the controls for a particular development proposal require an assessment of structural soundness during potential floods, the following impacts must be addressed:

- (i) hydrostatic pressure;
- (ii) hydrodynamic pressure;
- (iii) impact of debris; and
- (iv) buoyancy forces.

Foundations need to be included in the structural analysis.

SECTION 8–DEFINITIONS

Adequate warning systems, signage and exits means where the following is provided:

- (a) an audible and visual alarm system which alerts occupants to the need to evacuate, sufficiently prior to likely inundation to allow for the safe evacuation of pedestrians and vehicles;
- (b) signage to identify the appropriate procedure and route to evacuate; and
- (c) exits which are located such that pedestrians evacuating any location during any flood do not have to travel through deeper water to reach a place of refuge above the 100 year flood away from the enclosed car parking.

Average exceedence probability (AEP) means the magnitude of a storm.

Average Recurrence Interval (ARI) means the long term average number of years between the occurrence of a flood as big as, or larger than, the selected event. For example, floods with a discharge as great as, or greater than, the 20 year ARI flood event will occur on average once every 20 years. ARI is another way of expressing the likelihood of occurrence of a flood event.

Catch drain means a diversion channel constructed above a road or batter to intercept surface water.

Channel means a natural stream that conveys water, a ditch or drain excavated for the flow of water.

Culvert means one or more adjacent pipes or enclosed conduits for carrying a watercourse beneath a road or other earthworks.

Designated flood means the 1 in 100 year flood for the Georges River.

Designated flood level means the level reached by a 1 in 100–year flood as advised by the Department of Public Works and Services in 1986.

Effective warning time means the time available after receiving advice of an impending flood and before the floodwaters prevent appropriate flood response actions being undertaken. The effective warning time is typically used to move farm equipment, move stock, raise furniture, evacuate people and transport their possessions.

Enclosed car parking means car parking which is potentially subject to rapid inundation, which consequently increases risk to human life and property (such as basement of bunded car parking areas). The following criteria apply for the purposes of determining what is enclosed car parking:

- (a) flooding of surrounding areas may raise water levels above the perimeter which encloses the car park (normally the entrance), resulting in rapid inundation of the car park to depths greater than 0.8 metre; and
- (b) drainage of accumulated water in the car park has an outflow discharge capacity significantly less than the potential inflow capacity.

Extreme flood means an estimate of the probable maximum flood, which is the largest flood likely to ever occur.

Fail safe access for pedestrians means a reliable and permanent system which will allow safe evacuation for pedestrians up to and including the 100 year flood and may include a walkway and stairs designed in accordance with the Building Code of Australia (BCA), or where necessitated by topography, fixed ladders designed in accordance with Australian Standard AS 1657 (AS, 1992), located at or above the 100 year flood level.

Fail safe access for motor vehicles means a reliable and permanent system which will allow the safe movement of vehicles during all floods up to and including the 100 year flood.

Flood means a relatively high stream flow which overtops the natural or artificial banks in any part of a stream, river, estuary, lake or dam, and/or local overland flooding associated with major drainage as defined by the FDM before entering a watercourse.

Note: Consistent with the FDM, this DCP does not apply in the circumstances of local drainage inundation as defined in the FDM and determined by Council. Local drainage problems can generally be minimised by the adoption of urban building controls requiring a minimum difference between finished floor and ground levels.

Flood awareness means an appreciation of the likely effects of flooding and a knowledge of the relevant flood warning and evacuation procedures.

Flood compatible building components means a combination of measures incorporated in the design and/or construction and alteration of individual buildings or structures subject to flooding, and the use of flood compatible materials for the reduction or elimination of flood damage.

Flood compatible materials means the materials used in building which are resistant to damage when inundated.

Flood evacuation strategy means the proposed strategy for the evacuation of areas within effective warning time during periods of flood as specified within any policy of Council, the FRMP, the relevant SES Flood Plan, by advices received from the State Emergency Services (SES) or as determined in the assessment of individual proposals.

Flood plan means a management plan prepared in consultation with the State Emergency Services (SES) which demonstrates the means to minimise the likelihood of flood damage, including demonstrated ability to move goods above the flood level within the likely available flood warning time and a strategy to safely evacuate persons on the site.

Floodplain Risk Management Plan (FRMP) means a plan prepared for one or more floodplains in accordance with the requirements of the FDM or its predecessor of which this DCP forms part.

Floodplain Risk Management Study (FRMS) means a study prepared for one or more floodplains in accordance with the requirements of the FDM or its predecessor.

Flood prone land (being synonymous with flood liable and floodplain) is the area of land which is subject to inundation by the probable maximum flood (PMF).

Flood proofing means a combination of measures incorporated in the design and/or construction and alteration of individual buildings or structures subject to flooding, for the reduction or elimination of flood damage as indicated in the Floodplain Development Manual.

Freeboard means a factor of safety expressed as the height above the design flood level. Freeboard provides a factor of safety to compensate for uncertainties in the estimation of flood levels across the floodplain, such as wave action, localised hydraulic behaviour and impacts that are specific event related, such as levee and embankment settlement, and other effects such as “greenhouse” and climate change.

Habitable room means a room used for normal domestic activities that includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom and sunroom; but excludes a bathroom, laundry, water closet, food storage pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes drying room, and other spaces of specialised nature occupied neither frequently nor for extended periods.

Habitable floor area means:

- (a) in a **residential situation**: a living or working area, such as a lounge room, dining room, rumpus room, kitchen, bedroom or workroom; and
- (b) in an **industrial or commercial situation**: an area used for offices or to store valuable possessions susceptible to flood damage in the event of a flood.

Hazard means a source of potential harm or a situation with a potential to cause loss. In relation to this plan, the hazard is flooding which has the potential to cause harm or loss to the community.

High hazard flood fringe areas means the areas subject to inundation in a designated flood of 1 metre or more, but not including floodway areas, interim floodways, or the special development areas referred to in this DCP.

High hazard flood fringe areas means the areas subject to inundation in a designated flood of 1 metre or more.

Hydraulic hazard is the hazard as determined by the provisional criteria outlined in the FDM in a 100 year flood event.

Interim floodways means the areas subject to current investigations to determine the extent and severity of the flood hazard. In the case of severe hazard, the investigation should determine whether or not flood mitigation measures can and should be introduced to reduce the hazard to that normally associated with high hazard flood fringe areas. This would allow Council to approve new buildings and additions. Only one interim floodway currently exists and this is located in the vicinity of MacLaurin Avenue and Henry Lawson Drive, East Hills.

Local overland flooding means inundation by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.

Low hazard flood fringe areas means those areas subject to inundation in a designated flood to a depth of less than 1 metre.

Merit approach is an approach, the principles of which are embodied in the FDM which weighs social, economic, ecological and cultural impacts of land use options for different flood prone areas together with flood damage, hazard and behaviour implications, and environmental protection and well-being of the State's rivers and floodplains.

100 year flood means the flood that has a 1% chance of occurring or being exceeded in any year.

Probable maximum flood (PMF) means the largest flood that could conceivably occur at a particular location, usually estimated from probable maximum precipitation.

Probable maximum precipitation (PMP) means the greatest depth of precipitation for a given duration meteorologically possible over a given size storm area at a particular location at a particular time of the year, with no allowance made for long-term climatic trends (World Meteorological Organisation, 1986). It is the primary input to the estimation of the probable maximum flood.

Probability means a statistical measure of the expected chance of flooding (see ARI).

Reliable access during a flood means the ability for people to safely evacuate an area subject to flooding, having regard to the depth and velocity of flood waters, the suitability of the evacuation route, and without a need to travel through areas where water depths increase.

Risk means the chance of something happening that will have an impact. It is measured in terms of consequences and probability (likelihood). In the context of this plan, it is the likelihood of consequences arising from the interaction of floods, communities and the environment.

Site Emergency Response Flood Plan (not being an SES Flood Plan) is a management plan that demonstrates the ability to safely evacuate persons and include a strategy to move goods above the flood level within the available warning time. This Plan must be consistent with any flood evacuation strategy, flood plan or similar plan adopted by Council.

Watercourse means a natural or constructed channel for the flow of water.