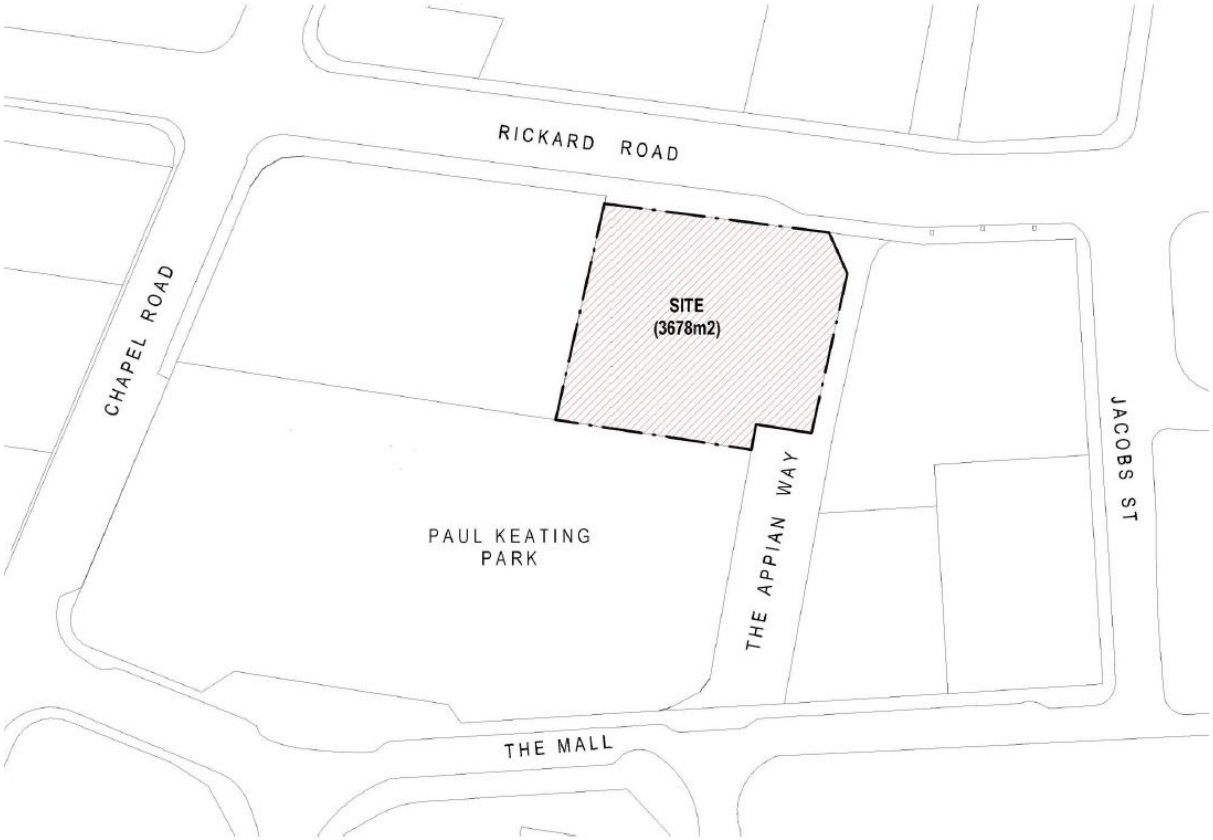
1.1. Land To Which This DCP Applies

This DCP applies to 74 Rickard Road and Part 375 Chapel Road, Bankstown, legally described as Lot 15, DP 777510. This DCP applies to development for the purposes of an educational establishment and associated ground floor uses. For other development types, the other parts of the DCP apply.

Figure 1 Site Area



Source: Lyons

1.2. Application

In the event of any inconsistency with other controls in the DCP, the controls in this section take precedence. This DCP applies to development for the purposes of an educational establishment and associated ground floor uses. For other development types, the other parts of the DCP apply and take precedence.

1.3. Site Objectives

This DCP aims to guide future development on the site in accordance with the development standards within the LEP.

The DCP objectives are:

O1. To ensure that any new building responds to its context including Paul Keating Park, the public domain and adjoining buildings within the Bankstown civic precinct.

O2. To provide a high quality, contemporary building that can accommodate a university, with supporting shops and food and beverage uses.

O3. To ensure that the new building provides a high level of amenity for the public domain.

O4. To ensure the new building promotes interaction and activity with the public domain through active frontages.

O5. To ensure that the new building facilitates an appropriate level of sun access into Paul Keating Park, particularly in the winter months.

O6. To ensure public domain enhancements around the site, which are integrated through the provision of a pedestrian prioritised Appian Way, improved Rickard Road streetscape and enhanced interface with Paul Keating Park.

O7. To provide generous landscaped areas at ground level around the perimeter of the site to ensure suitable interfaces with surrounding properties and facilitate ease of movement for pedestrians.

O8. To encourage the use of active and public transport nodes by students, staff and visitors to the site, while minimising reliance on cars to the site.

1.4. Character Statement

The site will accommodate a vertical university campus in the civic precinct of Bankstown CBD. The campus will contribute to the economic, social and cultural life of Bankstown and south west Sydney, and most importantly, will provide educational opportunities in a new building designed to foster innovation and discovery. The campus will be integrated with the CBD, providing campus students, staff and visitors with access to a range of public transport modes and civic, retail, commercial and recreation facilities.

The campus will complement the Bankstown Library and Knowledge Centre, Bryan Brown Theatre, heritage Town Hall and Civic Centre, which are already established in the civic precinct. The campus ground level will be permeable and actively engage with the adjoining public domain, which will be landscaped with trees, paving and furniture that will create an active pedestrian environment, and integrate with the formal and informal landscaping of Paul Keating.

The Appian Way, Paul Keating Park and Rickard Road frontages will be designed to provide an open and active edge to the campus, negotiating the conflicting requirements of flood level freeboard and DDA accessibility, with access points to every direction.

The use of active and public transport modes by staff, students and visitors will be fostered by the provision of bicycle facilities and access to bus, train and metro services within the CBD. On site car parking will be limited to complement this approach and mitigate potential impacts on the road network.

The flexibility to respond to the changing educational and research requirements into the long term will be built into the design of floor plates, the structural grid, vertical transport systems, amenities, plant and services. Simultaneously, the design will respectfully respond to neighbouring buildings and ensure the amenity of Paul Keating Park is protected.

The campus will achieve a high standard of architectural quality that will make it a striking, landmark building with the capacity required for a top tier university offering a wide range of educational, research and employment opportunities, as envisaged in metropolitan, district and local strategic plans.

1.5. Height

Objectives

O1. Provide for a landmark building with capacity to accommodate a top tier university offering a wide range of educational, research and employment opportunities.

O2. Prevent interference with Bankstown Airport operations.

O3. Maintain an acceptable level of solar access into Paul Keating Park.

Controls

C1. The maximum height of any building is 83m in accordance with the Bankstown Local Environment Plan 2015 Height of Buildings Map (as amended).

1.6. Setbacks

Objectives

O1. Make a positive contribution to the streetscape and public domain, by incorporating setbacks for landscaping including canopy trees suitable for street planting capable of achieving 20m height at maturity, pedestrian movements and view corridors.

O2. Ensure the building is responsive to its built context.

O3. Maintain an acceptable level of solar access into Paul Keating Park.

Controls

C1. The building is to achieve design excellence and respond to advice issued by the State Design Review Panel. The building is to incorporate design cues in response to surrounding civic buildings, though not to the detriment of achieving design excellence.

C2. The building's east elevation is to align with the western edge of The Appian Way carriage way to facilitate pedestrian movement, maintain a view corridor and facilitate tree planting and hard and soft landscaping as envisioned in Council's *Bankstown Complete Streets* and draft *Paul Keating Park 2040 Masterplan*.

Note: The 'Appian Way carriage way' is defined as the area including the *Right of Way* (variable width), labelled 'X' on DP 1256167.

C3. Above the ground level, the building's north elevation is to align with the northern boundary to create a defined street edge to Rickard Road.

C4. Awnings must be designed to allow growth of including canopy trees capable of achieving 20m height at maturity suitable for street planting, avoiding the need for cutouts or holes if possible.

C5. To facilitate deep soil zones the basement is not to extend under the alignment of The Appian Way carriage way.

C6. The west elevation of low-rise tower volume is to be setback above the podium volume to emphasis the strong base of the building and its visual relationship to the adjoining Bankstown Library and Knowledge Centre.

C7. The south elevation of the mid-tower volume is to be as narrow as possible to minimise the building mass from view points in Paul Keating Park and The Appian Way.

C8. The south and west elevations of the cantilever volume are to set back from the middle volume to mitigate shading onto Paul Keating Park.

1.7. Solar Access

Objectives

O1. Maintain an acceptable level of solar access into Paul Keating Park, to ensure it remains a high performing, flexible public space with attractive and healthy landscaping.

Controls

C1. The building must allow for 4 hours of continuous solar access to a consolidated area of Paul Keating Park between 10am and 3pm on 21 June (inclusive of existing shadow). The size of the consolidated area must be a minimum 50% of the area of Paul Keating Park (not including the footprint of existing buildings).

1.8. Active Street Frontages

Objectives

O1. Provide ground level frontages that promote integration between the campus and the public domain, and which are visually and/or physically permeable to the public during operating hours.

O2. Promote activity and interest by encouraging active and attractive uses at the ground level, which open to the public domain.

O3. Enhance public security and passive surveillance.

O4. Foster pedestrian activity around the site.

Controls

C1. 75% of the ground level frontage is to be visually and/or physically permeable to the adjoining public domain.

C2. Active street frontages are to be provided along the site frontage to The Appian Way, Rickard Road and Paul Keating Park to the extent identified in **Figure 2.**

C3. Publicly accessible and attractive uses are to be incorporated at the ground level, with entrances that are inviting to use and relate to pedestrian paths around the site and in its vicinity.

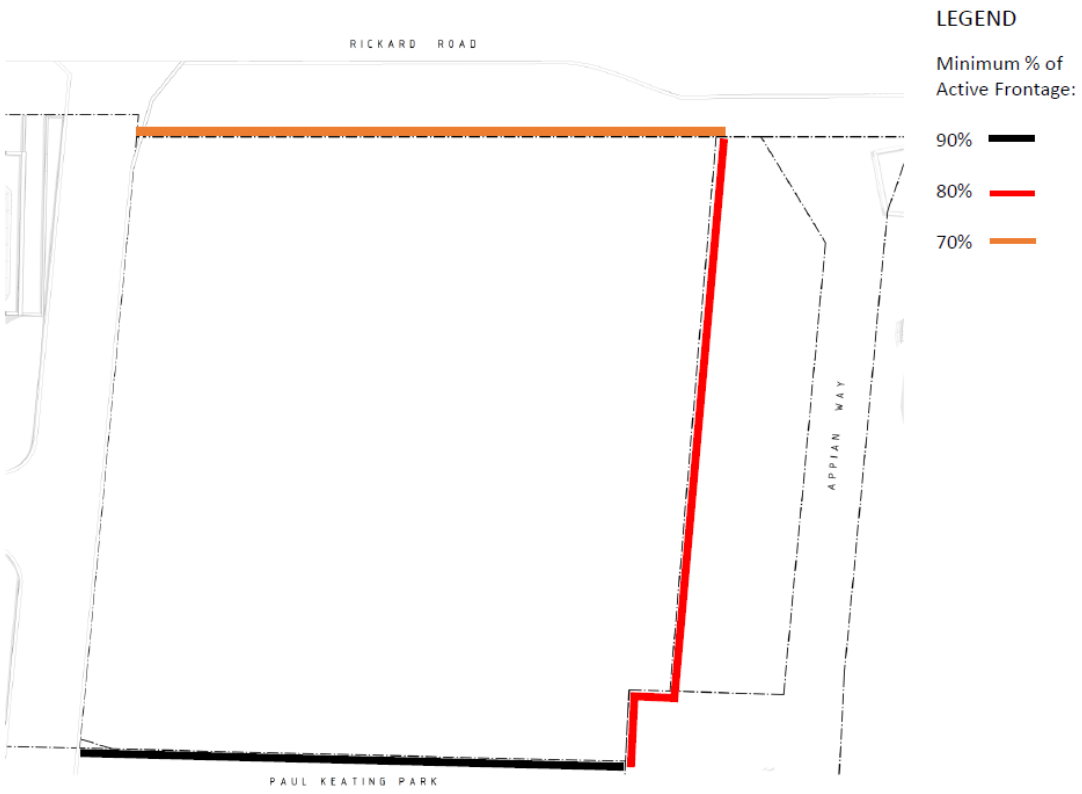
C4. Minimise blank walls, fire escapes, service doors, plant and equipment hatches.

C5. Where services such as fire escapes, service doors and equipment hatches / fire boosters cannot be avoided on ground level facades, elements of visual interest, such as display cases, or creative use of materials must be incorporated into the design.

C6. Provide a high standard of finish and level of architectural detail for shopfronts.

C7. Shopfront floor levels are to be as close to the footpath level as possible, with consideration of flood levels adjoining the building.

Figure 2 - Active frontages



Source: Lyons

1.9. Public Domain

Objectives

O1. Coordinate and integrate the building and ground level hard and soft landscaping with the adjoining public domain and civic buildings, in accordance with Council's *Bankstown Complete Streets* and draft *Paul Keating Park 2040 Masterplan*.

O2. Prioritise pedestrian movement, safety and amenity along The Appian Way, including the creation of pedestrian only zone and shared vehicle access zone.

O3. Install street furniture, landscaping, utilities and equipment to contribute to the community's enjoyment of the public domain, while not impeding pedestrian movement or safety.

O4. Improve pedestrian amenity and safety along Rickard Road.

O5. Integrate services within the building so that they do not detract from the public domain.

Controls

C1. Ground level landscaping shall be integrated with *Bankstown Complete Streets* and the draft *Paul Keating Park 2040 Masterplan* and incorporate soft landscaping, paving, street furniture, bike parking, and the like, to be coordinated with new and existing services infrastructure. The works will be subject to detailed design in consultation with Council.

C2. Pedestrian weather protection will be provided in the form of awnings and building overhang on Rickard Road, The Appian Way and Paul Keating Park.

C3. Street tree planting will be provided along The Appian Way and Rickard Road for shade, amenity and to ensure appropriate pedestrian wind comfort conditions (see Section 1.12 of this DCP).

C4 Ensure ground floor frontages are pedestrian oriented and of high design quality to add vitality to streets.

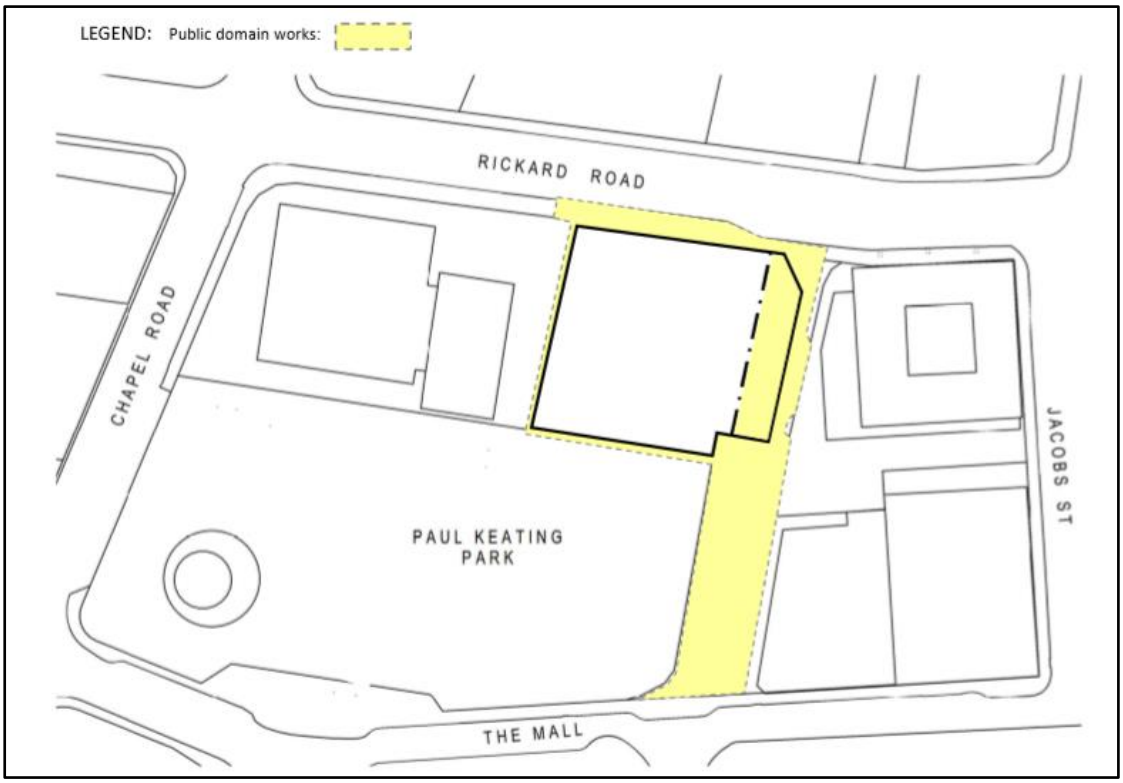
C5. Presentation of services such as substations and fire boosters must be designed into the building and must not detract from the building presentation or pedestrian experience.

C6. Tree selection must not be suitable for Australian White Ibis birds. Other Ibis management techniques must be implemented, utilising Council's *Australian White Ibis Management Plan* as a guide.

C7. Clearly identifiable wayfinding signage must be provided along The Appian Way to encourage students walk along The Appian Way and The Mall, in preference to Jacobs Street for student safety. The wayfinding signage must be approved by Council.

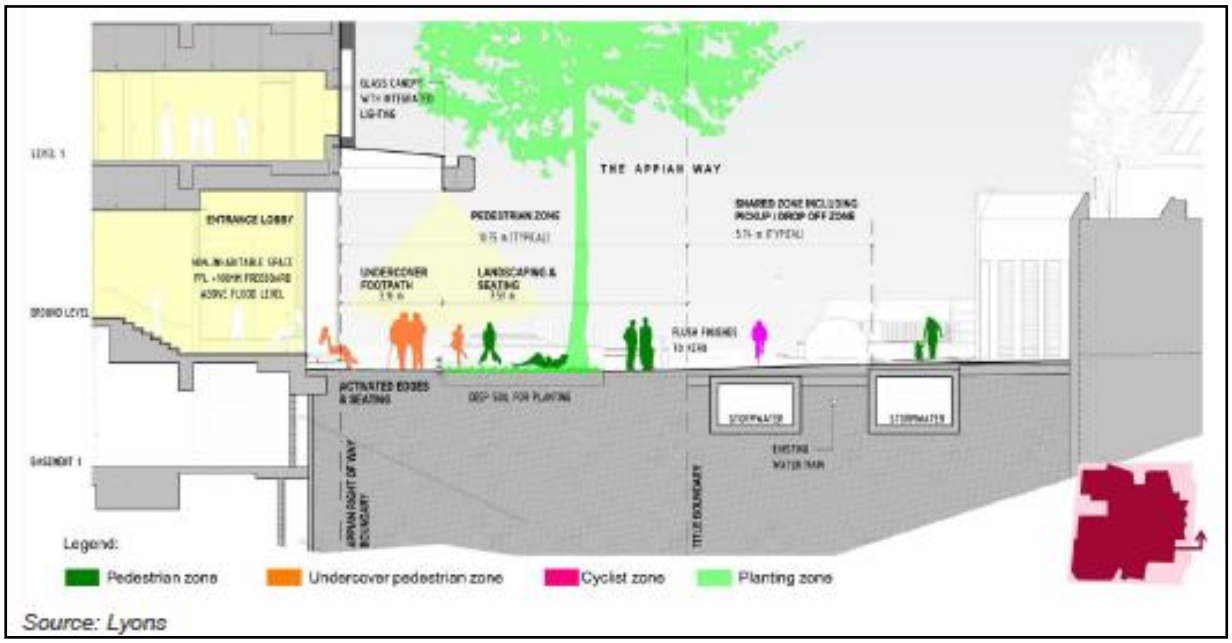
C8. The Green Travel Plan required by 1.10 *Parking, Access and Transport,* C1 must include provisions to remind students to safely cross Jacobs Street at crossings and signalised intersections.

Figure 3 - Overview of Indicative Public Domain Works



Source: Lyons

Figure 4 - The Appian Way



Source: Lyons

1.10. Parking, Access and Transport

Objectives

O1. Promote the use of active and public transport by minimising car parking provision.

O2. Implement the vision articulated in *Bankstown Complete Streets* and *Paul Keating Park 2040 Masterplan* for an active and public transport friendly CBD through public domain works and the provision of bicycle facilities.

O3. Ensure student safety by discouraging pedestrian access along Civic Drive across Jacobs Street.

Controls

C1. A comprehensive Green Travel Plan is to be prepared for the Campus to ensure mode share targets are implemented and maintained during operation. The travel plan is to include strategies for encouraging students to utilise The Appian Way down to The Mall, in preference ~~as opposed~~ to diverting across Jacobs Street.

C2. Vehicular access to the basement is to be via the adjoining Library accessway.

C3. All vehicular parking is to be located within the building's basement.

C4. Any passenger drop-off and pick up activities are to occur on The Appian Way.

C5. All loading and unloading is to be undertaken within the university basement loading dock.

C6. A Loading Dock Management Plan is to be submitted with any development application that demonstrates that deliveries and pick ups will be properly managed without impacting on Rickard Road, access into the Bankstown Library and Knowledge Centre and the university basement driveway. The Plan must specify the times when deliveries or pick ups can be made, and require advance bookings to be made with the loading dock manager.

C7. High-quality, secure bike parking and end of trip facilities will be provided for staff within the building's basement.

C8. A minimum of 100 bicycle spaces for student and visitors are to be provided. A maximum of 20 bicycle spaces are permitted within the public domain footprint.

C8. A minimum of 32 staff bicycle spaces are to be provided within the basement in an accessible location. Cages or lockers are not to be in the public domain.

C9. Access to bike parking is to be clearly identified by signage

C9. Parking is to be provided in accordance with the rates specified in **Table 1**. Any shortfall in parking provision may be addressed through a Planning Agreement in accordance with Section 7.4 of the *Environmental Planning and Assessment Act 1979.*

C10. A Traffic Management Plan is to be prepared that sets out management principles for pick up and drop offs along The Appian Way in peak periods.

Table 1 - Parking Provision

Type	**Rate of provision**
Staff	Equivalent to 15% of maximum staff numbers on site at a time.
Visitors	2 spaces
Students	Equivalent to 5% of maximum on site students.

1.11. Wind

Objectives

O1. Minimise wind impacts on the building's outdoor spaces, The Appian Way and Paul Keating Park to protect and enhance amenity and encourage tree growth.

Controls

C1. A Wind Impact Assessment is to be submitted with any development application that demonstrates compliance with pedestrian wind comfort and safety criteria both within the public domain and usable open spaces within the building.

C2. All mitigation measures recommended by the Wind Impact Assessment must be incorporated into the building.

C3. Wind mitigation measures must facilitate ground floor activation and must not include the incorporation in of opaque panels or walls.

C4. Wind mitigation measures must address potential impacts on pedestrian comfort in The Appian Way and Paul Keating Park associated with the proposed building.

1.12. Flood

Objectives

O1. Reduce the risk to human life and damage to property caused by flooding

O2. Ensure the development does not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties

O3. Ensure the development incorporates appropriate measures to manage risk to life from flood

Controls

C1. Implement the relevant Flood Planning Controls including Clause 6.3 'Flood Planning' of the *Bankstown Local Environmental Plan 2015*, Part B12 'Flood Risk Management' of the *Bankstown Development Control Plan 2015* and *Bankstown Development Engineering Standards 2009*.

C2. Habitable floor levels are to be at least 500mm above the 100-year average recurrence interval (ARI) flood level.

C3. The basement entry must have a crest point with a surface level of at least 100mm above the 100-year ARI water surface level. All other means of water ingress to the basement (including stairways, lift entries and vents) must also be protected to at least the same level of immunity.

C4. Velocity-depth product (VxD) shall be limited to 0.4 m^2/s for flows in an overland flow path where there is high pedestrian use and/or vehicular use as per *Bankstown Development Engineering Standards 2009.*

C5. A Flood Emergency Response Plan is to be submitted with any development application.

C6. The stormwater design must be consistent with the *Salt Pan Creek Catchments Floodplain Risk Management Plan 2013*. The final stormwater and infrastructure design must be to Council's satisfaction.

1.13. Materials

Objectives

O1. Ensure that the building design contributes design excellence to the public domain for the length of the building life.

Controls

C1. Utilise high quality building materials.

C2. Design building components including the structural framing, roofing and facade for longevity.

C3. Utilise low maintenance building materials.

C4. Any part of the building within the nominated flood planning levels is to be built from flood compatible materials to minimise damage or erosion from floodwater.

1.14. Sustainability

Objectives

O1. Provide for ecologically sustainable development outcomes

Controls

C1. The building should be designed to achieve 5 Star Green Star rating.