FINAL 2 MARCH 2022

Bankstown Master Plan Site Specific Review

Joint Panel Report

Acknowledgment of Country

LFA and More Urban acknowledge the Darug (Darag, Dharug, Daruk and Dharuk) people as the traditional custodians of this land. We pay our respect to their ancestors and Elders past, present and future and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

Status	Amendments	Checked By	Date
First Draft		SA / TM	17 February 2022
First Draft Re-Issue	Additional figure for Site B5	CM	17 February 2022
Final		CM	2 March 2022

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1. Introduction

1.1 Background

The Bankstown City Centre Master Plan (the Master Plan) builds on the City of Canterbury Bankstown Council's (the Council) Local Strategic Planning Statement and Community Strategic Plan - Connective City 2036. It is the result of a comprehensive strategic planning and urban design program of work to facilitate jobs, housing, design, sustainability and movement aspirations with further amendments to the planning controls.

On 9 and 10 September 2021, the draft Bankstown City Centre Master Plan was reported to Council's Local Planning Panel (LLP). The LPP recommended that Council prepare and submit a Planning Proposal to amend the draft Canterbury Bankstown Local Environmental Plan 2021 for Gateway determination, subject to further consideration of site-specific amendments that were presented to the LPP by landowners.

The draft Master Plan was adopted by Council at the Ordinary Council Meeting on 28 September 2021 with a resolution requiring, among other things, further consideration of the site-specific submission by certain landowners.

To add rigour to this process of review, Council officers have commissioned independent and external planning and urban design expertise to provide a peer review of these landholder submissions.

This independent joint report (the Report) outlines the process, methodology, analysis and findings of the independent panel. It will be submitted to the Department of Planning and Environment (DPE) with the Planning Proposal requesting a Gateway determination and will be included as part of the statutory exhibition, following any Gateway determination.

Figure 1: Artist impression (Source: Canterbury Bankstown Council)

1.2 Process and Probity

This independent peer review of the site-specific submissions by landowners has been undertaken by an expert panel (the Panel) comprising Tim Moore of More Urban (Town Planning) and Steve Anders (Director) of LFA (Urban Design).

All aspects of this independent peer review process have been overseen by a separately appointed probity officer.

The Panel held an Inception meeting with Council and undertook a background review of relevant documents / technical studies and a visit to each identified site. A high-level review of each landowner submission was undertaken by the Panel.

This was followed by landowner / consultant meetings with presentations from each submitter to support their submission and clarify any information regarding their proposals to alter the Master Plan proposals. The submissions generally addressed key planning and urban design objectives and outcomes sought.

Council staff then undertook internal testing with more detailed consideration and 3D modelling of the submissions and presented key findings to the Panel for each submission.

The Panel duly considered Council's additional work and findings, held a series of internal review meetings and assessed the submissions independently against various urban design and town planning objectives, principles and controls.

Key recommendations from the independent review were then presented to Council to provide an opportunity for Council to clarify and question the rationale of the assessment.

Finally, this Report has been prepared publishing recommendations for each site.

In preparing the recommendations, the Panel adopted the following protocols:

- Being independent – not connected to any of the projects
- Being expert – suitably qualified and experienced in urban design and town planning
- Being accountable – clearly seen to work in the public interest
- Being objective – appraise against measures that are reasoned and objective as opposed to stylistic individual taste
- Being accessible – ensuring that recommendations are clear and in terms understandable to the public

The Master Plan has been adopted by Council and therefore it is beyond the scope of this process to consider amendments to the Master Plan beyond the site specific issues discussed in this Report.

Finally, it is noted that the recommendations of the Panel are advisory and offer impartial expert advice to inform Council decisions.

1.3 Bankstown City Centre Master Plan Overview

The Master Plan is the Council's plan for Bankstown to become a thriving hub of jobs, learning, living and entertainment. With a focus on health and education industry sectors, it directly responds to the opportunities that government and institutional investments in Metro Southwest, a new Western Sydney University campus and a relocated Bankstown Hospital present. Other drivers include housing affordability, high population growth, improved public and active transport mode share and overall environmental performance for a more sustainable and resilient city.

Underpinned by numerous supporting studies, the Master Plan includes specific measures to guide outcomes. These include built form controls, building type and character areas and detailed design of the public domain. It also provides the evidence base for the infrastructure necessary to support high levels of growth, ensuring Bankstown becomes an important strategic centre of Greater Sydney.

Developed with significant community engagement the Master Plan establishes a clear framework based on:

- a community vision;
- intensification principles that establish the locations for increases in density; and
- spatial moves to guide the structure of the city centre.

Implementation of the Master Plan is then set out through 10 directions, covering areas such as infrastructure, design, jobs growth, public places and spaces, transport, sustainability, heritage and culture, housing and governance.

The Master Plan proposes an incentive height and floor space system, whereby for sites that receive a floor space ratio uplift of more than 1:1 above the current maximum FSR controls, and up to the maximums specified within the Master Plan, the delivery of one of the following is required:

- on-site infrastructure (such as through-site links, open space, sports and recreational facilities, multi-purpose facilities),
- affordable housing, or
- more than 50% of a development's floor space as employment generating uses (commercial offices, hotels, serviced apartments, hospitals and universities, research facilities and shops).

A development proposal's reliance on the employment generating floor space trigger does not avoid the need to comply with specific on-site infrastructure provisions.

The recommendations arising from this independent peer review have been developed with full consideration of all aspects of the Master Plan, supporting documents and related considerations, as set out in the methodology below.

1.4 Relevant Documents

- Landowner submissions and presentations – a summary of each submission is provided in Section 3.
- Bankstown City Centre Master Plan (Canterbury Bankstown Council) – as described in the previous section.
- Tall Buildings Design Study (Bates Smart)
- Bankstown and Campsie Landscape Controls (Oculus)

Figure 2: Bankstown Master Plan Framework Map

Tall Buildings Design Study

Key findings that are relevant to this review include:

- Built form:
  - Tall buildings should utilise a low podium generally 2-5 storeys high
  - Street wall heights to street width ratio of 1:1
  - Provide setbacks above street wall height – 6m to primary and secondary streets
  - Provide podium setbacks
    - Retail streets nil (0m setback)
    - Residential streets 3-6m landscaped setback
  - Separate towers for air movement
    - 12m between multiple towers on a single site
    - 6m from side or rear boundaries
    - 6m from centre of any street or lane
    - additional 6m setback for any floor space above 50m (15-16st)
  - Limit tower floorplates for levels above 25m (8st) to:
    - Maximum 800m^2 for residential student accommodation, hotel
    - Maximum 1,500m^2 for commercial
- Site Area
  - Tall buildings are not suitable on sites <1500m^2.
  - Tall buildings to require a minimum frontage of 30m
- Access / Parking
  - Prioritise vehicle access from rear lanes / secondary streets
  - Podium parking to allow for future adaptation
  - Screen above ground parking with high quality façade treatments that allow natural ventilation
- Energy
  - Maximise rooftop photo-voltaic installations in conjunction with green roof.
- Services
  - Avoid or minimise the extent of services to important active frontage streets.
- Green Infrastructure
  - Tall buildings should integrate green infrastructure
  - Deep soil planting
  - Extensive roof planting
  - Roof gardens or podiums
  - Green wall systems
  - Canopy trees at ground and podium

Bankstown and Campsie Landscape Controls (Oculus)

Key recommendations for this study relevant to this review include:

- Deep Soil Planting
  - Within commercial centres minimum requirements are:
    - 0% - non-residential use only
    - 7% - mixed-use including residential
    - 7% - residential use only
- Minimum width of deep soil planting:
  - Sites <650m^2 – 2m
  - Sites 650m^2–1500m^2 – 3m
  - Sites > 1500m² – 6m
- Residential development on larger sites outside the commercial core should achieve higher requirements than ADG as follows:
  - Sites 650m^2 – 1500m^2 – 10%
  - Sites >1500m^2 – 15%

2. Methodology

The Panel's independent peer review of six site specific submissions to the Master Plan has been conducted as follows:

1. Council issued a brief to landowners inviting a submission setting out the proposed variations to the Council adopted Bankstown City Centre Master Plan. The landowners that were invited to participate were those that had presented to the Local Planning Panel meeting on the 9 and 10 September 2021.

2. Participating landowners were informed that their proposed alternate site vision would be reviewed by an independent and expert urban design and planning panel. They were requested to provide justification for the proposed site-specific variations to the Master Plan with concept plans and a brief report addressing:

    - the 10 guiding objectives;
    - the overall vision and strategic intent for Bankstown;
    - the objectives of the Master Plan; and
    - what it will deliver for the residents and business community of Bankstown

3. The 10 guiding objectives established by Council and referred to above are as follows:

    - Create outstanding planning and urban design outcomes for the sites and Bankstown Town Centre and achieve the vision and objectives outlined in the 10 directions for the draft Master Plan.
    - Deliver high quality residential amenity in accordance with the Apartment Design Guide (ADG).
    - Adhere to the Intensification Strategy that guides the draft Master Plan.
    - Align with the strategic directions of the Tall Buildings Study (Bates Smart), Bankstown and Campsie Landscape Controls (Oculus), which are technical studies that supported the Bankstown and Campsie Master Plans.
    - Protect and improve the amenity, built form/public domain quality, heritage, and natural environment of Campsie Town Centre.
    - Achieve a high standard of architectural and urban design for the site and surrounding streetscape.
    - Protect solar access to the public parks as detailed in Objective 5.5 of the draft Master Plan (where applicable).
    - Achieve a suitable built form transition to neighbouring properties when factoring existing context and future built form controls, and likelihood of neighbouring properties to be redeveloped.
    - Ensure sites are not isolated for redevelopment.
    - Deliver on-site infrastructure, affordable housing or employment generating uses (where applicable) in accordance with Direction 1 of the draft Master Plan.

4. The Panel, assisted by Council staff and attended by Council's appointed probity advisor convened, a series of one-hour meetings with each of the six participating landowners.

5. Council staff then undertook an assessment of each of the submissions, including analysis and 3D software modelling to assess shadow impacts and determine the FSR of proposed indicative building envelopes. This modelling has relied on floor space efficiency rate assumptions of: 65% for ground level commercial floors, 85% for upper-level commercial floors and 70% for residential floors.

6. In formulating the independent views expressed in this Report, the Panel's analysis, evaluation and recommendations have been guided by and closely considered the following:

    - each of the landowner written submissions as further discussed at the landowner meetings;
    - documented analysis and evaluation of these submissions by Council;
    - 3D modelling to determine the FSR of proposed indicative building envelopes including any modifications to building envelopes suggested by the Panel;
    - the Vision and Plan and the 10 Directions all set out in the Bankstown City Centre Master Plan; and
    - the above 10 guiding objectives.

The Report includes discussion of the relevant considerations and analysis to clarify and justify the various recommendations in relation to each site.

3. Site-Specific Investigations

The following site-specific proposals have been considered:

- (B1) 1A Gordon Street and 30-36 Meredith Street, Bankstown
- (B2) 34-38 Restwell Street, Bankstown
- (B3) 8-10 West Terrace, Bankstown
- B4) 457 Chapel Road, Bankstown
- (B5) 67 Rickard Road, Bankstown
- (B6) 2-10 Leonard Street, Bankstown.

Refer to Figure 3.

The following maps provide for key considerations in terms of site intensification, desired future character and infrastructure provision for each site, as illustrated Figure 4, Figure 5 and Figure 6.

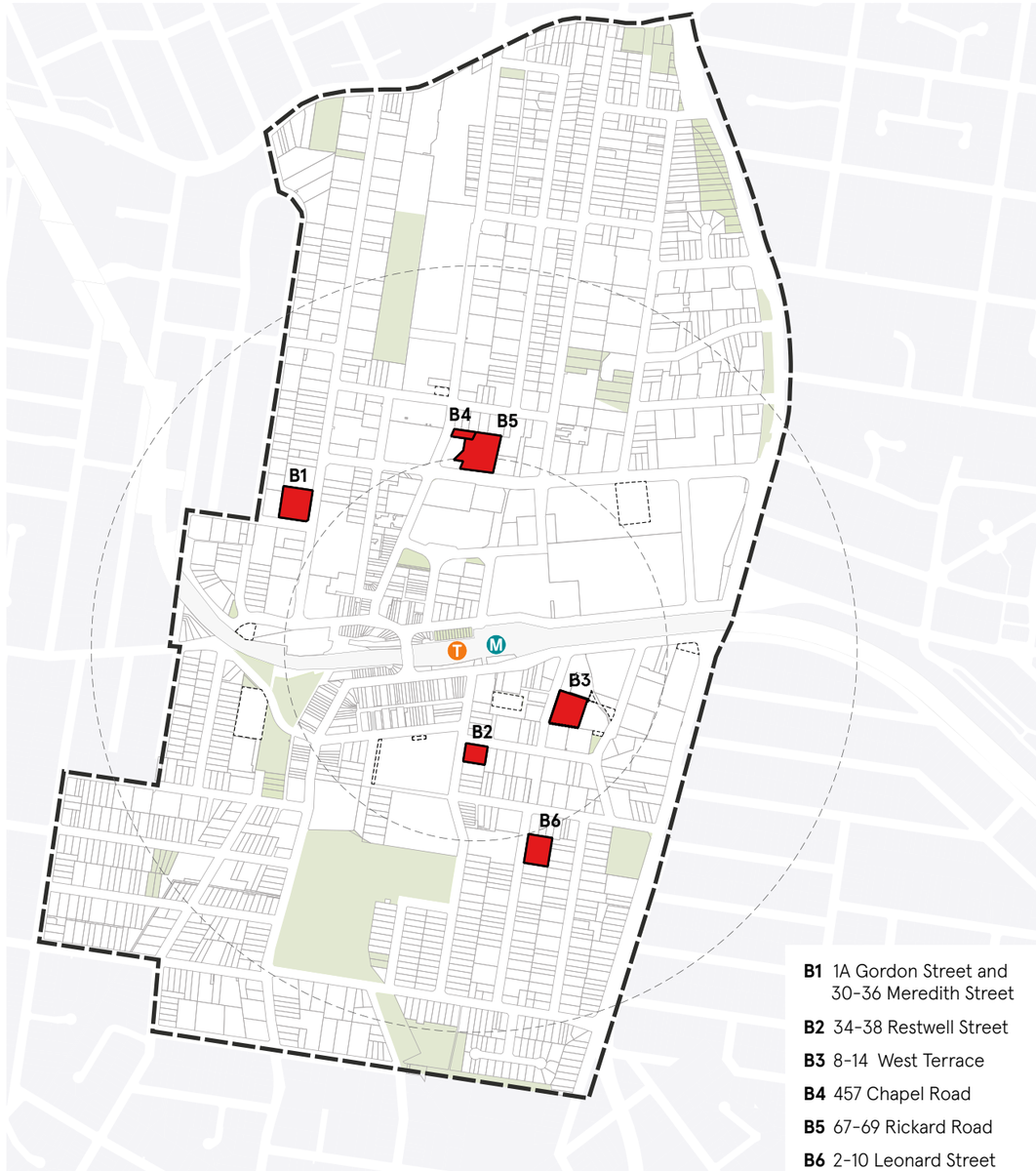

Figure 3: Subject sites

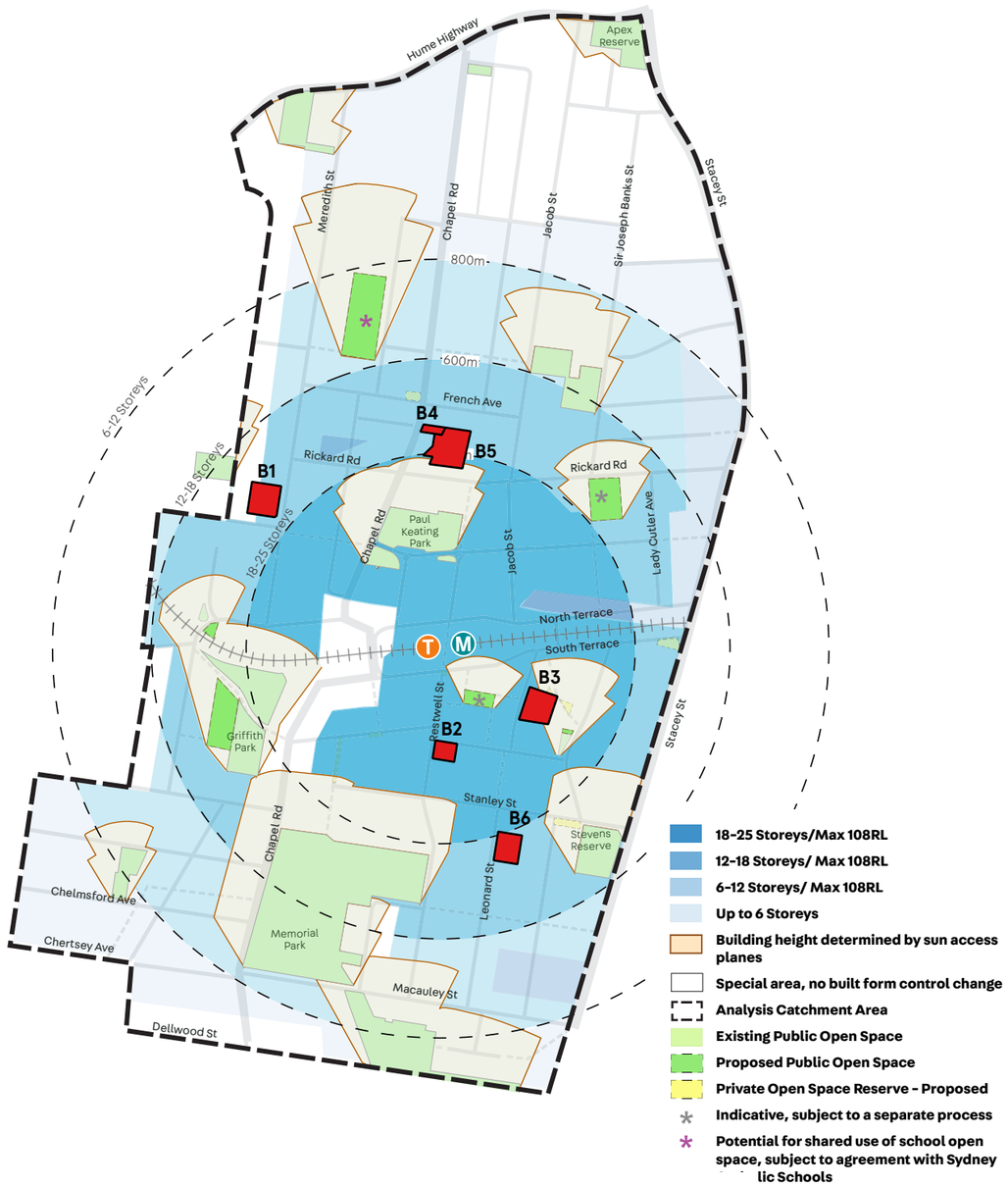

Figure 4: Subject sites with respect to the Bankstown Master Plan Intensification Principles

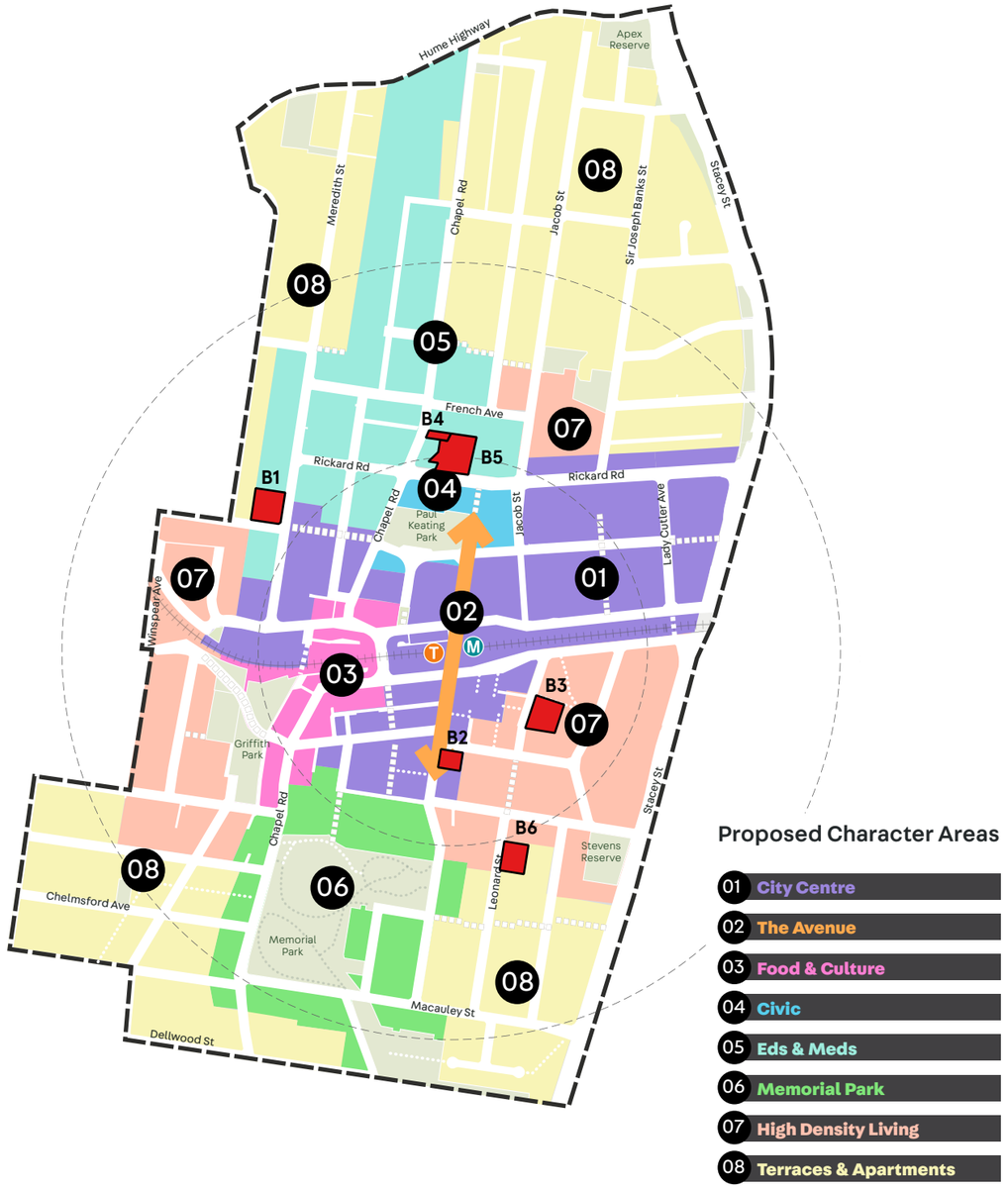

Figure 5: Subject sites within the Bankstown Master Plan Character Areas

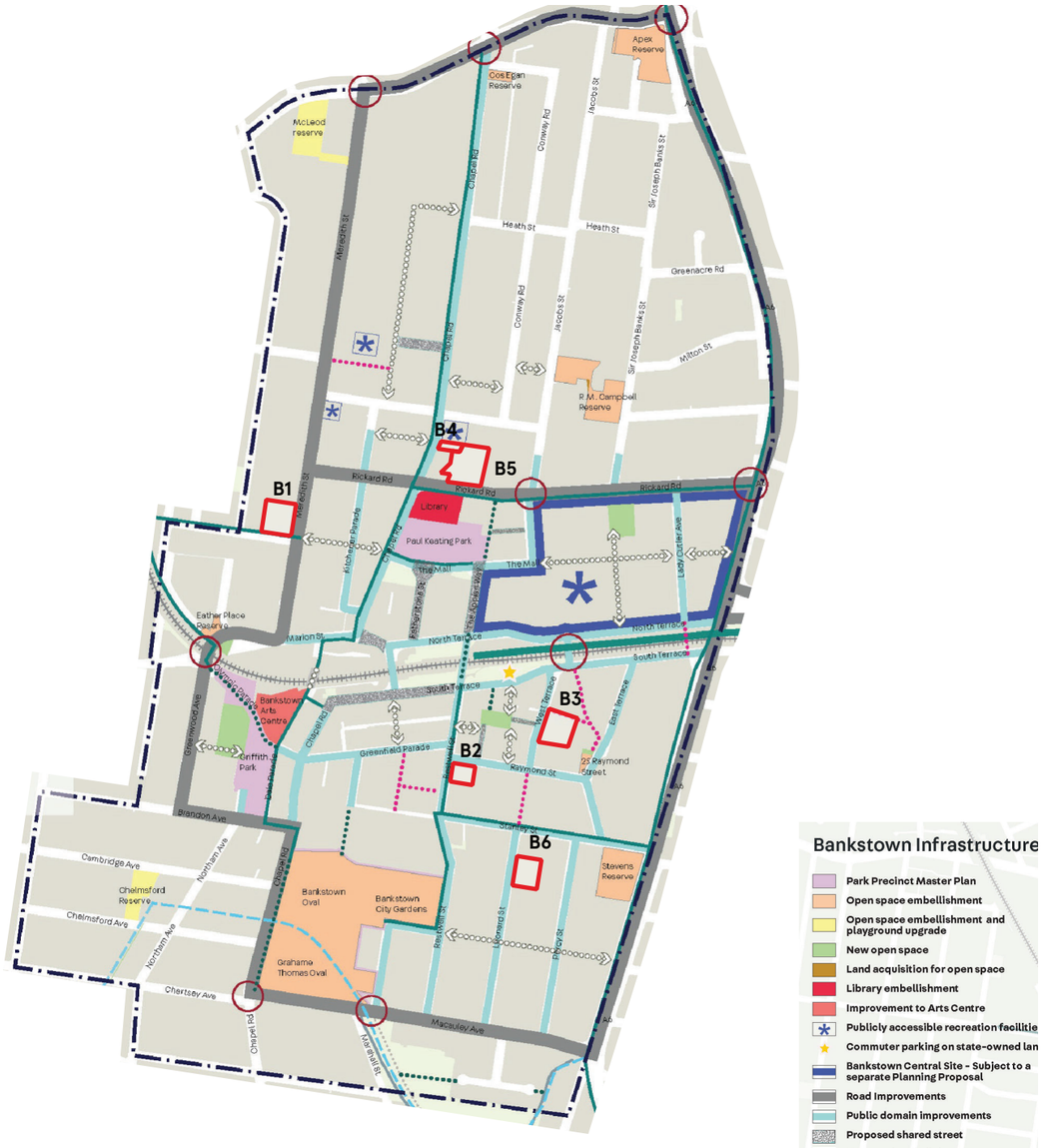

Figure 6: Infrastructure to be delivered in the Master Plan Study Area

Site B1: 1A Gordon Street and 30-36 Meredith Street

Site Description

Site Area:	4,041m^2
Frontage:	65m to Meredith Street
	57m to Gordon Street
Walking distance from Station:	550m

The subject site is to the north west of the Bankstown CBD and comprises five parcels of land on the corner of Meredith and Gordon Streets. It is currently occupied by single and two-storey dwellings, the uses of which include residential flats, Bankstown Masjid and medical related uses.

A multi-level Council car park, other medical related uses and a major redevelopment site under construction are located on the opposite side of Meredith Street.

Proponent Submission

The Proponent's proposition is that an increase in height and FSR will produce a superior urban design response (than the Master Plan controls) which will emphasise the prominent corner location at a gateway site adjacent to Bankstown City Centre commercial core. It will also provide important 'Eds and Meds' uses within the building. The 12-storey proposal is seen to provide a more appropriate transition in height to adjacent development (15 to 18 storeys) than a more abrupt change to 9 storeys. The strategic location of the site with respect to the cross-site link to Paul Keating Park is also highlighted.

The proposal was described as not having any adverse impacts on the amenity of neighbouring sites and important in contributing employment generating land uses consistent with the future desired character of the precinct.

Four levels of commercial / retail space are included (approx. 8000m^2 GFA) plus some 84 apartments.

The proposal complies with other setbacks and street wall Master Plan controls, has landscaped street setbacks and has a substantial area potentially available for deep soil planting. Proposed uses are consistent with the B4 zone.

Figure 7: 1A Gordon Street and 30-36 Meredith Street

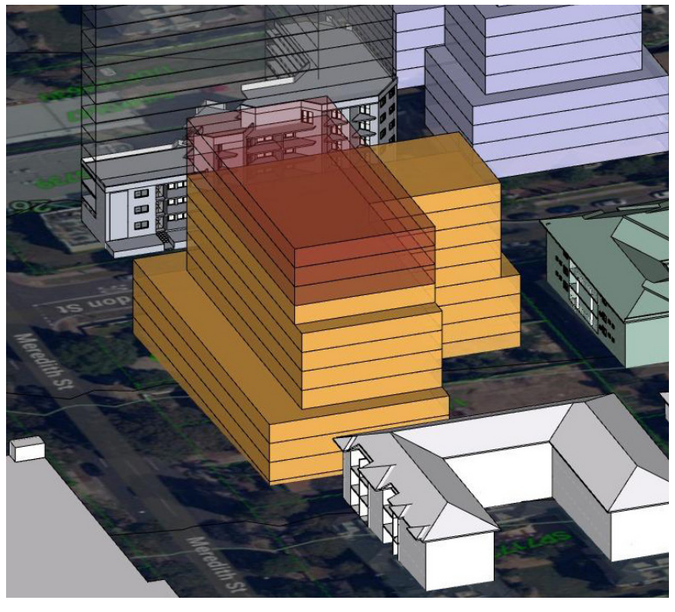

Figure 8: View of the proposal from the 10am sun angle (Source: UrbanLink)

Master Plan Intent for the Site

Vision and Directions

The site is in the Eds & Meds character area and adjacent the City Centre character area. It also marks a transition to the lower-rise residential areas in the Terraces & Apartments character area on the north-western fringe of the Master Plan area.

The Eds & Meds character area is centred around the future Bankstown hospital, existing TAFE NSW and a network of related organisations and industries. Relevant to this site it describes urban design and planning outcomes such as:

- medium scaled buildings with multiple roof terraces, interconnected by publicly accessible plaza and pocket parks;
- a series of open spaces will comprise safe recess and break-out spaces for patients, workers and students, as well as recreational and local retail opportunities for residents; and
- an unlocking and embellishment of fragmented open spaces with new connections to encourage walkability.

Direction 4 of the Master Plan specifies a mid-rise residential apartment building typology for the site and notes the need for careful consideration of the context of each building and adequate built form transition to the neighbouring sites and adjacent streets.

This portion of Meredith Street will form part of a future ring road for vehicles and a key bus route. Gordon Street and a new connection to the east will provide a strategic pedestrian and bike link, east through a development site, directly to Paul Keating Park and the numerous civic assets that surround it.

Key Controls

Recommended Master Plan Controls		Landowner Submission
Height of Building	9 storeys (32m)	12 storeys (43m)
FSR	2.5:1	3.7:1
Street setbacks	5m (Meredith) 3m (Gordon)	5m (Meredith) 3m (Gordon)
Upper level setbacks (above street wall)	6m (Meredith & Gordon)	6m (Meredith & Gordon)
Street wall height	4 storeys	4 storeys
Active frontage	N/A	N/A

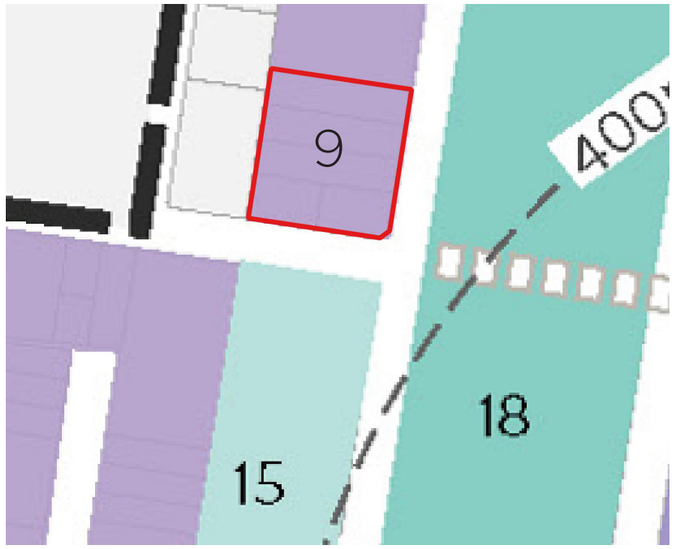

Figure 9: Site B1 Height (in storeys)

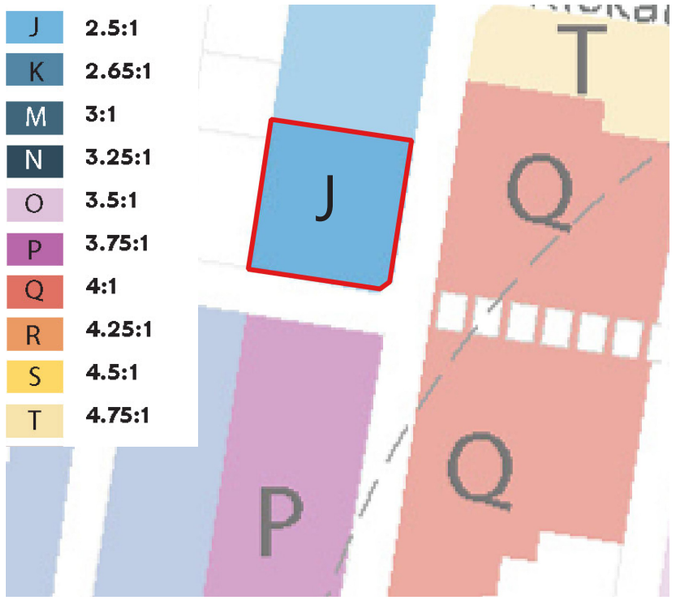

Figure 10: Site B1 FSR

Key Recommendations for Site B1

- Support the proposed increased height maximum to 12 storeys (42m) over the Meredith Street frontage and corner portion of the site, reducing to 9 storeys to Gordon Street, from approximately 30m west of the corner.
- Increase the FSR to a maximum of 3:1.
- Maintain the Master Plan ground level and 6m upper-level setbacks and apply these consistently.
- Reduce building bulk by limiting length along Meredith Street to 40m and avoid stepped side setbacks which create a 'wedding cake' profile.

Additional Recommendations for Site B1

Additional design and built form recommendations for possible inclusion in DCP controls include:

- Consider a rooftop garden on top of the mid-level volume of the building.
- Constrain excavated basement levels for car parking to the area beneath the building footprint, to allow deep soil planting in street setbacks and communal open space.
- Emphasise the corner with distinctive architectural expression.
- Incorporate vertical articulation to reduce visual bulk. Consider a layered built form which defines the base, middle and top of the building with deeper setbacks on certain levels. Refer to Figure 11 and Figure 13.
- Servicing and car parking access should be from Gordon Street only.
- The indicative floor plans indicate privacy and interface issues between some apartments in the mid-levels of the building which will require further design resolution. Refer to Figure 12.

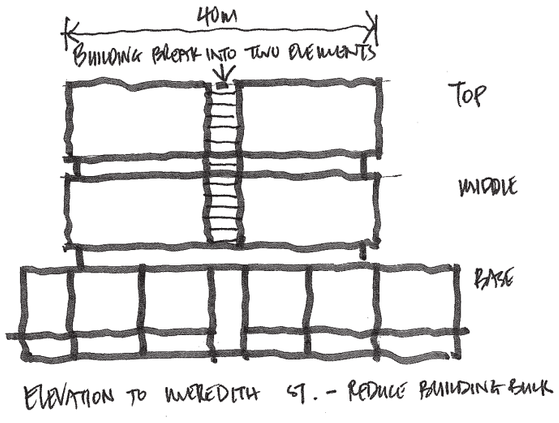

Figure 11: Elevation diagram demonstrating articulation principles to reduce visual bulk, i.e. base, middle and top horizontal articulation and vertical articulation

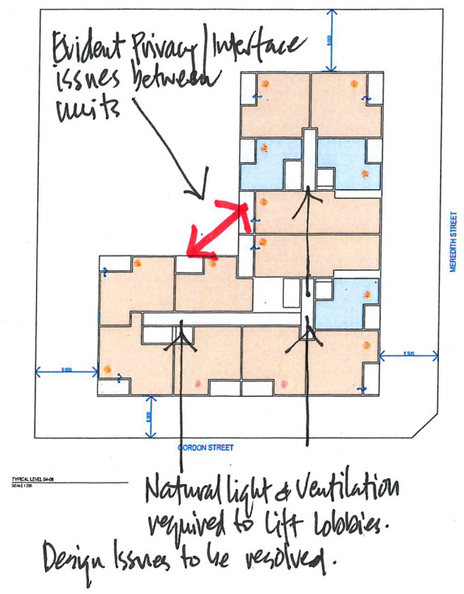

Figure 12: Privacy and interface issues between units identified in the indicative floor plan

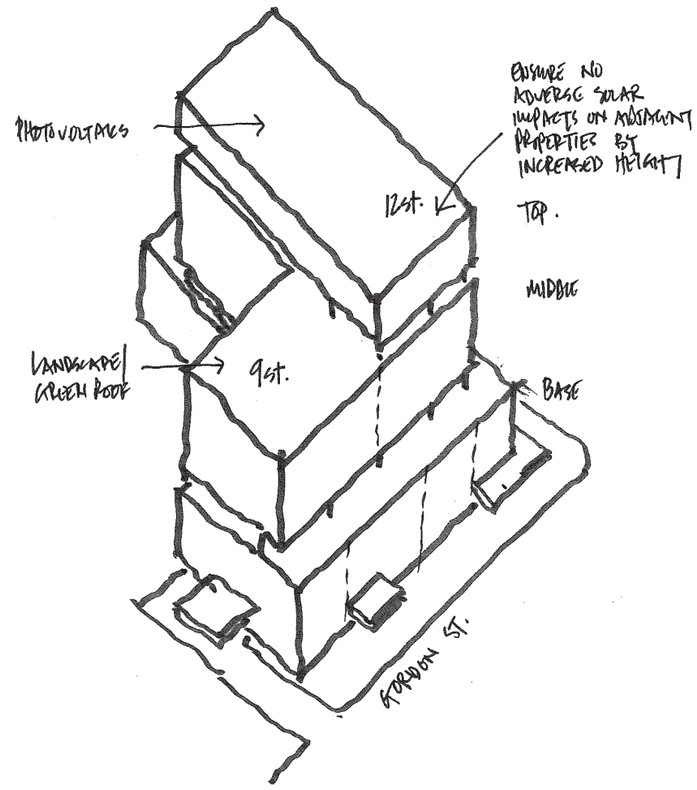

Figure 13: Axonometric diagram– Layering of built form elements to articulate the base, middle and top of the building.

Assessment

Height, Setbacks and Massing

The proposed building height map (p.121) shows the transitioning decrease in height away from the station / CBD heart. However, the site is adjacent to higher limits of 18 storeys (east of Meredith Street) and 15 storeys (south of Gordon Street and north of Rickard Road).

The site can achieve additional height up to the proposed 12 storeys to strengthen the corner adjacent to the planned pedestrian spine along Gordon Street, balancing acceptable environmental impacts.

It is considered that the proposal provides a more suitable transition in scale / built form and has the potential for a 'landmark' quality building on this important corner location for Eds and Meds precinct.

Council modelling indicates that a 12-storey building would result in some additional overshadowing of the existing residential apartment building on the southern side of Gordon Street. This can be mitigated with a step down to 9 storeys from approximately 30m along the Gordon Street frontage.

It is noted that the Proponent originally proposed a reduced 3m upper-level setback. Following a discussion of this non-compliance at the landowner meeting, the Proponent revised their submission to increase the setback above the street wall to 6m on both street frontages. The corner site at the transition point between the City Centre and Eds & Meds character areas does support a strengthened corner form. However, the Eds & Meds precinct also marks a change in building typology from the City Centre, with buildings in a landscaped setting. To complement and enhance this, a consistent 6m setback of the upper levels above the street wall is recommended with landscaping on the podium levels.

FSR

Modelling of the Panel's recommended building envelope with floor space efficiency rates of 70% for residential floors and 85% for commercial floors conclude that an FSR of 3:1 is appropriate.

The proposal is capable of meeting the Master Plan's height and floor space incentive requirements through the provision of 50% employment generating uses. The Proponent's submission also notes a willingness to meet the incentive requirement through the provision of affordable housing.

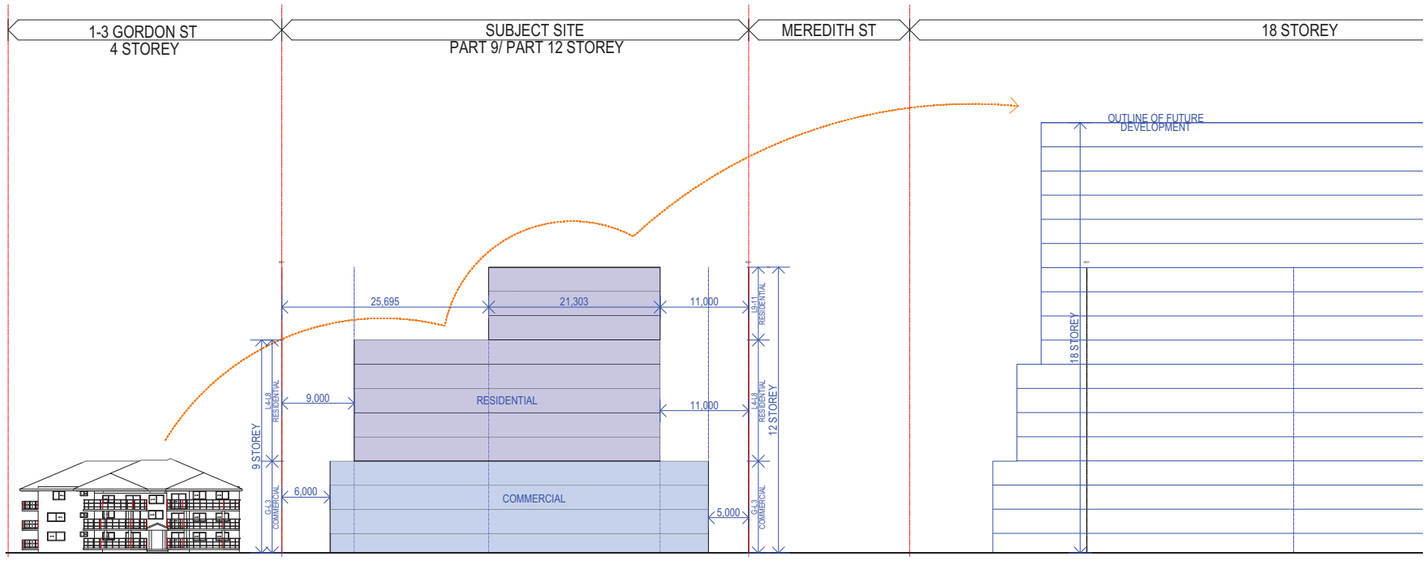

Figure 14: Elevation along Gordon Street showing height transition between Area 8 Terrace & Apartments, Area 5 Eds & Med, and Area 1 City Centre (Source: UrbanLink)

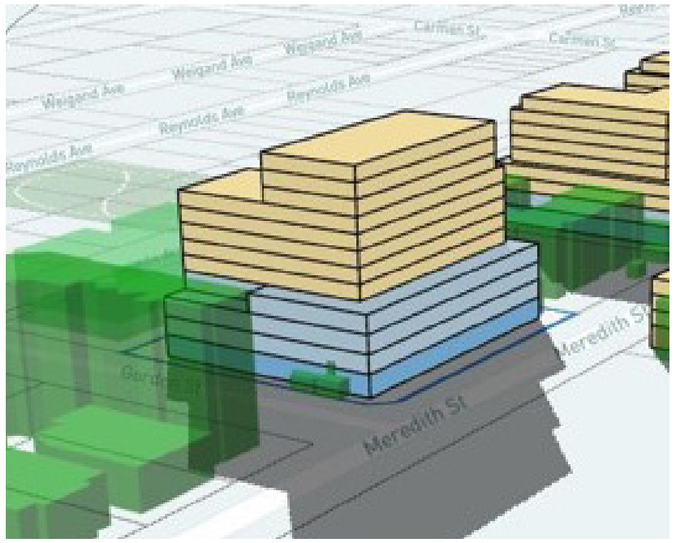

Figure 15: Council's model of a 12 storey outcome (Source: Canterbury Bankstown Council)

Site-Specific Review Considerations

The following table provides an outline of the Panel's considerations for Site B1 in relation to the ten objectives of the Site-Specific Review Process.

Panel Considerations	Capable of Achieving	Panel Comments regarding Site B1
1. Does the proposal create outstanding planning and urban design outcomes for the site and achieve the vision and objectives outlined in the 10 directions of the Bankstown Master Plan?	✓	The proposal is capable of outstanding outcomes subject to design excellence and architectural outcomes not yet addressed.
2. Does the proposal deliver high quality residential amenity in accordance with the ADG?	✓	Subject to resolution of mid-level unit design and interface
3. Does the proposal adhere to the six intensification principles that guide the relevant Master Plan?		
– Density within walking distance of the Metro Station (800m)	✓	550m
– Density within close proximity of existing and proposed open spaces (200m)	✓	The site is within 200m of Cairds Reserve
– Building heights under 108 RL maximum height (Airport constraints)	✓	Proposed height is 12 storeys at (42m)
– Building heights peak at the metro station and transitions to low scale neighbourhoods	✓	Provides improved transition compared to Master Plan
– Building height to limit overshadowing on existing and proposed open space	✓	The proposal will not overshadow any nearby open spaces
– Maintain existing built form controls in special character and low density places	N/A	N/A
4. Does the proposal align with the two technical studies that support the Master Plan?		
– Bankstown and Campsie Landscape Controls, March 2021, Oculus	✓	Capable of meeting deep soil planting (7% of site = 250m²) and communal open space requirements (25% site = 895.5m², subject to car park basement design.
– Canterbury Bankstown Tall Building Design Study, February 2021, Bates Smart	✓	Tower above 8 storeys is less than 800m^2 GFA
5. Does the proposal improve the amenity, built form / public domain quality, heritage and natural environment of Bankstown Town Centre?	✓	The proposed additional height will serve to reinforce this important corner location and define the transition between Area 8 Terraces & Apartments and Area 5 Eds & Meds.
6. Does the proposal achieve a high standard of architectural and urban design for the site and surrounding streetscape?	✓	The proposal is capable of delivering a high standard of architectural and urban design subject to consideration of the Additional Recommendations above and design development at later stages.
7. Does the proposal protect sun access to public parks?	N/A	N/A
8. Does the proposal achieve a suitable built form transition to neighbouring properties?	✓	See above discussion on heights.
9. Does the proposal isolate any other sites for development?	✓	The site involves the consolidation of a number of lots in a corner block location. It will not isolate other sites for development.
10. Does the proposal deliver on-site infrastructure, affordable housing or employment generating uses?	✓	The required amount of employment generating uses are included.

Site B2: 34-38 Restwell Street

Site Description

Site Area:	1,745m^2
Frontage:	38m to Restwell St
	45.72m to Raymond St
Walking distance from Station:	280m

The subject site comprises three sites currently occupied by early single storey detached dwellings and is a key corner site at the south western edge of the core of the CBD. It is generally flat and a regular shape with similar length of frontage to both streets.

The proposal is for 100% non-residential and employment generating uses including retail, commercial, serviced apartments and a hotel.

Proponent submission

The submission highlights the significance of employment-generating uses for the City Centre site which will deliver economic activity, investment and jobs being:

- Retail / Restaurant 480m^2 (Level 1)
- Offices / Function 1930m^2 (Levels 3-4)
- Serviced Apartments 3,518m^2 (Levels 5-9)
- Hotel 9105m^2 (Levels 10-21)

The increase in density proposed is set against the site being within 150m of two railway stations and its location on Restwell Street – the City Centre's main 'Activity Spine' contributing to the city's night-time economy.

Detailed shadow diagrams demonstrate that the proposed 22 storey height has no impact on existing or proposed public spaces. A four-storey podium is proposed and above ground car parking will be screened with high-quality materials and capable of future adaptation with 4.2m floor to floor heights.

Being on a corner site, it is maintained that a taller landmark building is warranted to reinforce 'High Street'.

Figure 16: 34-38 Restwell Street

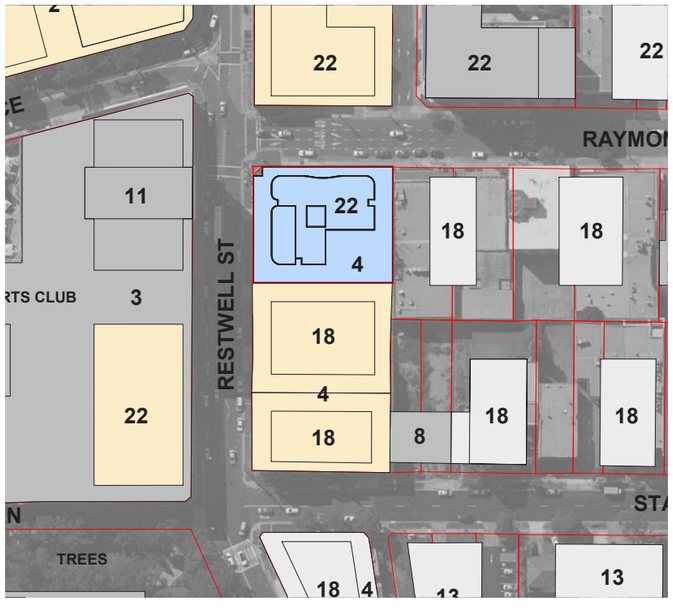

Figure 17: Future context plan (Source: Stanisic Architects)

Figure 18: Building envelope render (Source: Stanisic Architects)

Master Plan Intent for the Site

Vision and Directions

The Master Plan identifies this length of Restwell Street as part of 'The Avenue' - a new CBD axis which, with implementation of the new Metro line and station, will provide an important new north south CBD connection. The southern part of this spine, adjacent the site, will support a bus corridor and separated tree lined cycleway.

The frontage to Restwell Street is identified as a key active frontage and the site is located in both the City Centre and The Avenue character areas. It is immediately adjacent the High Density Living character area.

Relevant to this site the City Centre and The Avenue Character Areas describes urban design and planning outcomes such as:

- A hub of activity connecting important civic and commercial features with railway and future metro stations.
- A key employment hub with a concentration of retail and entertainment
- Fine grain and open-air retail
- The growth of small businesses to support non-mainstream retail opportunities and diversify cultural activities.
- A high density 24 hour city centre with a thriving night time economy
- An entry to Bankstown which encourages 'north to south' visibility
- Street life and retail activity, spanning from Rickard Road to Stanley Street
- The Avenue South (Restwell Street) with bus corridor and separated tree-lined cycle way is a day-to-day neighbourhood street, connecting rail and future Metro stations to the parks and schools.
- Focused commercial activity between South Terrace and Greenfield Parade, bustling with workers.

Direction 4 of the Master Plan specifies a fine grain shop top housing/commercial building typology for the site.

The Framework Map on page 26 of the Master Plan identifies a proposed laneway/shared street from Raymond to Stanley Street, adjacent the site's eastern boundary. It is noted however that this is not included on the Infrastructure Map on page 32.

Key Controls

Recommended Master Plan Controls		Landowner Submission
Height of Building	61m (18 storeys)	74.6m (22 Storeys)
FSR	5:1	8.5:1
Street setbacks	0m	0m
Upper level setbacks (above street wall)	6m Restwell St 3m Raymond St	6m Restwell St 3m Raymond St
Street wall height	4 storeys	4 storeys
Active frontage	38m to Restwell Street and approximately two thirds of Raymond Street frontage.	Active frontage to both frontages.

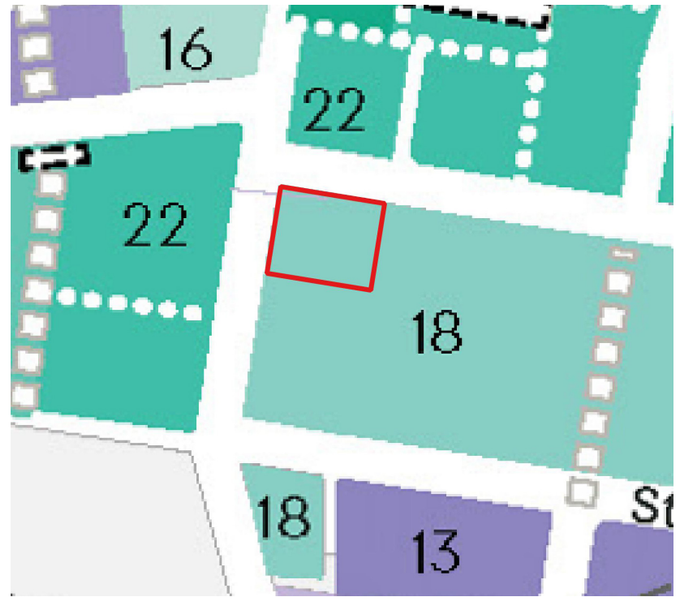

Figure 19: Site B2 Height (in storeys)

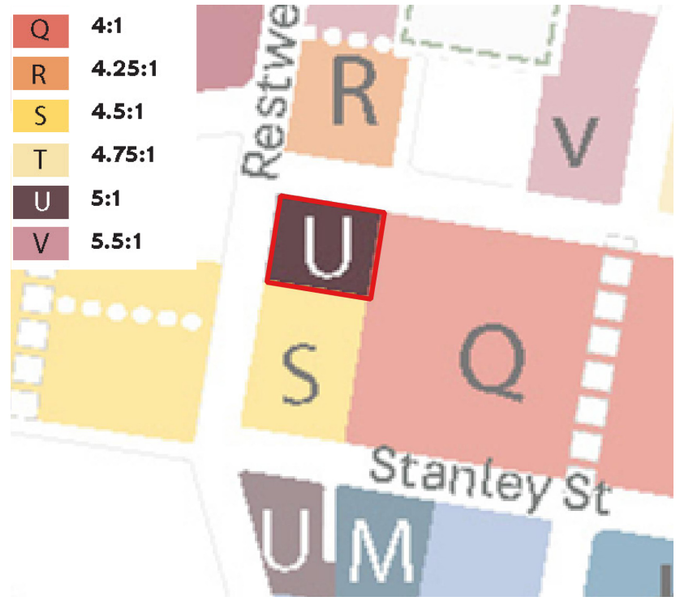

Figure 20: Site B2 FSR

Key Recommendations for Site B2

- Increase building height to 22 storeys
- Increase FSR to 7.2:1 with a requirement for a minimum 50% employment generating floor space.
- Provide a 6m laneway from Raymond Street along the eastern boundary to improve the relationship of the podium to the adjacent site and for improved service access to the subject site and potential future access to the south.

Additional Recommendations for Site B2

Additional design and built form recommendations for possible inclusion in DCP controls include:

- Provide a minimum 9m setback to tower from the eastern boundary (6m from centreline of a new laneway) and a further 6m setback above 50m (15-16st), to articulate the top of the tower form and consistent with the Tall Building Study. Refer to Figure 21 and Figure 22.
- Protect the key active frontage classification for Restwell Street by removing the vehicle crossing and consolidating all vehicle and service access from Raymond Street, making use of the above 6m laneway.
- Consider an additional 3m setback at ground level of the north elevation (Raymond Street) for improved public benefit with a wider footpath, outdoor dining and greater tree canopy. Refer to Figure 21.

Assessment

Height

The Proponent provided detailed solar analysis to demonstrate the impact of the proposed increase in building height by 4 storeys. Council analysis and verification conclude that the additional height results in acceptable additional overshadowing impacts to existing and future potential development.

Located within a 400m radius of the train and metro stations the Master Plan (page 23) identifies the site is suited to a height range of 18-25 storeys and the site-specific controls in the Master Plan provide for heights up to 22 storeys on land opposite the site's two street frontages. Applying a 22m height to this site is visually appropriate, will reinforce this corner and meets the vision and directions applicable to the Avenue and City Centre areas.

FSR and Building Envelope

The recommended FSR up to a maximum of 7.2:1 is based on modelling of the above recommended building envelope with efficiency rate assumptions of 65% for ground floor and 85% for commercial tower levels.

The proposal meets the Master Plan's height and floor space incentive requirements with 100% of the floor space for employment generating uses.

The 100% employment generating uses are strongly supported on this site with its proximity to the commercial core. If a future development proposal includes residential uses, the above recommended building envelope should remain unchanged. The reduced FSR yield that would result from less efficient residential floor plates should not justify a larger building envelope. DCP controls specifying this building envelope are recommended to support this outcome. Consistent with the Master Plan approach for strategic sites near the B3 Commercial Core, any future residential development on this site should not exceed 50%.

Other Design Considerations

The proposal provides for vehicle access from both street frontages. With the high pedestrian activity envisaged for Restwell Street service, and car parking access should be confined to Raymond Street.

There is no specified requirement for deep soil planting due to the active commercial uses envisioned in the Master Plan. However, the Panel recommends incorporation of landscape elements to achieve other Master Plan objectives relating to pedestrian activity and amenity.

The recommended 6m laneway adjacent the eastern boundary would improve the interface with potential development sites to the south, maximise active street frontage and improve permeability and service access to adjacent development sites in the future.

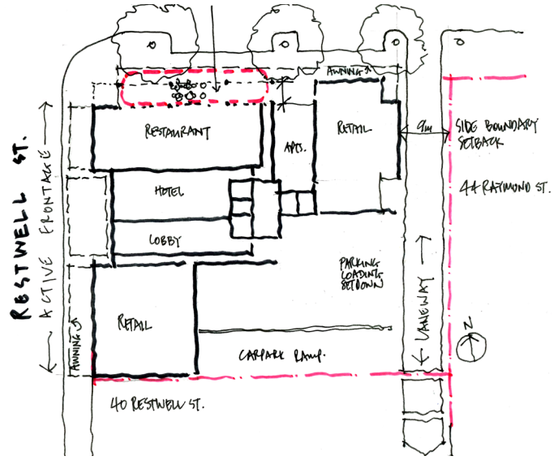

Figure 21: Possible increased ground level setback for north facing street activity and laneway setback as per Tall Buildings Study.

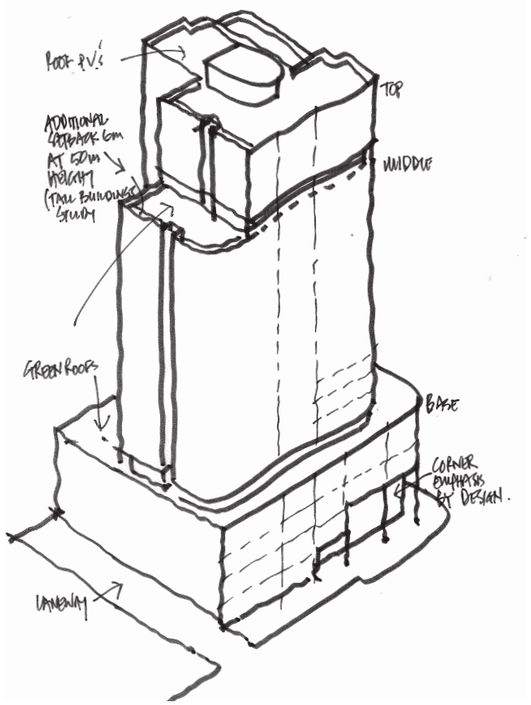

Figure 22: Articulation of tower to be considered as part of design development

Site-Specific Review Considerations

The following table provides an outline of the Panel's considerations for Site B2 in relation to the ten objectives of the Site-Specific Review Process.

Panel Considerations	Capable of Achieving	Panel Comments regarding Site B2
1. Does the proposal create outstanding planning and urban design outcomes for the site and achieve the vision and objectives outlined in the 10 directions of the Bankstown Master Plan?	✓	This is a significant development which has the potential to achieve design excellence and an outstanding urban design outcome.
2. Does the proposal deliver high quality residential amenity in accordance with the ADG?	N/A	No residential apartments proposed
3. Does the proposal adhere to the six intensification principles that guide the relevant Master Plan?		
– Density within walking distance of the Metro Station (800m)	✓	The site is within 280 walking distance to the Metro Station
– Density within close proximity of existing and proposed open spaces (200m)	✗	The nearest open space is Bankstown City Gardens, approximately 300m walking distance south of the site.
– Building heights under 108 RL maximum height (Airport constraints)	✓	
– Building heights peak at the metro station and transitions to low scale neighbourhoods	✓	Refer to above discussion on building height above.
– Building height to limit overshadowing on existing and proposed open space	N/A	N/A
– Maintain existing built form controls in special character and low density places	N/A	N/A
4. Does the proposal align with the two technical studies that support the Master plan?		
– Bankstown and Campsie Landscape Controls, March 2021, Oculus	✗	There is no scope to meet the 5% tree canopy on-site but good opportunity for canopy along the street frontages.
– Canterbury Bankstown Tall Building Design Study, February 2021, Bates Smart	✓	Refer to recommended building envelope which responds to this study for improved tower articulation.
5. Does the proposal improve the amenity, built form / public domain quality, heritage and natural environment of Bankstown Town Centre?	✓	Capable of making greater improvement to Raymond Street – refer to Additional Recommendations.
6. Does the proposal achieve a high standard of architectural and urban design for the site and surrounding streetscape?	✓	The proposal is capable to delivering a high standard of architectural and urban design subject to consideration of the Additional Recommendations above and design development at later stages.
7. Does the proposal protect sun access to public parks?	N/A	N/A
8. Does the proposal achieve a suitable built form transition to neighbouring properties?	✓	Refer to above discussion on building height above.
9. Does the proposal isolate any other sites for development?	✓	The site involves the consolidation of a number of lots in a corner block location. It will not isolate other sites for development.
10. Does the proposal deliver on-site infrastructure, affordable housing or employment generating uses?	✓	100% employment generating uses

Site B3: 8-14 West Terrace

Site Description

Site Area:	4,050m^2
Frontage:	72m
Walking distance from Station:	350m

The subject site is east of the CBD Core, mid-block on West Terrace with a west-facing frontage.

The large site has an approved development application for a 15-storey mixed use building and commencement of work under that consent has resulted in excavation of almost the entire site. Excavation and construction work ceased some time ago.

Surrounding the site are a mixture of medium height apartment buildings of differing age placed among single and two-story buildings containing community, medical and retail land uses. The Polish Club occupies a single-story building adjoining the rear, eastern boundary.

The indicative scheme is for a mixed retail, commercial and residential building in support of a proposed increase in the Master Plan FSR from 4.75:1 to 5:65:1.

Proponent Submission

The submission firstly outlines the previously approved DA (2015) noting that the envelope in significantly larger than that now being considered.

The proposal is to increase density rather than height as proposed in the Master Plan, to provide public benefit via a through-site link and 5% affordable housing. It also promotes the idea of public open space along the through-site link and notes this could equally serve as communal open space. The site is within 250m of the future two stations which supports density increase and the retail / commercial component will contribute to employment generation.

Figure 23: 8-14 West Terrace, Bankstown

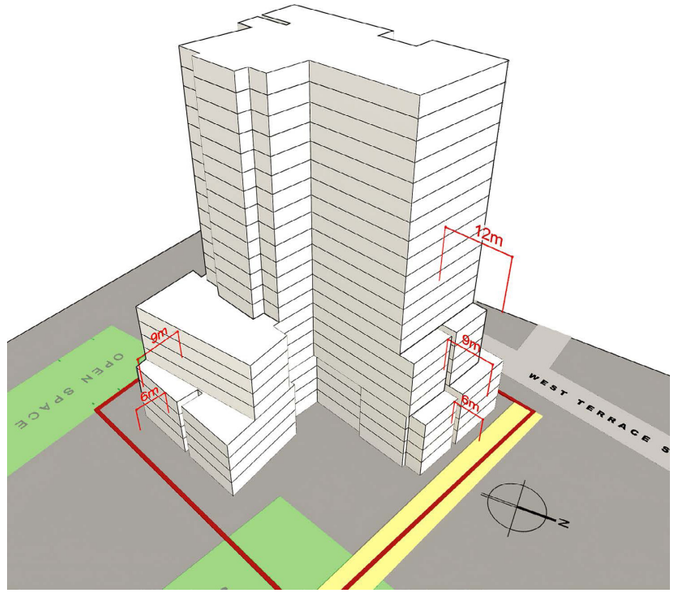

Figure 24: Building envelope - view looking south west (Source: Tony Owens)

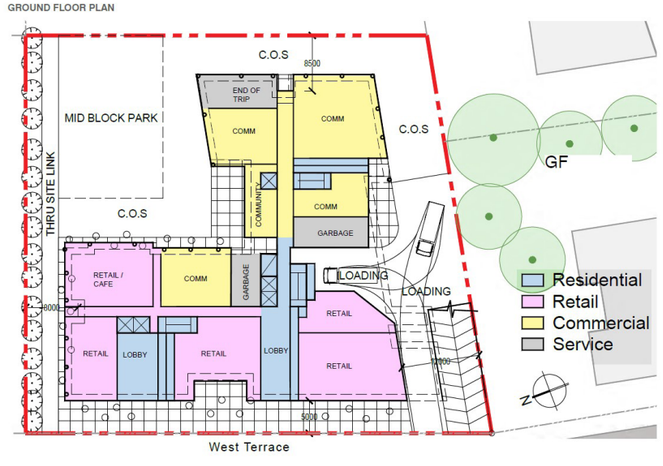

Figure 25: Ground floor uses (Source: Tony Owens)

Master Plan Intent for the Site

Vision and Directions

The site is in the High Density Living character area which describes urban design and planning outcomes such as:

- slender and architecturally inspiring mixed-use and residential towers;
- buildings that contribute to streetscape;
- pocket parks, lush courtyards, generous landscaped setbacks and roof top backyards and gardens;
- a range of building heights for a varied skyline and city backdrop; and
- new and enhanced links to improve access to open space, shopping, entertainment and transport;

West Terrace is identified as a neighbourhood street and a new through-site link along the northern edge of the site is identified for pedestrian and cyclists.

Direction 4 of the Master Plan specifies a residential apartment (high-rise) and mixed-use building typology for the site.

Key Controls

Recommended Master Plan Controls		Landowner Submission
Height of Building	73m (22 storeys)	22 storeys
FSR	4.75:1	5.65:1
Street setbacks	5m	5m
Upper level setbacks (above street wall)	6m	4m
Street wall height	4 storeys	4 storeys
Active frontage	Required – to the northern part of the site frontage.	Northern part as per Master Plan

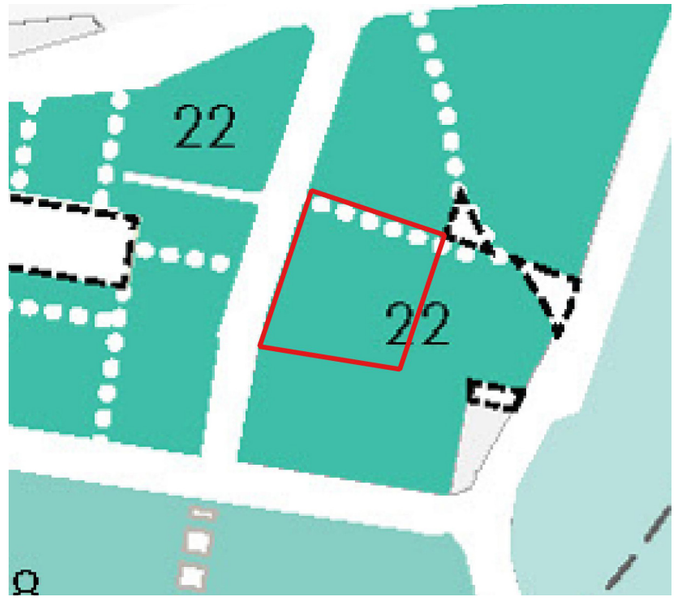

Figure 26: Site B3 Height (in storeys)

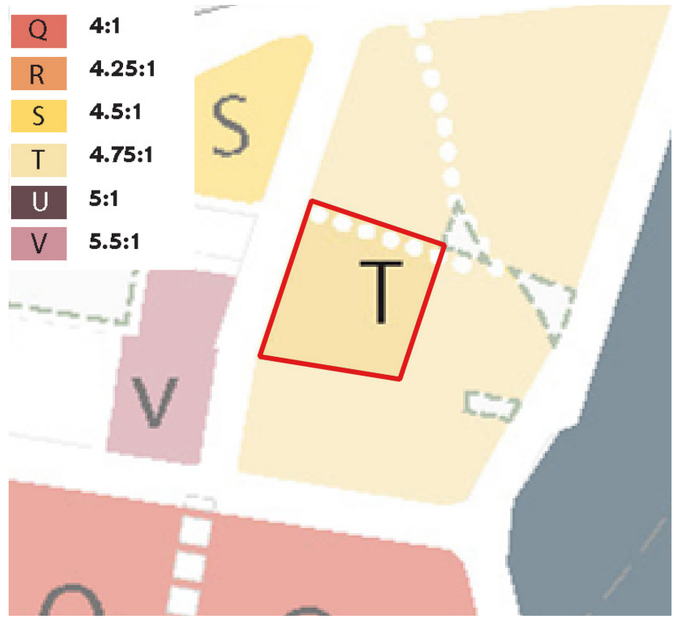

Figure 27: Site B3 FSR

Key Recommendations for Site B3

- Maintain 22 storey building height
- Maintain FSR at 4.75:1
- Provide the through-site link wholly on the subject site, noting also that Council does not support the Proponent proposed central block park.
- Improve streetscape presentation and active frontage by minimising the size of vehicle openings and, where possible, consolidating private vehicle and service vehicle access and incorporating these into the building architecture.
- Support the proposed 4m upper-level setback resulting in the main tower 9m from the boundary.

Additional Recommendations for Site B3

Additional design and built form recommendations for possible inclusion in DCP controls include:

- Simplification of the tower into a single slab or bar building (refer to Figure 28) to resolve amenity issues associated with unit interface and configuration.
- Introduce a lower height for the east wing to articulate the built form, reduce bulk and potential overshadowing of adjacent building and pocket park to south east. Refer to Figure 29.

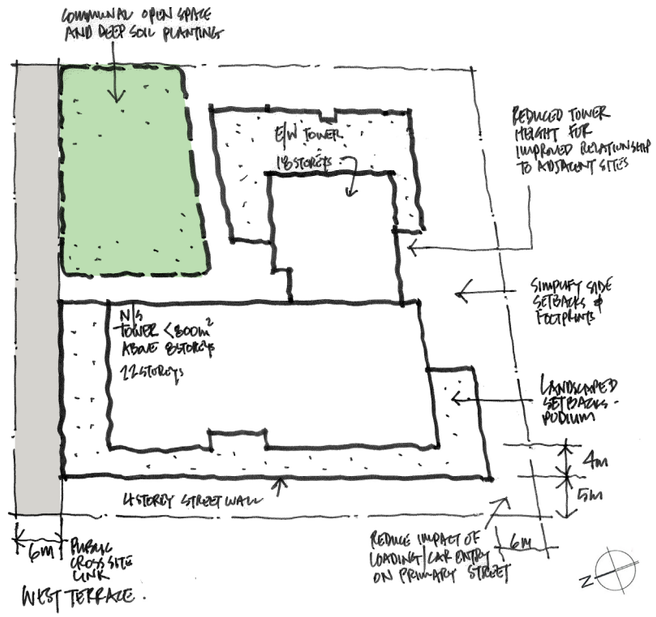

Figure 28: Plan view of simplified building forms

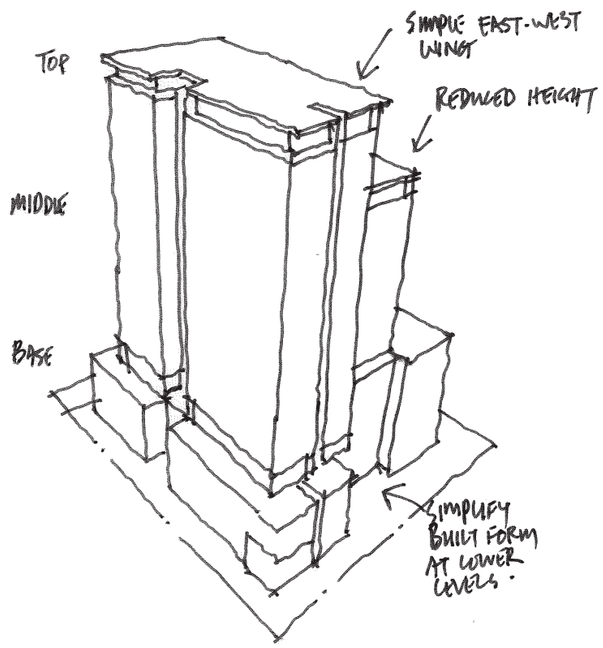

Figure 29: Axonometric view of built form to express base, middle and top

Assessment

Height, Setbacks and Massing

Built form to be simplified. The proposal follows the ADG requirements for the various boundary setbacks as these change with height. This combined with the varied angles of the floor plates has created an overly complex built form outcome at the lower levels. It is recommended that the built form be reviewed and simplified to result in a less stepped or 'wedding cake' profile.

FSR

The proposal meets the Master Plan's height and floor space incentive requirements with the provision of on-site infrastructure in the form of the proposed through-site link. In addition 5% affordable housing is proposed.

However, the recommendation to retain the 4.75:1 FSR is based on floor area modelling, efficiency rates and to improve tower articulation and massing. Retaining this FSR would also assist to address amenity impacts present in the indicative floor plans submitted and discussed below.

Other design considerations

- The indicative drawings locate the through-site link inconsistently, sometimes partly and sometimes wholly on the subject site. The site to the north has been recently developed for apartments and therefore this link must be provided wholly within the site. To offset this and consistent with the Master Plan, the proposed public open space located along this link should be used for communal open space with direct access to the through-site link.
- The indicative apartment layouts require further design development, particularly where the north-south and east-west wings intersect, where there are clear privacy and proximity issues. The relationship would be improved by deleting the east-west component of the upper tower form, as recommended.
- The viability of the large amounts of retail and commercial uses, deep within building floor plate is a concern. This can be addressed through design development and by the introduction of employment generating uses referenced in the Master Plan such as residential aged care, health services, childcare and community facilities.
- Deep soil planting must achieve a minimum 7% of the site (283.m²) which is not shown in submission and will require some of the currently excavated site to be filled.
- Combined residential and commercial foyers should be separated for improved safety and amenity.

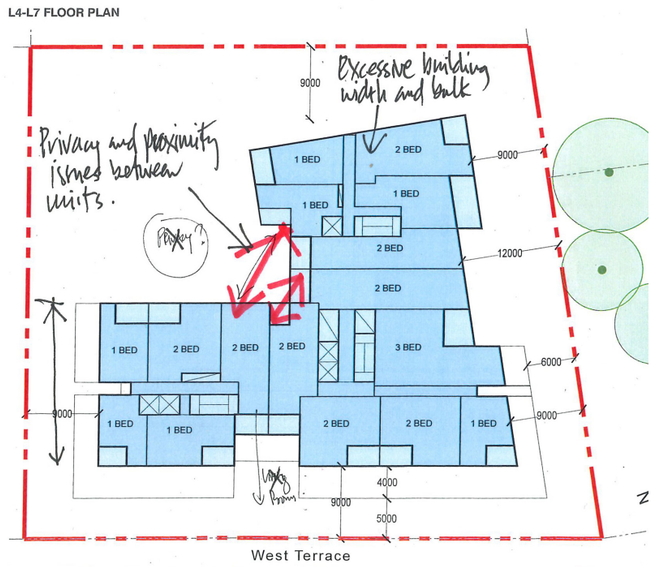

Figure 30: Design development is required to address privacy, amenity, bulk and visual appearance on the eastern elevation

Site-Specific Review Considerations

The following table provides an outline of the Panel's considerations for Site B3 in relation to the ten objectives of the Site-Specific Review Process.

Panel Considerations	Capable of Achieving	Panel Comments regarding Site B3
1. Does the proposal create outstanding planning and urban design outcomes for the site and achieve the vision and objectives outlined in the 10 directions of the Bankstown Master Plan?	✗	Requires further resolution as indicated in the recommendations.
2. Does the proposal deliver high quality residential amenity in accordance with the ADG?	✗	Tower footprint needs further rationalisation to address privacy issues at the junction of the building elements
3. Does the proposal adhere to the six intensification principles that guide the relevant Master Plan?		
– Density within walking distance of the Metro Station (800m)	✓	The subject site is 350m walking distance from the station
– Density within close proximity of existing and proposed open spaces (200m)	✗	The nearest open space, Stevens Reserve, is 350m walking distance.
– Building heights under 108 RL maximum height (Airport constraints)	✓	
– Building heights peak at the metro station and transitions to low scale neighbourhoods	✓	
– Building height to limit overshadowing on existing and proposed open space	✓	
– Maintain existing built form controls in special character and low density places	N/A	
4. Does the proposal align with the two technical studies that support the Master plan?		
– Bankstown and Campsie Landscape Controls, March 2021, Oculus	✓	Ensure a minimum 7% of the site for deep soil is achieved by limiting the basement footprint.
– Canterbury Bankstown Tall Building Design Study, February 2021, Bates Smart	✓	
5. Does the proposal improve the amenity, built form / public domain quality, heritage and natural environment of Bankstown Town Centre?	✓	Refer to above comments regarding the proposed public open space along the through-site link.
6. Does the proposal achieve a high standard of architectural and urban design for the site and surrounding streetscape?	✓	Tower volume is bulky – limit L-shape up to 8 storeys. Irregular shape and form – no rationale provided to inform angles. Building mass would be improved if towers were not at the same height - refer to Additional Recommendations above.
7. Does the proposal protect sun access to public parks?	N/A	
8. Does the proposal achieve a suitable built form transition to neighbouring properties?	✓	
9. Does the proposal isolate any other sites for development?	✗	
10. Does the proposal deliver on-site infrastructure, affordable housing or employment generating uses?	✓	Proposal provides a through -site link and 5% affordable housing

Site B4: 457 Chapel Road

Site Description

Site Area:	722m^2
Frontage:	17m (to Chapel Road only)
Walking distance from Station:	500m

The subject site is relatively small, has a sole frontage to Chapel Road and is located north of the CBD and Rickard Road and is occupied by an older style two storey commercial building set back from the street. Adjacent to the northern boundary is a larger site containing St Paul's Anglican Church. The early church occupies a prominent corner and makes a positive contribution to the streetscape but is not heritage listed.

Adjacent the southern boundary is a recently developed mixed-use retail and residential building with a curved tower form.

Proponent Submission

The submission presents a 'stand-alone' scheme for a mixed-use project of:

- Four commercial levels (GF-03)
- Six serviced apartment levels (L4-9)
- Eight residential apartment levels (L10-17)
- With rooftop communal open space.

During the proponent presentation, discussion also focused on the negotiations undertaken with the adjacent Anglican Church for the potential of site amalgamation, which has not been achieved to date.

The submission maintains that the FSR should match that of 459 Chapel Road (ie 5.5:1) to the north to allow for the orderly and economic development of the land to occur.

The additional density seeks to maximise employment generating floor space and a mixture of residential uses in a highly accessible location, close to existing and emerging infrastructure in Bankstown City Centre.

Figure 31: 457 Chapel Road, Bankstown

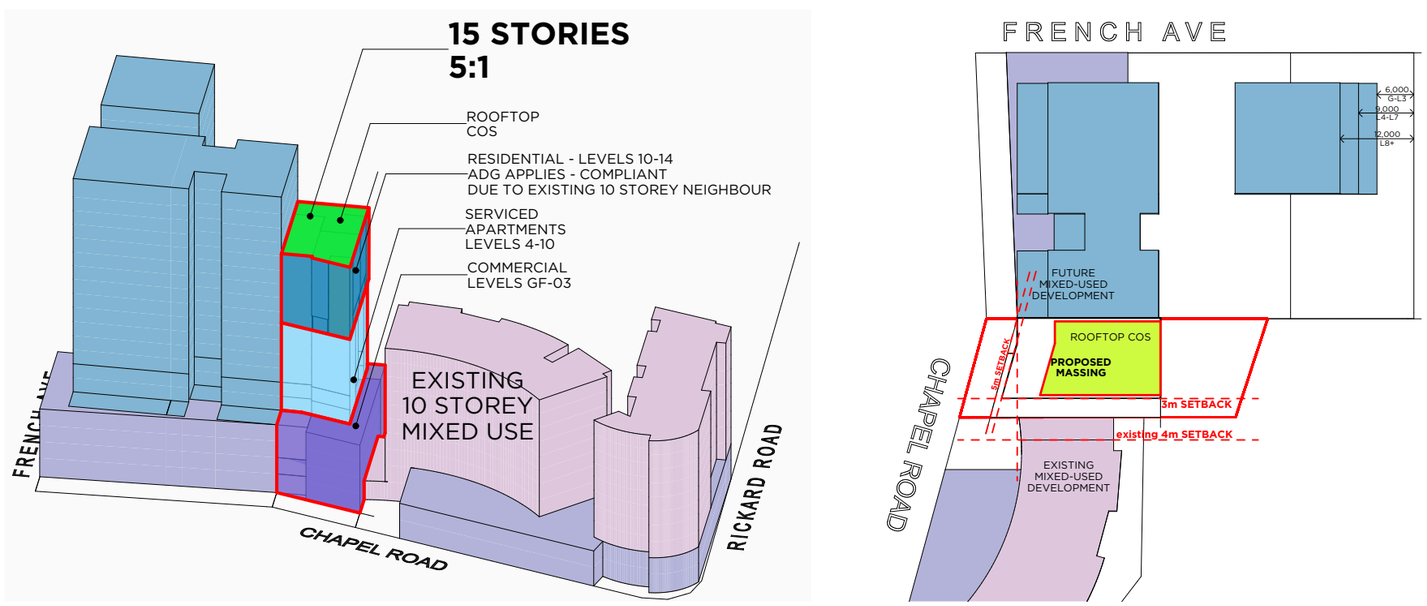

Figure 32: Massing (left) and Site Plan (right) (Source: Urbanlink)

Master Plan Intent for the Site

Vision and Directions

The site is within the Eds & Meds character area, centred around the future Bankstown hospital, existing TAFE NSW and a network of related organisations and industries. Relevant to this site it describes urban design and planning outcomes such as:

- medium scaled buildings with multiple roof terraces, interconnected by a publicly accessible plaza and pocket parks;
- a series of open spaces will comprise safe recess and break-out spaces for patients, workers and students, as well as recreational and local retail opportunities for residents; and
- an unlocking and embellishment of fragmented open spaces with new connections to encourage walkability
- a transformed Chapel Road North into a vibrant eat street with wide tree canopy for shade and connection the rail and future metro stations via separated bike path and bus corridor.

Direction 4 of the Master Plan specifies a street wall and tower typology for the site and Direction 1 states that sites require a minimum frontage of 30m and a minimum area of 1500m^2 in order to achieve a height over 50m (approximately 16 storeys) and an FSR up to 3.5:1.

Key Controls

Recommended Master Plan Controls		Landowner Submission
Height of Building	18 storeys (61m)	15-18 storeys
FSR	3.5:1	5-5.5:1
Street setbacks	5m	5m
Upper level setbacks (above street wall)	6m	6m
Street wall height	4 storeys	4 storeys
Active frontage	Required	Provided

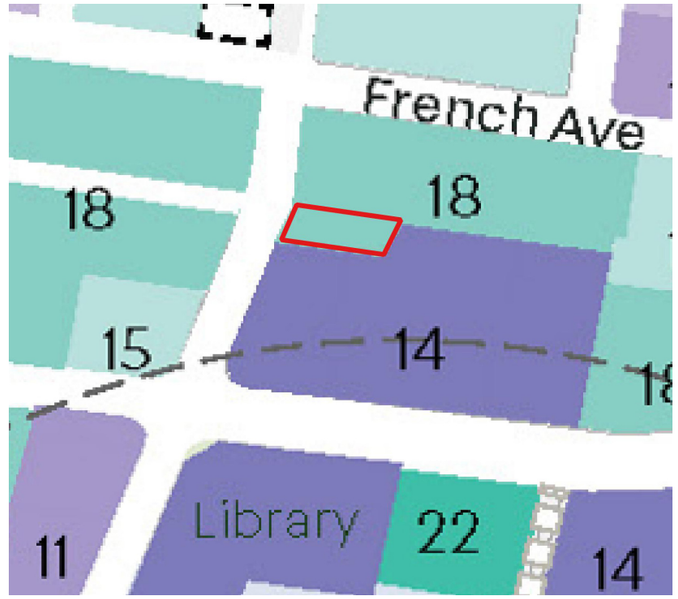

Figure 33: Site B4 Height (in storeys)

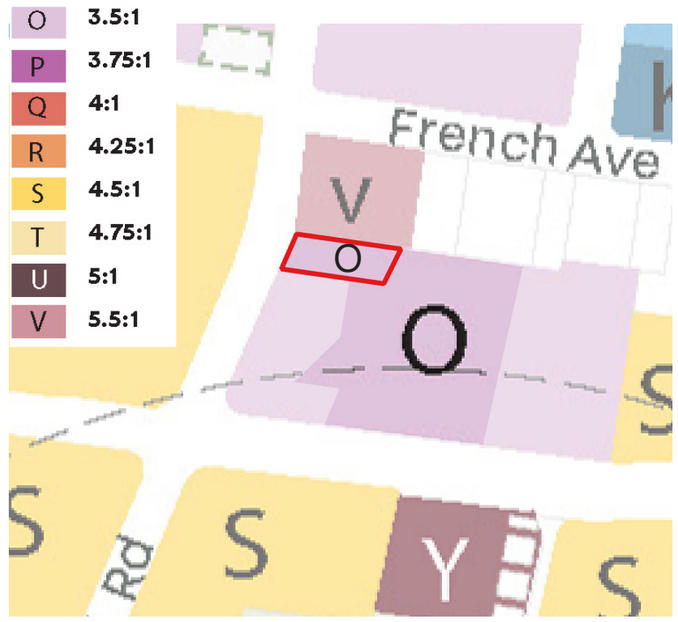

Figure 34: Site B4 FSR

Key Recommendations for Site B4

- To overcome the constraints related to the site's relatively small area and narrow frontage, the preferred built form and development outcome for this site would be achieved by amalgamation with the development site to the north.
- This amalgamation can be achieved through incentive of a height and FSR greater than the existing LEP and equal to and greater than the adopted Master Plan controls.
- The following Master Plan controls are therefore recommended:
  - Retain the Master Plan maximum height at 18 storeys
  - Increase the Master Plan maximum FSR to 5.5:1
  - Reduce the ground level setback from 5m to nil.
  - Maintain the 4 storey street wall height and 6m upper level setback
- In the absence of a site amalgamation, the existing Bankstown LEP 2015 FSR and height controls of 3.5:1 and 35m (approx. 9 storeys) would set the maximum development potential.

Assessment

FSR, Height and Setbacks

The limited site frontage and site area are significant constraints for development to the height and density sought by the Proponent.

In the event of a residential scheme, the necessary setbacks to achieve separation for ADG compliance result in an unviable floorplate. The indicative floor plans submitted by the Proponent demonstrate this with a blank wall on the northern boundary and limited 3m setback from the southern boundary, with unsatisfactory outcomes for residential amenity and design excellence.

A non-residential land use, even at the lower yielding LEP controls may still present challenges that will require skillful design resolution to address boundary walls built on or close to the two side boundaries.

Drawing from the Bates Smart Tall Buildings Study, the Master Plan anticipates these constraints for small sites and addresses this with the minimum 1,500m² site area and minimum 30m frontage required to achieve tall buildings with high development yields.

In recognition that the preferred development outcome would be achieved by amalgamation with the site to the north, the Panel recommends the same Master Plan height, FSR and setback controls that apply for the site to the north.

Site-Specific Review Considerations

The following table provides an outline of the Panel's considerations for Site B4 in relation to the ten objectives of the Site-Specific Review Process.

Panel Considerations	Capable of Achieving	Panel Comments regarding Site B4
1. Does the proposal create outstanding planning and urban design outcomes for the site and achieve the vision and objectives outlined in the 10 directions of the Bankstown Master Plan?	✗	Not in the present configuration as a stand-alone site. Amalgamation would provide potential for better outcomes.
2. Does the proposal deliver high quality residential amenity in accordance with the ADG?	✗	
3. Does the proposal adhere to the six intensification principles that guide the relevant Master Plan?		
– Density within walking distance of the Metro Station (800m)	✓	Within 500m walking distance to the Station
– Density within close proximity of existing and proposed open spaces (200m)	✗	
– Building heights under 108 RL maximum height (Airport constraints)	✓	
– Building heights peak at the metro station and transitions to low scale neighbourhoods	✓	
– Building height to limit overshadowing on existing and proposed open space	N/A	
– Maintain existing built form controls in special character and low density places	N/A	
4. Does the proposal align with the two technical studies that support the Master plan?		
– Bankstown and Campsie Landscape Controls, March 2021, Oculus		
– Canterbury Bankstown Tall Building Design Study, February 2021, Bates Smart	✗	Tall Building Study recommends a minimum site area of 1500m^2 and a frontage of 30m to be suitable for tall buildings. Also recommends 6m side boundary controls for towers. (Tall Building Site Limitations).
5. Does the proposal improve the amenity, built form / public domain quality, heritage and natural environment of Bankstown Town Centre?	✗	No public domain improvements outlined.
6. Does the proposal achieve a high standard of architectural and urban design for the site and surrounding streetscape?	✗	Not in present configuration.
7. Does the proposal protect sun access to public parks?	N/A	
8. Does the proposal achieve a suitable built form transition to neighbouring properties?	✓	
9. Does the proposal isolate any other sites for development?	✓	Conversely, the site is not capable of being developed to the extent desired by the landowner without amalgamation with neighbouring sites.
10. Does the proposal deliver on-site infrastructure, affordable housing or employment generating uses?	✓	Employment generating uses

Site B5: 67-69 Rickard Road

Site Description

Site Area:	5,538m^2
Frontage:	69m
Walking distance from Station:	450m

The subject site is large and enjoys a close relationship to the Civic Heart of Bankstown including Paul Keating Park and the proposed WSU Facility which when complete will dramatically enliven the City Centre.

The existing site is occupied by a two storey 'porticoed' building being a medical and dental centre.

Apartment buildings with ground level retail and 9-10 storeys in height are located to the east and west. Similar sized and recently developed apartment buildings are located to the north of the site with a frontage to French Avenue.

Proponent Submission

The submission presented a site analysis and design response leading to a more detailed analysis of built form and in particular solar access to Paul Keating Park. The concept plans for the proposal were relatively advanced, 3D modelled with supporting imagery.

The submission demonstrated that a building of 18-22 storeys could be accommodated on the site with no adverse shadow impacts to Paul Keating Park when a 10am mid-winter sun plane is adopted.

It was indicated that this height could generate an FSR in the order of 5.5:1 with more than adequate side setbacks to adjacent properties.

Figure 35: 67-69 Rickard Rd

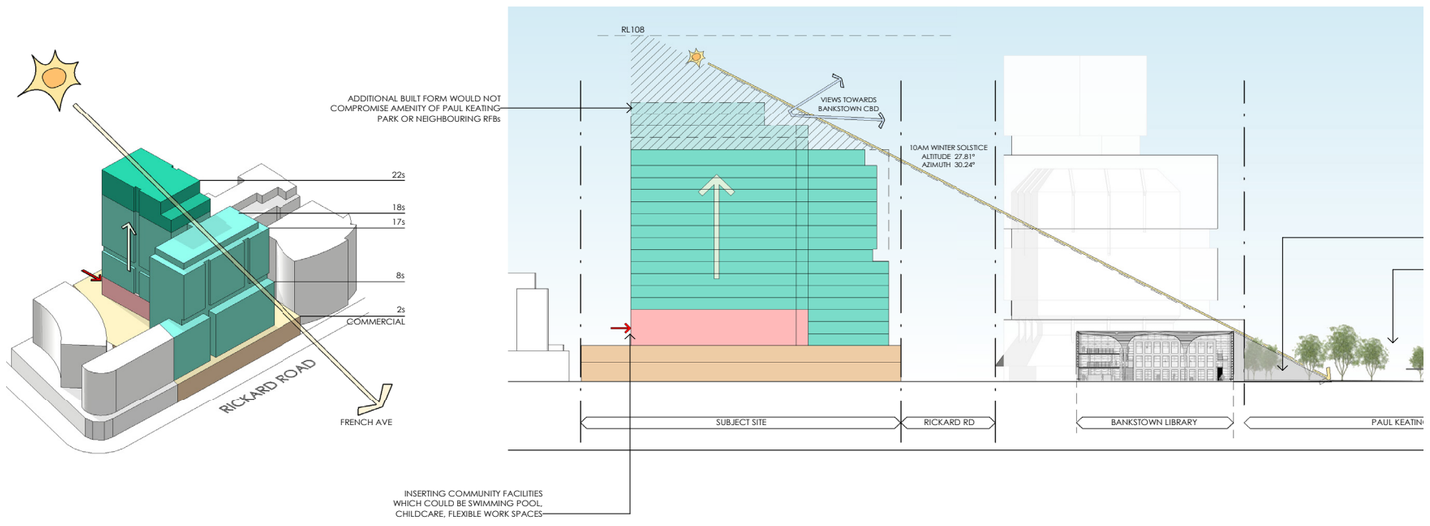

Figure 36: Massing diagram and street section demonstrating additional opportunities (Source: Tier Architects)

Master Plan Intent for the Site

Vision and Directions

The site is within the Eds & Meds character area, centred around Council's preferred location for the future Bankstown hospital, existing TAFE NSW and a network of related organisations and industries. Relevant to this site it describes urban design and planning outcomes such as:

- medium scaled buildings with multiple roof terraces, interconnected by a publicly accessible plaza and pocket parks;
- a series of open spaces will comprise safe recess and break-out spaces for patients, workers and students, as well as recreational and local retail opportunities for residents; and
- an unlocking and embellishment of fragmented open spaces with new connections to encourage walkability
- a transformed Chapel Road North into a vibrant eat street with wide tree canopy for shade and connection the rail and future metro stations via separated bike path and bus corridor.

Direction 4 of the Master Plan specifies a street wall and tower typology for the site.

Rickard Road carries high volumes of vehicle traffic and is identified as a major part of the ring road to support key bus routes and minimise vehicle movement through the nearby city centre.

Key Controls

Recommended Master Plan Controls		Landowner Submission
Height of Building	14 storeys	18-22 storeys
FSR	3.5:1	5.5-5.8:1
Street setbacks	4m	4m
Upper level setbacks (above street wall)	3m	3m
Street wall height	6 storeys	2 storeys
Active frontage	Required for the entire block	Provided

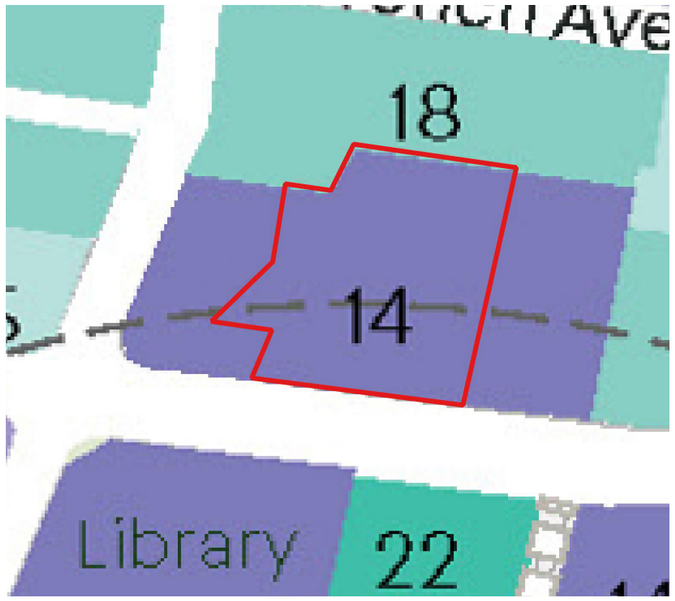

Figure 37: Site B5 Height (in storeys)

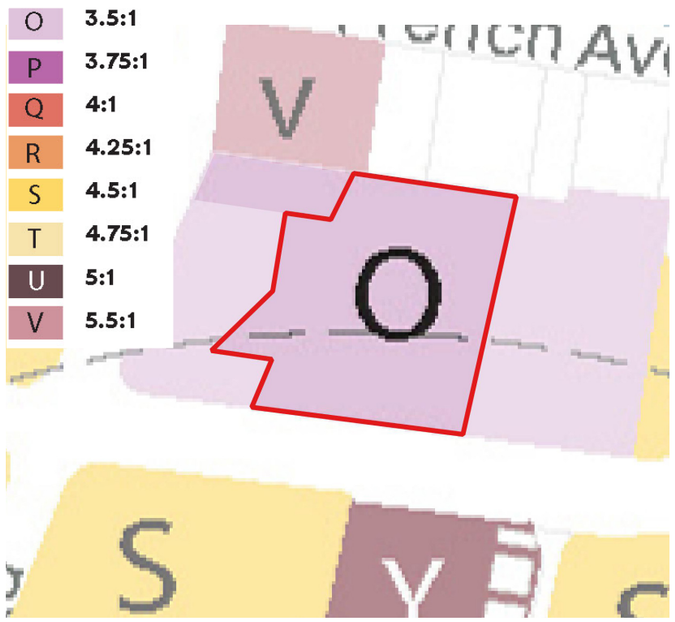

Figure 38: Site B5 FSR

Key Recommendations for Site B5

- Increase building height to maximum of 18 storeys.
- Increase FSR to maximum 4:1.
- Support a 2 storey street wall to establish continuity with the street wall of the existing building to the west.
- Provide a minimum 6m upper level setback above the 2 storey street wall.
- Consistent with the Tall Building Study, separate the T-shaped tower form to provide two more distinctly separate towers with a minimum separation of 12m to resolve amenity issues, modulate the massing and reduce building bulk.
- Provide a minimum 6m setback from the western side boundary to the mid-level tower fronting Rickard Road to provide separation from the existing building to the west and to reduce the continuous length of this secondary street wall.
- Provide 6m wide deep soil planting zone to the eastern boundary to meet or exceed ADG requirements.

Additional Recommendations for Site B5

Additional design and built form recommendations for possible inclusion in DCP controls include:

- A lower 14 storey height to the tower fronting Rickard Road This would:
  - be more compatible with adjacent existing towers along Rickard Road;
  - serve as an appropriate height transition toward Paul Keating Park; and
  - would achieve a 4 storey staggered height to the rear tower to help modulate building bulk.
- Address the excessive building length to Rickard Road with well defined articulation, as indicated in the 3D modelling by the Proponent.

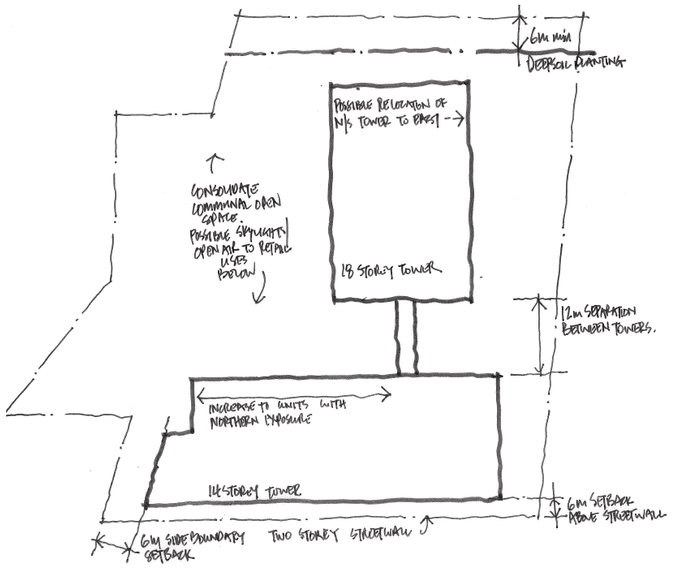

Figure 39: Potential to shift northern wing to the east (subject to shadowing impacts) in order to consolidate communal open space

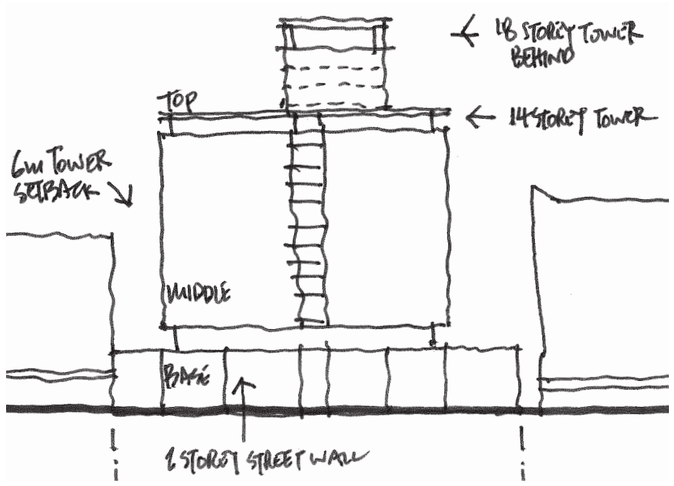

Figure 40: Built form should be vertically articulated to minimise visual bulk and scale impacts.

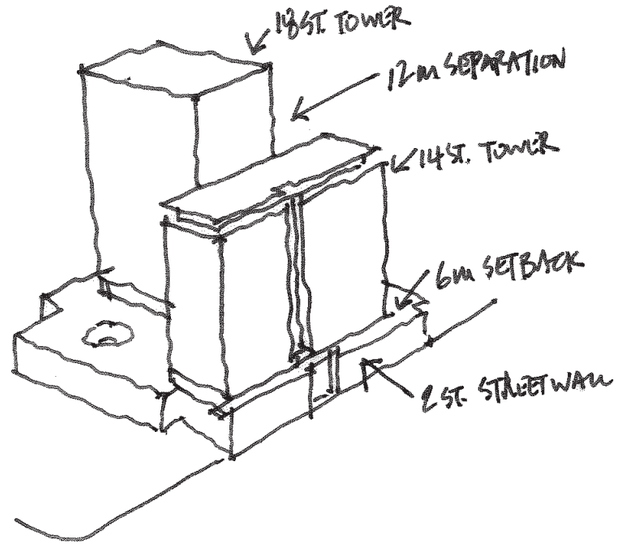

Figure 41: Staggered tower heights (as suggested by Council) are supportable

Assessment

Height, Setbacks and Massing

- The shadow analysis submitted by the Proponent demonstrates that the proposed building height of 22 storeys would not result in any additional mid-winter overshadowing of Paul Keating Park, noting that some of the shadowing would fall within shadows cast by the approved WSU Tower. Council has prepared shadow diagrams to verify this.
- However, an overall 18 maximum height is considered to be a better fit with adjacent building heights in the Master Plan. Furthermore, a 14 storey height to Rickard Road is more in keeping with the scale of existing Rickard Road buildings and will allow the WSU tower to be the dominant or signature building in the immediate area.
- The proposed zero side boundary would create a continuous wall effect with the mid-level tower form abutting the existing development to the west. The recommendation for separation between the existing and proposed buildings is consistent with the Tall Building Study which recommends separation between tower forms with a 6m setback from side or rear boundaries.
- The repositioning of the rear tower form presents an opportunity to improve the northerly aspect for an increased number of units in the tower fronting Rickard Road. It may also resolve issues for providing light and air through skylight openings which don't currently appear to be located to effectively service the lower level retail arcade.

FSR

- The proposal seeks to meet the Master Plan's height and floor space incentive requirements with the offer of on-site infrastructure in the form of a community swimming pool. Council have advised that the proposed swimming pool in this location and configuration does not meet the identified community need and strategic approach to aquatic facilities in Bankstown. The Proponent has also suggested a willingness to allocate an amount of affordable housing to meet the uplift incentive requirements.
- The large areas of retail and commercial floor space over the ground and first floor levels are accessed via an internal and 'dead-end' arcade which presents issues for the viability and amenity of these spaces. This indicative design approach should be a focus during design development to ensure, among other things, greater amenity from light and air in these lower-level spaces and reduced walking distance from the street frontage to each tenancy. Alternatively, some of this area should be considered for communal recreation space or other permitted employment generating uses that offer more of a 'destination' to help activate this space and be less dependent on passing foot traffic.

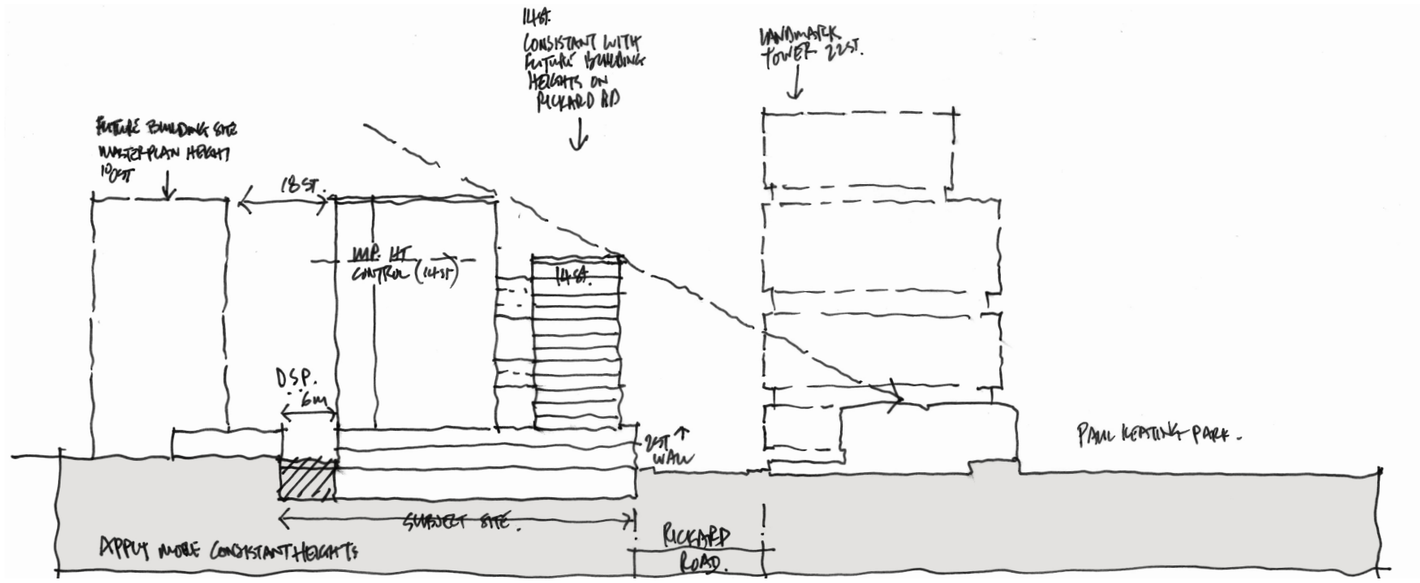

Figure 42: Staggered tower heights (as suggested by Council) are supportable

Site-Specific Review Considerations

The following table provides an outline of the Panel's considerations for Site B5 in relation to the ten objectives of the Site-Specific Review Process.

Panel Considerations	Capabie of Achieving	Panel Comments regarding Site B5
1. Does the proposal create outstanding planning and urban design outcomes for the site and achieve the vision and objectives outlined in the 10 directions of the Bankstown Master Plan?	✓	Capable of achieving this subject to design development and excellence.
2. Does the proposal deliver high quality residential amenity in accordance with the ADG?	✓	ADG requires 15% deep soil planting for sites greater than 1500m^2.
3. Does the proposal adhere to the six intensification principles that guide the relevant Master Plan?	✓	
– Density within walking distance of the Metro Station (800m)	✓	
– Density within close proximity of existing and proposed open spaces (200m)	✓	
– Building heights under 108 RL maximum height (Airport constraints)	✓	
– Building heights peak at the metro station and transitions to low scale neighbourhoods	✓	
– Building height to limit overshadowing on existing and proposed open space	✓	
– Maintain existing built form controls in special character and low density places	N/A	N/A
4. Does the proposal align with the two technical studies that support the Master plan?		
– Bankstown and Campsie Landscape Controls, March 2021, Oculus	✗	Deep soil planting is isolated and inadequate. Oculus study recommends minimum 7% DSP (388m^2) for mixed-use sites. However, ADG requires 15% for sites greater than 1500m^2.
– Canterbury Bankstown Tall Building Design Study, February 2021, Bates Smart	✗	Zero lot boundary for mid-podium / tower. This configuration will create a continuous wall effect when built to the adjacent western building wall (which is blank). Tall Building Study recommends 6m setback for towers for air movement, visual access, etc.
5. Does the proposal improve the amenity, built form / public domain quality, heritage and natural environment of Bankstown Town Centre?	✓	
6. Does the proposal achieve a high standard of architectural and urban design for the site and surrounding streetscape?	✗	Building length is excessive – articulation required. Refer to Additional Recommendations above
7. Does the proposal protect sun access to public parks?		Detailed studies have been undertaken by the Proponent and Council which show that a 22 storey building on the Rickard Road frontage does not impact on the park in mid-winter.
8. Does the proposal achieve a suitable built form transition to neighbouring properties?	✓	
9. Does the proposal isolate any other sites for development?	✓	
10. Does the proposal deliver on-site infrastructure, affordable housing or employment generating uses?	✓	Employment generating uses.

Site B6: 2-10 Leonard Street

Site Description

Site Area:	3,043m^2
Frontage:	60.6m
Walking distance from Station:	600m

The subject site is located to the south east of the CBD in the block south of Stanley Street.

The transition of this area from a suburban, single storey bungalow character to medium rise apartment buildings has begun with a number of recently constructed residential apartment buildings of around seven storeys, decreasing to five/ six storeys further south on Leonard Street.

A 6 storey apartment building under construction to the immediate north will constrain development options for the site on the corner of Stanley and Leonard Streets.

Proponent Submission

The submission presented a site-specific urban design response related to adjacent sites, the varied heights and the desire for transitioning from the CBD to lower surrounding areas.

It was maintained that 12 storeys (rather than 7 storeys) is the range that is nominated in the Master Plan (combined intensification principles map page 23) and that this would provide a 'smoother and simplified transition' from the centre outwards. It is noted that in demonstrating height transitions, the Proponent also increased / modified heights of adjacent future development sites, which is not within the scope of the review process.

The additional height generates some increased density (to 2.6:1) for high-level living amenity in relation to solar access, cross-ventilation, overshadowing, deep soil and landscaping areas.

Figure 43: 2-10 Leonard Street

Figure 44: Site Plan (Source: Conybeare Morrison)

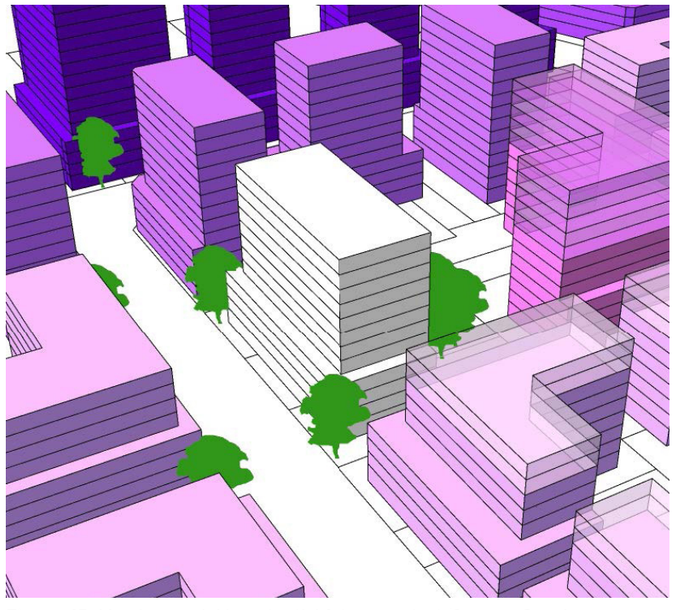

Figure 45: Massing model in potential future context (Source: Conybeare Morrison)

Master Plan Intent for the Site

Vision and Directions

The site is located within the Terraces & Apartments character area, and the northern boundary adjoins the High Density Apartment character area.

This Terraces & Apartments character area describes urban design and planning outcomes such as:

- medium density residential neighbourhood with quiet pocket parks, green setbacks and lush courtyards close to amenities of the City Centre.
- a development pattern of new modern terrace and mid-rise development to contrast older walk-up apartment blocks.
- private yards and off-street entries.
- new pedestrian links and cycle paths to enhance walkability and connect with open space.
- a neighbourhood enlivened with corner shops and cafes, subject to future planning controls.

Direction 4 of the Master Plan specifies a residential apartment (mid-rise) typology and requires careful consideration of the context of each building and adequate built form transition to the neighbouring sites and adjacent streets.

Key Controls

Recommended Master Plan Controls		Landowner Submission
Height of Building	7 storeys (26m)	12 storeys (41.5m)
FSR	2:1	2.6:1
Street setbacks	3m	3m
Upper level setbacks (above street wall)	3m and 6m	3m
Street wall height	4 storeys	4 storey
Active frontage	N/A	N/A

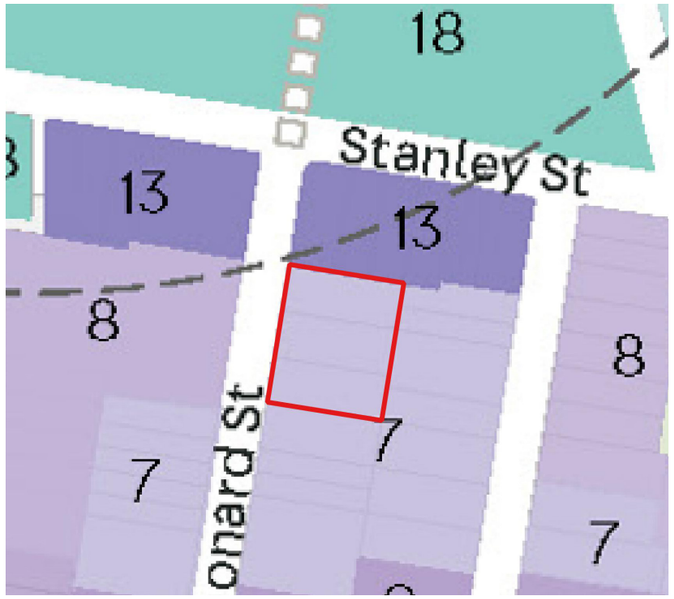

Figure 46: Site B6 Height (in storeys)

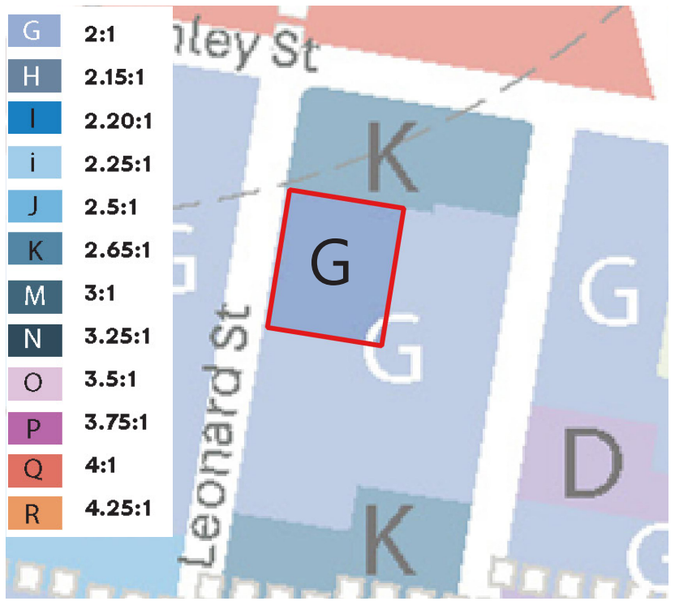

Figure 47: Site B6 FSR

Key Recommendations for Site B6

- Retain the 7 storey building height. Refer to Figure 48.
- Retain the 2:1 FSR.
- Allow a consistent 3m upper storey setback along the total length of the amalgamated block.

Additional Recommendations for Site B6

- Address the building bulk issues related to length of the 40m+ long upper tower with building articulation or reduced length.

Assessment

Height, Setbacks and Massing

- The Proponent's submission seeks to almost double the Master Plan building height, increasing from 7 to 12 storeys.
- Sun access modelling by Council confirms that this would result in significant shadow impacts on future development sites to the south and south east.
- A potential increase of the building height to 9 storeys has been closely examined, in recognition of the site's location between the higher 13 and 18 storey Master Plan heights on Stanley Street to the north and the 7 and 6 storey forms to the south. Refer to Figure 48.
- However, the Panel concludes that the Master Plan's 7 storey height should be retained for the following reasons:
  - A newly constructed 6 storey building is located adjacent the subject site's northern boundary, fronting Stanley Street.
  - The site on the corner of Stanley and Leonard Streets, also adjacent the subject site's northern boundary has an area of approximately 900m² and therefore could only achieve development up to 13 storeys if amalgamated with the above site to achieve the minimum 1500m² site area requirement.
  - Heights above 7 storeys on the subject site would likely result in overshadowing impacts for future development sites to the south.
- A 3m upper storey setback, as opposed to the Master Plan's 6m setback, is endorsed, for consistency with the adjacent northern site.
- The generous communal open space and deep soil areas showing on the Proponent's indicative plans are supported.

FSR

- Both the proposed and Panel recommended FSR are less than a 1:1 increase above the existing Bankstown LEP 2015 FSR control of 1.7:1 and therefore do not trigger the incentive provisions in the Master Plan. Nonetheless, the proposal does indicate a potential willingness to consider affordable housing at DA stage.
- Applying an efficiency rate of 70%, Council modelling of a 7 storey building envelope has determined an FSR of 1.5:1. Therefore, there is no justification for increasing the FSR beyond the existing Master Plan of 2:1.

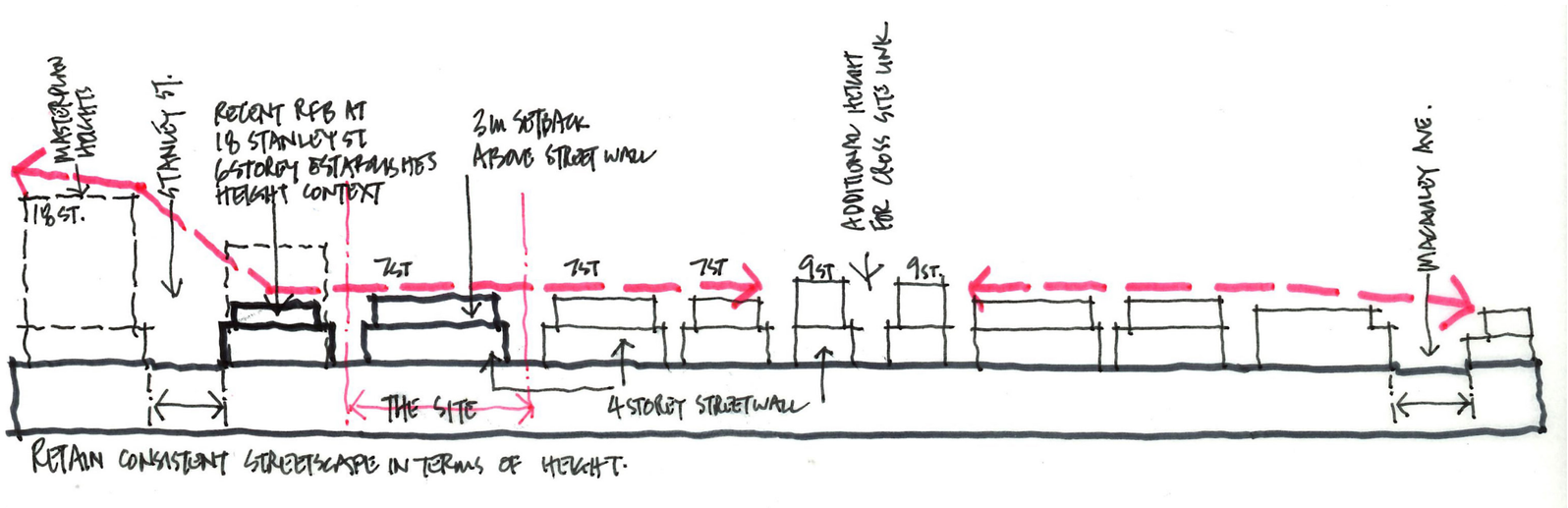

Figure 48: Building height transition diagram

Site-Specific Review Considerations

The following table provides an outline of the Panel's considerations for Site B5 in relation to the ten objectives of the Site-Specific Review Process.

Panel Considerations	Capable of Achieving	Panel Comments regarding Site B5
1. Does the proposal create outstanding planning and urban design outcomes for the site and achieve the vision and objectives outlined in the 10 directions of the Bankstown Master Plan?	✓	Within its context of lower residential development area
2. Does the proposal deliver high quality residential amenity in accordance with the ADG?	✓	Capable of delivering high quality amenity due to orientation and low site coverage. It is noted however that no indicative floor plans were provided to facilitate assessment.
3. Does the proposal adhere to the six intensification principles that guide the relevant Master Plan?		
– Density within walking distance of the Metro Station (800m)	✓	
– Density within close proximity of existing and proposed open spaces (200m)	✗	The nearest open space, Stevens Reserve is 250m walk.
– Building heights under 108 RL maximum height (Airport constraints)	✓	
– Building heights peak at the metro station and transitions to low scale neighbourhoods	✓	
– Building height to limit overshadowing on existing and proposed open space	✓	
– Maintain existing built form controls in special character and low density places	N/A	N/A
4. Does the proposal align with the two technical studies that support the Master plan?		
– Bankstown and Campsie Landscape Controls, March 2021, Oculus	✓	A large area of site is shown for deep soil planting / landscape (30% of the site)
– Canterbury Bankstown Tall Building Design Study, February 2021, Bates Smart	✓	Upper tower shown as 805m², which exceeds the Tall Building Study recommendation for 800m² maximum
5. Does the proposal improve the amenity, built form / public domain quality, heritage and natural environment of Bankstown Town Centre?	✓	No significant contribution available
6. Does the proposal achieve a high standard of architectural and urban design for the site and surrounding streetscape?	✓	Capable of achieving this
7. Does the proposal protect sun access to public parks?	✓	
8. Does the proposal achieve a suitable built form transition to neighbouring properties?	✓	
9. Does the proposal isolate any other sites for development?	✗	
10. Does the proposal deliver on-site infrastructure, affordable housing or employment generating uses?	✓	Proposal indicates an affordable housing commitment.