

Section 7.18

Eastgardens

Mixed-use Centre

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1 INTRODUCTION

This Part establishes a framework to guide the staged development of Westfield Eastgardens, at 152 Bunnerong Road, Eastgardens, NSW 2036 (the site), shown at Figure 1, overleaf.

1.1 DCP NAME AND COMMENCEMENT

This DCP is called Bayside Development Control Plan (DCP) 2022 – Section 7.18 Eastgardens Mixed-use Centre.

1.2 AIMS AND OBJECTIVES OF THIS PART

The objectives of this Part are to:

- Establish a clear vision, development principles and controls for the development of the site;
- Promote the delivery of high-quality retail and commercial uses that support the needs of current and future residents in the local community and beyond; and
- Encourage the evolution of the retail asset as a high-quality mixed-use centre, consistent with its role within the Eastgardens-Maroubra Junction Strategic Centre.
- Staged public domain upgrades with the renewal of stages of the site over time.

1.3 LAND TO WHICH THIS PART APPLIES

This Part applies to land at 152 Bunnerong Road (Lot 1 DP 1058663), Eastgardens, as outlined in red at Figure 1. For the purposes of this DCP, the site has been divided into four precincts, which are at different stages of planning and development. The DCP provides directions for each precinct, as outlined below.

Table 1 Explanation of precincts

<i>Precinct</i>	<i>DCP directions</i>
Precinct 1 – Bunnerong Road Main Street Renewal Precinct	<ul style="list-style-type: none"> – Following a master plan process and LEP amendment (2019 Planning Proposal), this DCP provides more detailed guidance on planning and design outcomes for this renewal precinct within the site. – Detailed provisions for access and public domain for this precinct – Detailed provisions for the design of buildings A, B and C –
Precinct 2 – Wentworth Avenue – <u>minor</u> retail and parking additions	<ul style="list-style-type: none"> – The planning controls allow for some additional retail and parking development in this precinct, subject to design and future Development Applications (DA's) – This DCP provides principles and controls for the location and design of any additional development.
Precinct 3 – Cinema, Entertainment and Food Gateway Precinct	<ul style="list-style-type: none"> – Additional development for entertainment, retail and food and beverage uses in this precinct will help to activate this important corner. The intent is to reduce the impacts of vehicles to this edge and open the center to the street with some outdoor dining opportunities, for future assessment via the DA process. – This DCP provides principles and controls for the location and design of any additional levels under the current controls, and extended cinema under revised controls. – This DCP provides principles for future master planning or development applications where tower height may be considered in the long-term.

<p>Precinct 4 – Westfield Drive – Short-term public domain and access improvements</p>	<ul style="list-style-type: none"> – The planning controls do not allow for substantial new development, or taller buildings in this precinct. – This area may be subject to future master planning, and at that time, a review of the site's access and servicing will be required, with a view to improve the activation, walkability and presentation of Westfield Drive. – The DCP provides general guidelines for future master planning or development approval and some interim design outcomes for short term improvements to the presentation and functionality of Westfield Drive.
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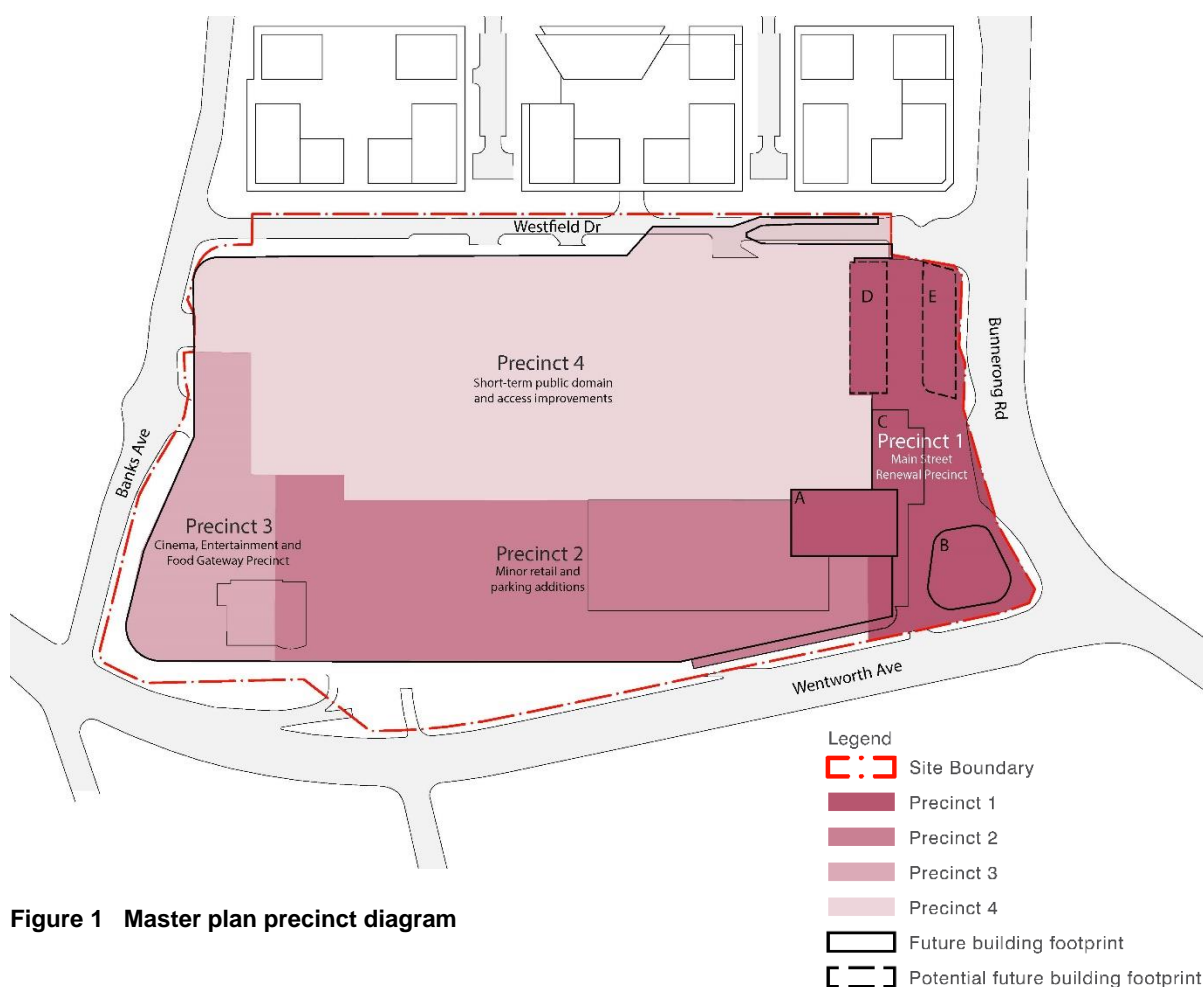


Figure 1 Master plan precinct diagram

1.4 RELATIONSHIP WITH OTHER PARTS OF THE DCP

This site specific DCP forms part of The Bayside Bay Development Control Plan 2022 (Botany Bay DCP 2013 or the DCP). This Part should be read in conjunction Part 3 General Provisions.

Development within the site will need to have regard to this Part of the DCP as well as other relevant controls in the DCP. In the event of any inconsistency between this Part and other Parts of the DCP, this Part will prevail to the extent of the inconsistency.

2 VISION

2.1 VISION FOR THE EASTGARDENS MIXED-USE CENTRE

Westfield Eastgardens will transform over time into a vibrant, mixed-use centre with the introduction of additional uses, an improved retail and entertainment offer and a focus on enhancing customer visitation to the centre on foot and by public transport. New commercial office towers will be integrated into an active civic plaza connected to the bus terminus at the eastern end. The transformation of Westfield Eastgardens is an opportunity to improve accessibility, better connect with the community, create jobs and strengthen the important strategic and economic role of the centre.

Westfield Eastgardens will transcend its role as a traditional shopping centre and become a morning to evening community hub where people can fulfil more of their daily needs.

A new street address fronting Bunnerong Road, centred on an active publicly accessible civic plaza, will ensure the centre integrates with the surrounding neighborhood and delivers an improved arrival experience for visitors travelling on foot, by car or by public transport.

Key elements of the vision are:

- To expand and redevelop the shopping centre to deliver a mix of new uses to meet the needs of the local community.
- To accommodate future employment growth and promote job creation at the centre.
- To accommodate health, wellbeing and civic service and lifestyle uses to support the day to day needs of the community.
- To deliver an improved retail offer that builds on the strategic retail importance of the centre.
- To improve pedestrian accessibility, amenity, safety and permeability.
- To improve the external interface and quality of the streetscape around the centre.
- To create a better civic entry from the east by rearranging bus and taxi access, along with an enhanced public domain.



2.2 MASTER PLAN AT A GLANCE – KEY FEATURES

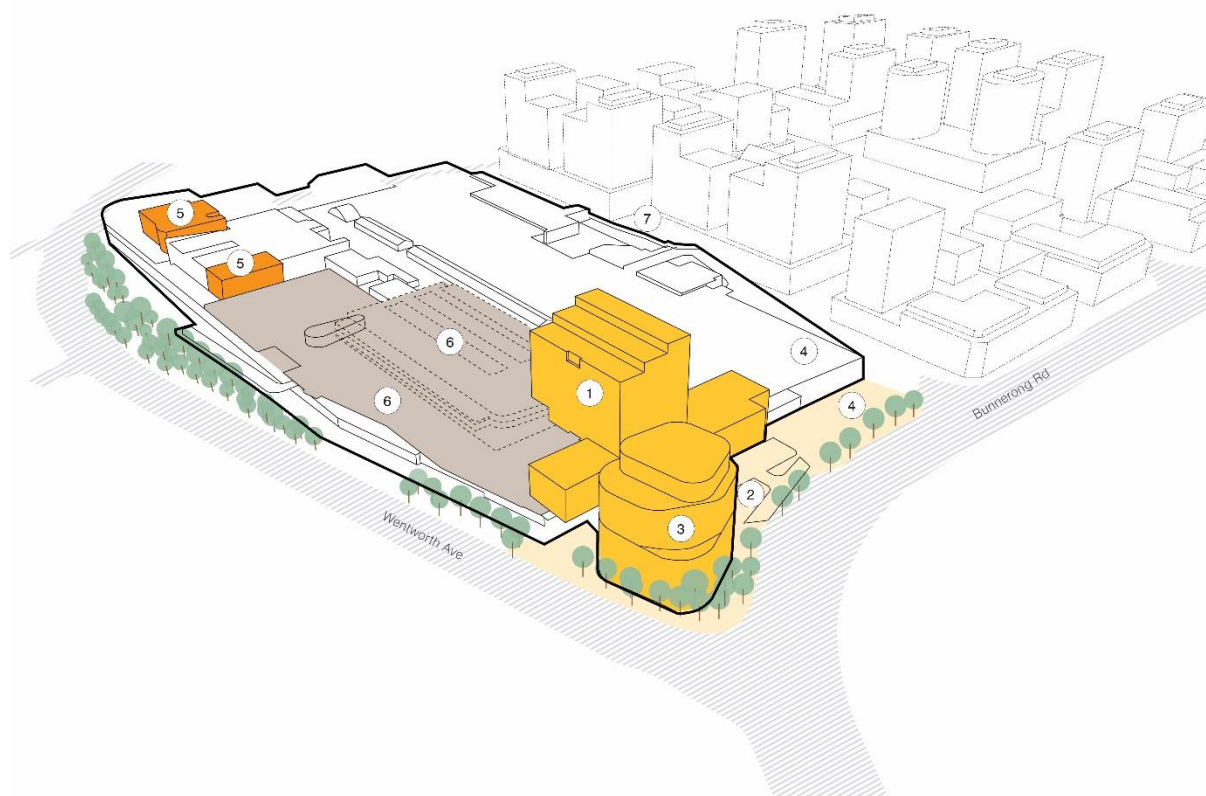


Figure 2 Master Plan – Key Features

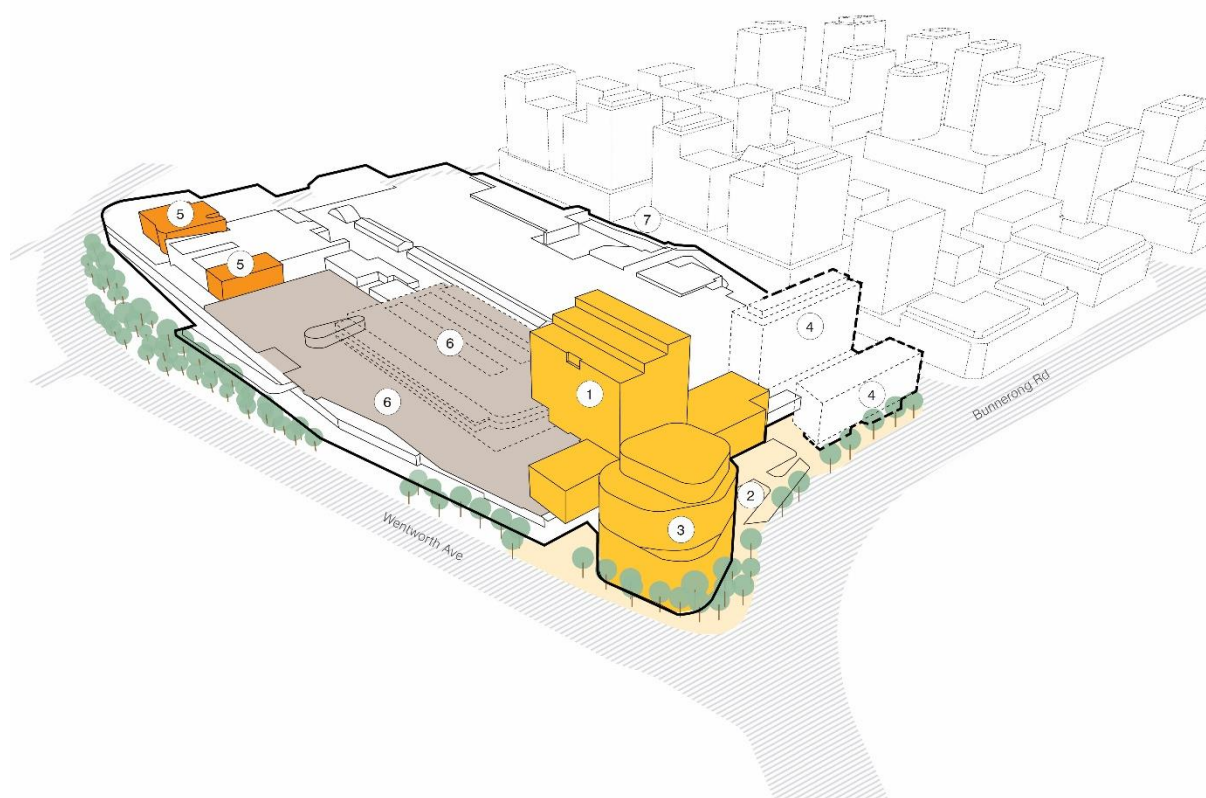


Figure 3 Master Plan – Key Features (including potential Future Stage tower forms)

The redevelopment of the site should be consistent with the indicative master plan illustrated at Figure 2 and Figure 3 and the key features outlined in Table 2.

Table 2 Master Plan – Outline of key features

<i>Key features</i>	
1	A new commercial building up to a height of 59 metres
2	A new publicly accessible plaza fronting Bunnerong Road
3	A new commercial building up to a height of 40 metres
4	Potential locations for future student housing or commercial development (subject to future testing, assessment and planning approvals)
5	Preferred location for minor retail expansion, including outdoor food & beverage terrace and additional cinemas
6	Potential car park extension (subject to future authority requirements only)
7	Public domain and walkway improvements to Westfield Drive and new pedestrian crossing to the Meriton Pagewood Green site to the north.

2.3 PRINCIPLES FOR THE SITE

Principles for Precincts 1, 2, 3 and 4

The following principles apply to all precincts within the site. Any future development of the site is to demonstrate consistency with the following principles:

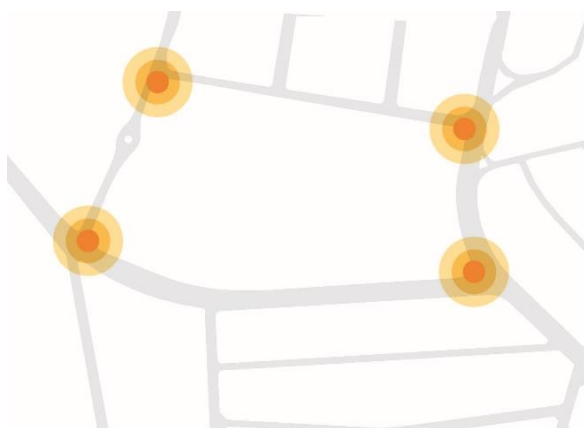
Table 3 Principles for the Site



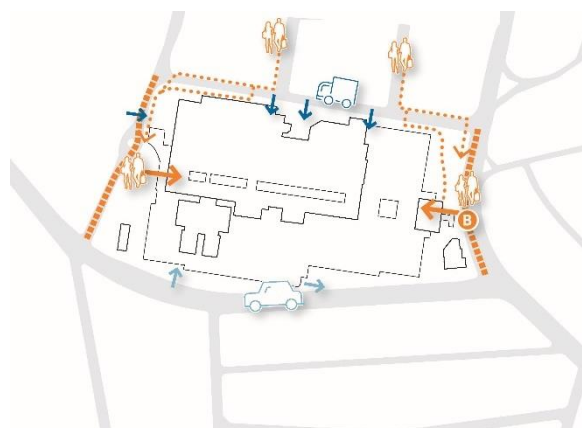
- a) Destination hubs at each end linked by central spine:** Create two active hubs at the eastern and western end of the centre to enhance the arrival experience to the centre. A new plaza at the eastern end will connect to the existing central spine.



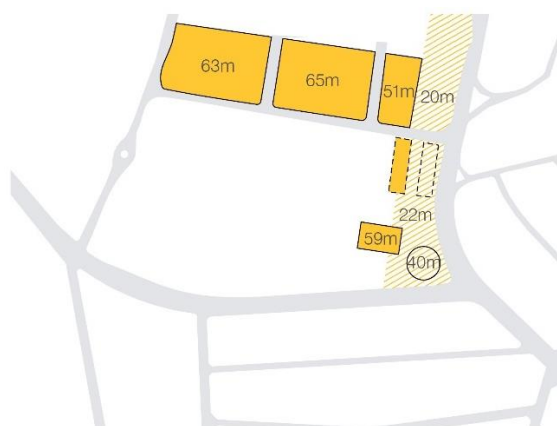
- b) Entries:** Ensure that all new buildings have entries at ground level from the public domain and that building lobbies are clearly visible and publicly accessible.



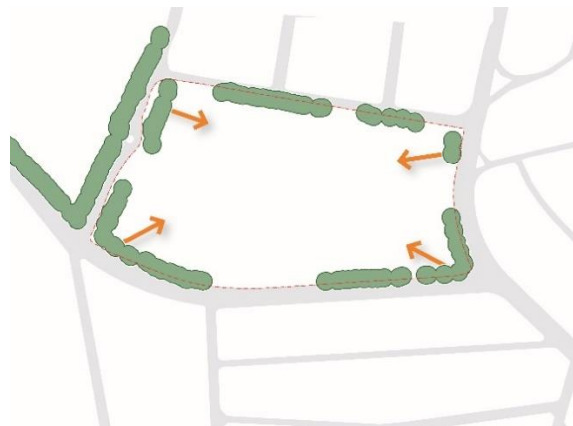
- c) Activate corners:** Corners should be activated with ground floor uses and high-quality landscaping where appropriate. Blank walls and facades are to be minimised as the centre evolves over time.



- d) Defined street functions:** Each street to have a defined role and function:
- **Bunnerong Road (east edge)** to function as the main public transport and pedestrian interface
 - **Wentworth Avenue (south edge)** to accommodate vehicular entries, exits and car parking in a landscaped setting
 - **Westfield Drive (north edge)** to continue essential loading services and ramp access, with improved pedestrian amenity, safety and pedestrian crossings.
 - **Banks Avenue (west edge)** future DA's to demonstrate how this precinct can be an improved place for pedestrians to meet, gather and enter to site.



- e) Heights to relate to adjacent context:** Establish an appropriate street wall height along Bunnerong Road to provide an appropriate transition to surrounding development. Taller built form is to be set back on the podium behind the street wall.



- f) Strengthen green edges:** Retain and enhance vegetation to create a green buffer around the perimeter of the site.

3 LANDSCAPE, PEDESTRIAN ACCESS AND AMENITY

Objectives

- O1** Provide a high-quality public domain that is publicly accessible and pedestrian focused.
- O2** Create an attractive environment for people to arrive, depart, meet, shop and dine.
- O3** Where possible retain existing significant trees and vegetation and enhance as an integral part of the public domain.
- O4** Ensure public spaces are accessible, safe and pleasant at all times of the day.
- O5** Allow for a staged approach to the public domain, specifically:
 - Ensure good pedestrian access to the site from the BATA with or without the potential future buildings D and E; and
 - Ensure that public domain upgrades and access improvements make Westfield Drive a better environment for pedestrians and cyclists in the short-term, ahead of any major renewal in Precinct 2 in the longer term.

3.1 LANDSCAPE STRATEGY REQUIRED FOR PRECINCT 1

- C1** The landscaped areas should be provided generally in accordance with the public domain strategy provided in Figure 4 and **Error! Reference source not found..**
- C2** A development application for either Building A, B or C (whichever is first) should be accompanied by a staged Landscape Strategy for Precinct 1, which is generally consistent with the strategy shown at Figure 4, and will be delivered in stages as each building is approved for development. The Landscape Strategy must comprise:

- Design and location of bus shelters and access points;
- Streetscape design –including materials, pavement and kerb design, furniture and pedestrian access points;
- A detailed landscaping strategy;
- Signage and wayfinding palette;
- Arrangement of outdoor seating attached to dining premises;
- Street lighting;
- Materials palette; and
- Public art strategy .

C3 The total area of the plaza and full extent of the laneway will be delivered in stages as development of Buildings A, B and C occur over time. Staging is to be agreed as part of the Landscape Strategy, endorsed as part of the first DA for a new building in Precinct 1.

C4 An application for the development of Buildings D or E must be accompanied by a revised Landscape Strategy that demonstrates that the principles of the plan in **Error! Reference source not found.** can be achieved.

EASTGARDENS MIXED-USE CENTRE – DRAFT Development Control Plan



Figure 4 – Landscape and publicly accessible areas public domain indicative plan

3.2 CONTROLS FOR PUBLICLY ACCESSIBLE SPACES IN PRECINCT 1

Bunnerong Road Plaza

- C5** A new active civic plaza is to be delivered along Bunnerong Road, generally in accordance with Figure 4.
- C6** The plaza is to remain in private ownership, but the level at street grade is to be publicly accessible for 24 hours a day.
- C7** The design of the new plaza must:
- Provide improved pedestrian access to the entrance to the retail centre and building entries of buildings A, B and C.
 - Be activated by either ground floor retail, café, outdoor dining or community uses.
 - Be as open to the air and sky as possible.
 - Where the lane way is not open to sky, new development over the lane should be limited to canopies and weather protection, and the space is to be naturally ventilated and feel open and public.
 - Include high quality landscaping.
 - Allow for natural ventilation and daylight access to the below ground level bus terminus.
 - Provide direct access from the plaza to the bus terminus below.
 - Be integrated with the new laneway, sunken bus terminus and future development area.
 - Provide natural daylight to the bus terminus at Level 1 below the plaza.
- C8** The landscaping strategy should prioritise native or locally inspired planting to complement existing mature vegetation.

3.3 PUBLIC DOMAIN & ACCESS IMPROVEMENTS TO WESTFIELD AVENUE

Controls

- C1** Public domain and access improvements to the site at Westfield Drive, shown in Figure 5 to Figure 9 must be undertaken to Council's satisfaction prior to the occupancy of any development in Precinct 1.

CONNECTIVITY



LEGEND

- EXISTING PEDESTRIAN MOVEMENT
- EXISTING LANDSCAPE
- ACTIVE FRONTAGE
- INACTIVE FRONTAGE
- RESIDENTIAL ENTRY LOBBY
- IMPROVED LANDSCAPE (SOUTHERN EDGE)
- TREATMENT TO BLANK WALL

- PUBLIC ART
- SCREENING
- LANDSCAPE HEDGE TO 1200MM HEIGHT
- IMPROVEMENT TO UNDERSIDE OF SLAB ABOVE
- NEW FOOTPATH EXTENSION
- VISUAL TREATMENT IMPORTANT DUE TO TERMINATING VIEWLINE, POTENTIAL TO INCORPORATE WITH UNOBTRUSIVE RETAIL SIGNAGE
- NEW SPEED HUMPS

- 1** REDIRECT PEDESTRIAN ROUTE VIA WOMBAT CROSSING, IMPROVING PEDESTRIAN SAFETY AND TO SLOW DOWN VEHICULAR TRAFFIC
-IMPROVE FOOTPATH CONNECTION
- 2** WIDEN FOOTPATH FOR BETTER PEDESTRIAN ENVIRONMENT AROUND THE CORNER (SUBJECT TO TRAFFIC STUDIES)
- 3** PREFERRED DAY TIME ACCESS TO SHOPPING CENTRE/BUS INTERCHANGE
- 4** PREFERRED NIGHT TIME ACCESS TO SHOPPING CENTRE/BUS INTERCHANGE

Figure 5 – Required pedestrian access improvements to Westfield Drive (short term project)

LANDSCAPE



LEGEND

- EXISTING PEDESTRIAN MOVEMENT
- EXISTING LANDSCAPE
- ACTIVE FRONTAGE
- INACTIVE FRONTAGE
- RESIDENTIAL ENTRY LOBBY
- IMPROVED LANDSCAPE (SOUTHERN EDGE)
- TREATMENT TO BLANK WALL

- PUBLIC ART
- SCREENING
- LANDSCAPE HEDGE TO 1200MM HEIGHT
- IMPROVEMENT TO UNDERSIDE OF SLAB ABOVE
- NEW FOOTPATH EXTENSION
- VISUAL TREATMENT IMPORTANT DUE TO TERMINATING VIEWLINE, POTENTIAL TO INCORPORATE WITH UNOBTRUSIVE RETAIL SIGNAGE
- NEW SPEED HUMPS

- 5** LANDSCAPE BUFFER TO MINIMISE VISUAL IMPACT OF LOADING DOCK AREAS, WHILST MAINTAINING PASSIVE SURVEILLANCE
IMPROVE LIGHTING
- 6** IMPROVE LANDSCAPE ALONG PUBLIC FOOTPATH (VEGETATION TO HAVE 2 METRES CANOPY TO ALLOW GOOD VISUAL SURVEILLANCE)
IMPROVE LIGHTING ALONG FOOTPATH FOR SAFETY AND SECURITY AT NIGHT
- 7** INTRODUCE SPEED HUMPS AT INTERVAL TO SLOW DOWN VEHICULAR TRAFFIC
- 8** REMOVE KERB TO ENABLE EASIER TRAFFIC FLOW AT BOTTOM RAMP TO LEFT TURN LANE

Figure 6 – Required public domain improvements to Westfield Drive (short term project)

BUILT FORM

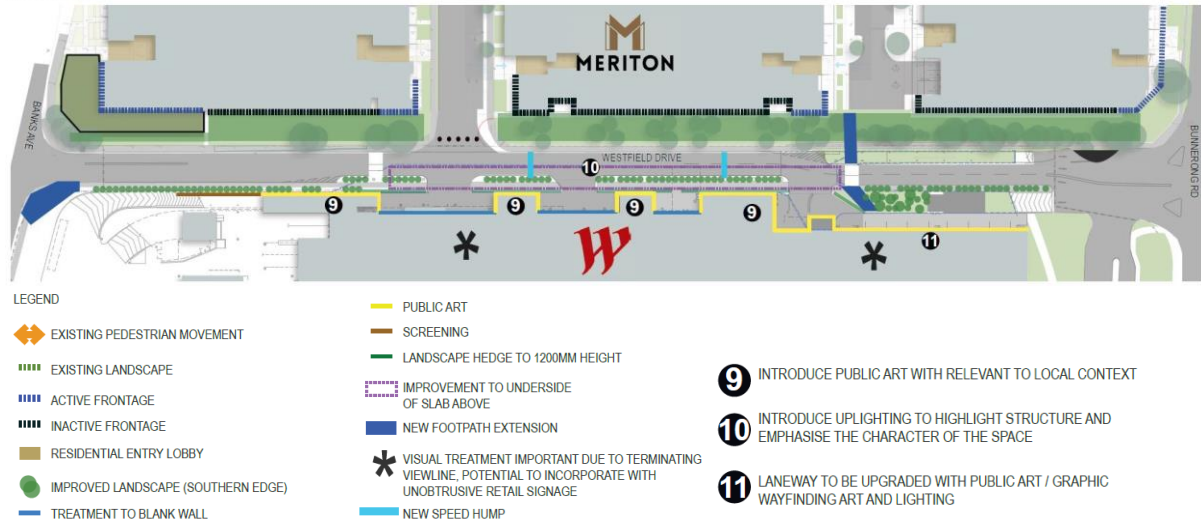


Figure 7 – Required activation improvements to Westfield Drive (short term project)

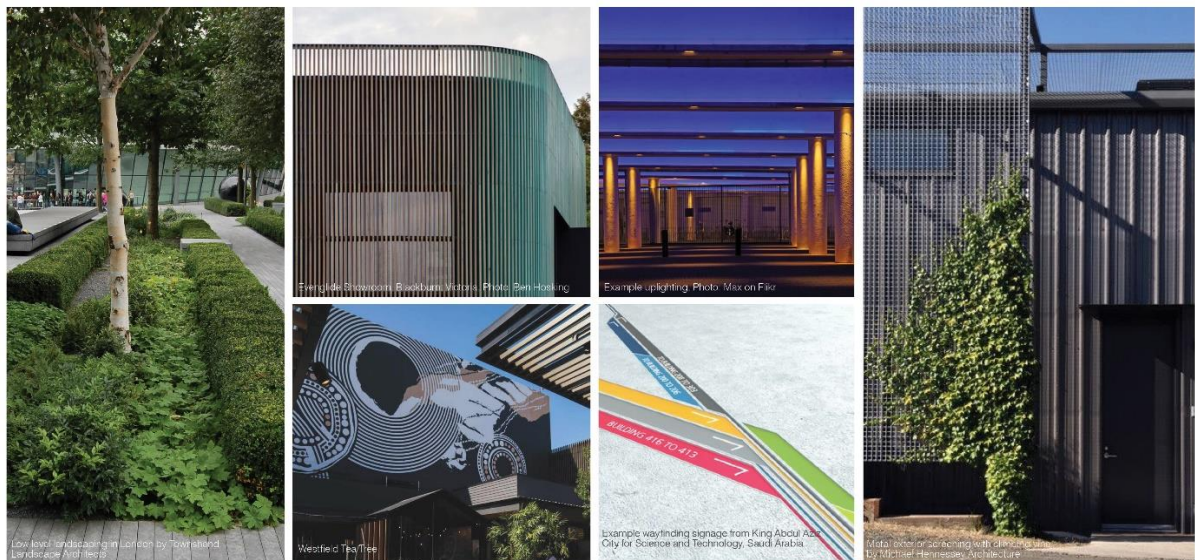


Figure 8 – Example precedent imagery for potential public domain improvements



Figure 9 – Example precedent imagery for potential public art (examples shown are from recent Scentre Group developments)

3.4 PUBLIC DOMAIN & ACCESS IMPROVEMENTS IN PRECINCTS 2 & 3

Objectives

- O1** To ensure that future development of Precincts 2 and 3 deliver improved landscape, design and access conditions.

Controls

- C1** Any significant future development in Precinct 2 or 3 must be accompanied by a Landscape and Access Strategy for that precinct, which is to be informed by more detailed planning for these precincts via the Development Consent process.
- C2** The Landscape and Access Strategy must demonstrate how renewal can:
- Promote accessibility to the centre by foot, bike and public transport;
 - Reduce the visual impact of new above ground car parking and blank facades;
 - Minimize vehicle and pedestrian conflict areas; and
 - Create a more typical and improved town centre environment.

3.5 HOURS OF ACCESS AND OPERATION

Objectives

- O1** To provide safe access and permeability through the site during hours of operation.

Controls

- C1** During the hours of operation of the dining and cinema precinct, a safe path of travel is to be maintained through the centre to the bus interchange (providing bus services are available),
- C2** Access to the bus interchange must be provided during hours of bus service operation.

3.6 PUBLIC ART STRATEGY

Objectives

- O1** To create public places that are interesting and relevant to support increased activation and place-making.

Controls

- C1** A detailed public art strategy is to be submitted as part of the development application for Building A, B or C (whichever is first), which may be delivered in stages as the precinct is developed.
- C2** The public art strategy should draw on inspiration from either the Indigenous heritage, the botanical heritage of Botany Bay, the coastal location or the industrial heritage of the port precinct.
- C3** The public art strategy for the site is to align with the public artwork principles of the Bayside Public Art Policy 2022 (Section 3) where applicable.

4 TRANSPORT AND MOVEMENT

4.1 PUBLIC TRANSPORT

Objectives and controls for Precincts 1, 2, 3 and 4

Objectives

- O1** Ensure Bunnerong Road is the main public transport and pedestrian interface.
- O2** Provide clear links to public transport and to increase pedestrian traffic.

Controls

- C1** Provide a sunken bus terminus for southbound buses, generally as shown in Figures 7 and 13.
- C2** Provide a pull-in bay for northbound buses on the western edge of Bunnerong Road.
- C3** Provide clear links to public transport from building entries.
- C4** Provide a new laneway for shared drop-off (shared mobility, taxi, kiss & ride) focused around a pedestrian plaza, generally as shown in Figure 10.

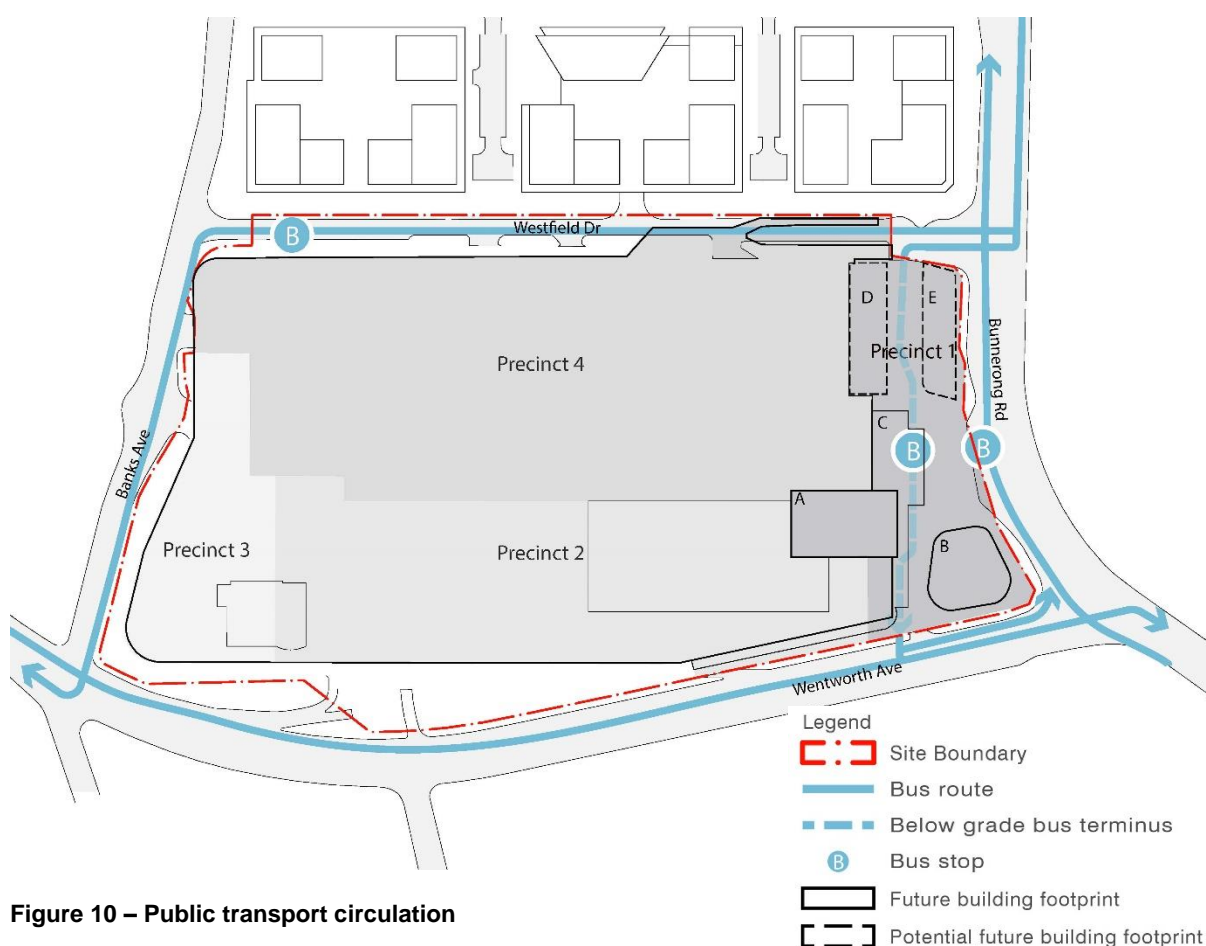


Figure 10 – Public transport circulation

4.2 PEDESTRIAN ACCESS

Objectives

- O1** Improve pedestrian accessibility, amenity, safety and permeability.
- O2** Encourage public transport use, walking and cycling.
- O3** Improve connections from the east of the site to the bus terminus adjacent Bunnerong Road.
- O4** Direct pedestrians away from the south side of Westfield Drive.
- O5** Minimise potential for pedestrian conflict with cyclist and vehicular traffic.

Controls – Precinct 1

- C1** Pedestrian access is to be provided in accordance with the locations and design requirements in Figure 13 and accessible to the public at all times.
- C2** Paths should be unobstructed by landscape, opening doors or furniture. Paving materials should be of a high quality and support way-finding by the public and visitors to the site. Where the paths are part of the shared plaza area, the path may be designed to integrate with the plaza.
- C3** Pedestrian safety and ease of movement should be prioritised. Vehicular cross-overs of the identified pedestrian routes should be minimized.
- C4** Where the pedestrian connection is provided under a building overhang, the path is to have a two-story height – i.e., the ground level and first level are to be setback 3m in from the building above.
- C5** Escalators should be easy to navigate, be clearly visible and contiguous with the path of travel.
- C6** All paths are to be provided on the subject site. Where there is existing footpath on public land, this can be used to augment the width of the path or provide additional landscape opportunities.
- C7** The paths at the edges of the site should be sheltered by tree canopy wherever possible.
- C8** On Bunnerong Road, a minimum 2m landscape buffer is required on the subject site in addition to the 3m minimum pathway. This additional planted area will allow for mature trees to be retained, and help to buffer pedestrians from the busy street Figure 11 illustrates how the path and landscaped buffer is to be designed on the edge of Bunnerong Road, should Buildings D and E be constructed in the future.
- C9** Retain mature trees in the street setbacks where possible and augment with additional trees.
- C10** Disabled access through the main pedestrian entries must be provided in accordance with Part 3.6.1 – Accessibility and the Disability Discrimination Act 1992.

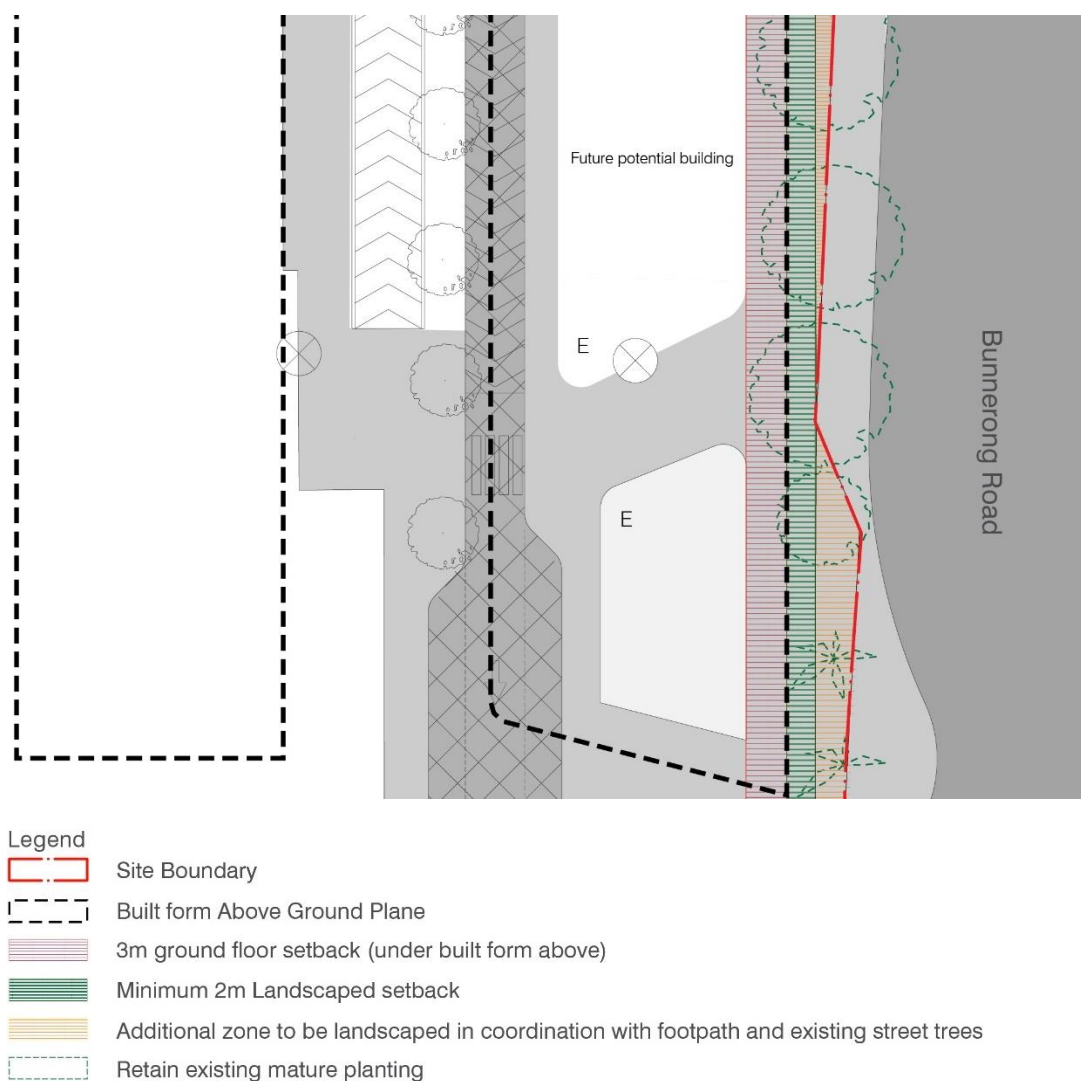


Figure 11 – Illustrative master plan showing pedestrian access and a landscape buffer along Bunnerong Road (future plan)

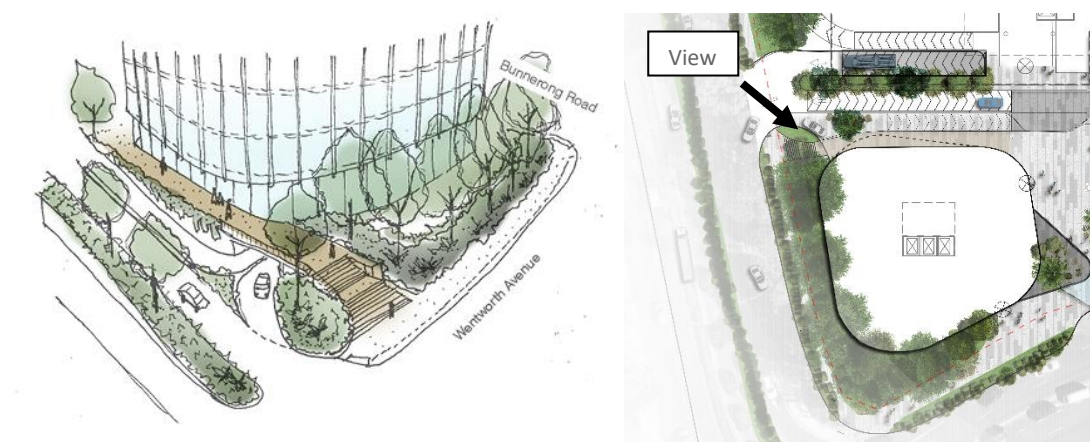


Figure 12 Indicative 3D and plan view of pedestrian access to the west of Building B

Controls – Precincts 2, 3 and 4

- C1** Provide continuous pedestrian connections in and around the site, including reconfigured footpaths, consistent with pedestrian movement indicated in Figure 16.
- C2** Prior to construction of any additional development in Precincts 2,3 or 4, a Landscape and Access Strategy for that precinct must be submitted as part of a development application to demonstrate how pedestrian access to the centre in these precincts can be improved.
- C3** Development should not restrict the potential for new pedestrian connections and improved site permeability
- C4** Disabled access through the main pedestrian entries must be provided in accordance with Part 3.6.1 – Accessibility and the Disability Discrimination Act 1992



Figure 13 – Pedestrian access and building entries

4.3 ACCESS TO BUILDINGS

Objectives and controls for Precincts 1, 2, 3 and 4

Objectives

- O1** Ensure that all new buildings have entries at ground level from the public domain.
- O2** Ensure that building lobbies are clearly visible and accessible from the public domain.
- O3** Encourage entrances that orientate visitors and public as to the access points for the building and the transition between private and public spaces.

Controls

- C1** Access to existing and proposed buildings are to be generally consistent with Figure 16.
- C2** New entries to Bunnerong Road and Banks Avenue are to be provided, each with their own character and active frontage.
- C3** Access to all buildings including lobbies should be clearly visible from internal laneways, footpaths and where possible address the street frontage.

4.4 PARKING AND VEHICULAR ACCESS

Objectives for Precincts 1, 2, 3 and 4

Objectives

- O1** Minimise vehicle and pedestrian conflict.
- O2** Ensure that the location and design of car park entries are efficient, safe, and integrated into the design of the development to minimise visual impact.
- O4** Maintain efficient service vehicle access.
- O5** Maintain the existing primary vehicular access points to the site (off Wentworth Avenue, Westfield Drive and Banks Avenue).
- O6** Retain existing car parking provision and provide additional parking appropriate for the expansion of the centre.

Controls for Precinct 1

- C1** No car access directly off Bunnerong Road.
- C2** The laneway is to provide for one-way traffic, moving north to south.
- C3** No parking to be provided in the new laneway, apart from short stay drop off bays.
- C4** A development application for either A, B and C (whichever is first) should be accompanied by an updated traffic management plan for the whole site, which may be delivered in stages.

Controls for Precincts 1, 2, 3 and 4

- C5** Car parking provision to be determined by surveys of other centres and analysis of current use and demand. Key considerations in determining appropriate car parking rates include:
- Access to public transport and active transport opportunities.
 - Where different uses on site have alternative peak periods and can effectively share parking
 - Where technology can be used to ensure parking is used efficiently.
- C6** Minimise the visual impact of basement entries and ramps through good design and landscape treatment.
- C7** Any new above ground car parking areas are to be screened from publicly accessible streets and spaces with façade treatments that allow natural ventilation but minimise the visibility of cars within the car park.

Principles for Precincts 2, 3 and 4

- P1** Any proposed changes to vehicle access to the site should seek to improve accessibility to and through the site for pedestrians, cyclists and public transport.

5 LAND USE

5.1 PREFERRED LAND USE STRATEGY

Objectives for Precincts 1, 2, 3 and 4

- O1** Create an integrated mixed-use precinct that is activated at all times of the day and into the night, with retail, commercial and community spaces.
- O2** Encourage new office uses that will support the centre's important economic function and reinforce the centre's strategic employment role.
- O3** Encourage a range of uses that will activate the centre for extended hours of the day, including late night trading premises to enhance the vibrancy and vitality of the centre.

Controls for Precinct 1

- C1** Development should be generally in accordance with the preferred land use strategy provided in Figure 17.
- C2** The future uses of the Buildings D and E is to be subject to a future planning approval. The uses should encourage activation of the public plaza areas and complement the existing commercial and retail uses.



6 BUILT FORM

6.1 BUILDING HEIGHT STRATEGY

Objectives and controls for Precincts 1, 2, 3 and 4

Objectives

- O1** Ensure building heights reinforce the strategic importance of the centre, but are also appropriate for their context.
- O2** Development on the site should minimize solar impact on adjoining properties and the public domain.
- O3** Ensure building heights and the scale of buildings reinforce the landscape and access strategy.
- O4** Ensure building heights result in reasonable amenity for neighbours and the public domain, in terms of daylight, human scaled streets, sense of openness, and wind mitigation.

Controls

- C1** Height of buildings should generally be in accordance with the preferred building height strategy in Figure 18.
- C2** Development on the site is to minimise impacts on the dwellings to the south, however some impact is anticipated at this interface between a strategic centre with B3 Commercial Core zoning and a relatively low-density residential area. Development is to:
- Maintain approximately 2 hours of solar access between 9am and 3pm on 21 June to 50% of the primary private open space areas located at the rear of the single residential dwelling houses to the south of Wentworth Avenue;
 - Where the primary private open space of the adjoining development currently receives less than the required amount of sunlight on 21 June (50% coverage for a minimum of 2 hours), development is to not create additional overshadowing to the primary private open space of the adjoining development;
 - In addition, where the primary private open space of the adjoining development currently receives less than the required amount of sunlight on 21 June (50% coverage for a minimum of 2 hours), development is to ensure that 50% of each front yard receives approximately 1 hour of solar access between 9am and 3pm on 21 June.
- C3** The site should have a predominant 22m street-edge character, with well-designed towers at strategic locations where they define corners and activate the ground plane. Additional podium levels above the street edge should be setback from the street wall (with a minimum setback of 6m).
- C4** Building height is to be a maximum of 10 storeys on the corner of Bunnerong Road and Wentworth Avenue to promote the prominence of the site whilst providing a transition to surrounding development.
- C5** Building heights should be provided generally in accordance with the preferred building height strategy unless it can be demonstrated that variation to the height strategy would achieve:
- Consistency with the objectives of the preferred building height strategy;
 - A diversity of building heights, with the tallest heights appropriately set back from Bunnerong Road
 - An appropriate street wall condition that creates a high-quality public domain and pedestrian environment along Bunnerong Road
 - Variation in building height and form to reduce bulk and scale and provide a sense of openness from the street, landscaped areas and the new publicly accessible plaza
 - An integrated heights and land use strategy to ensure any change to the height strategy is consistent with the preferred land use strategy.
- C6** The height of future Buildings D and E is to be determined by future design work and may require amendments to the planning controls.

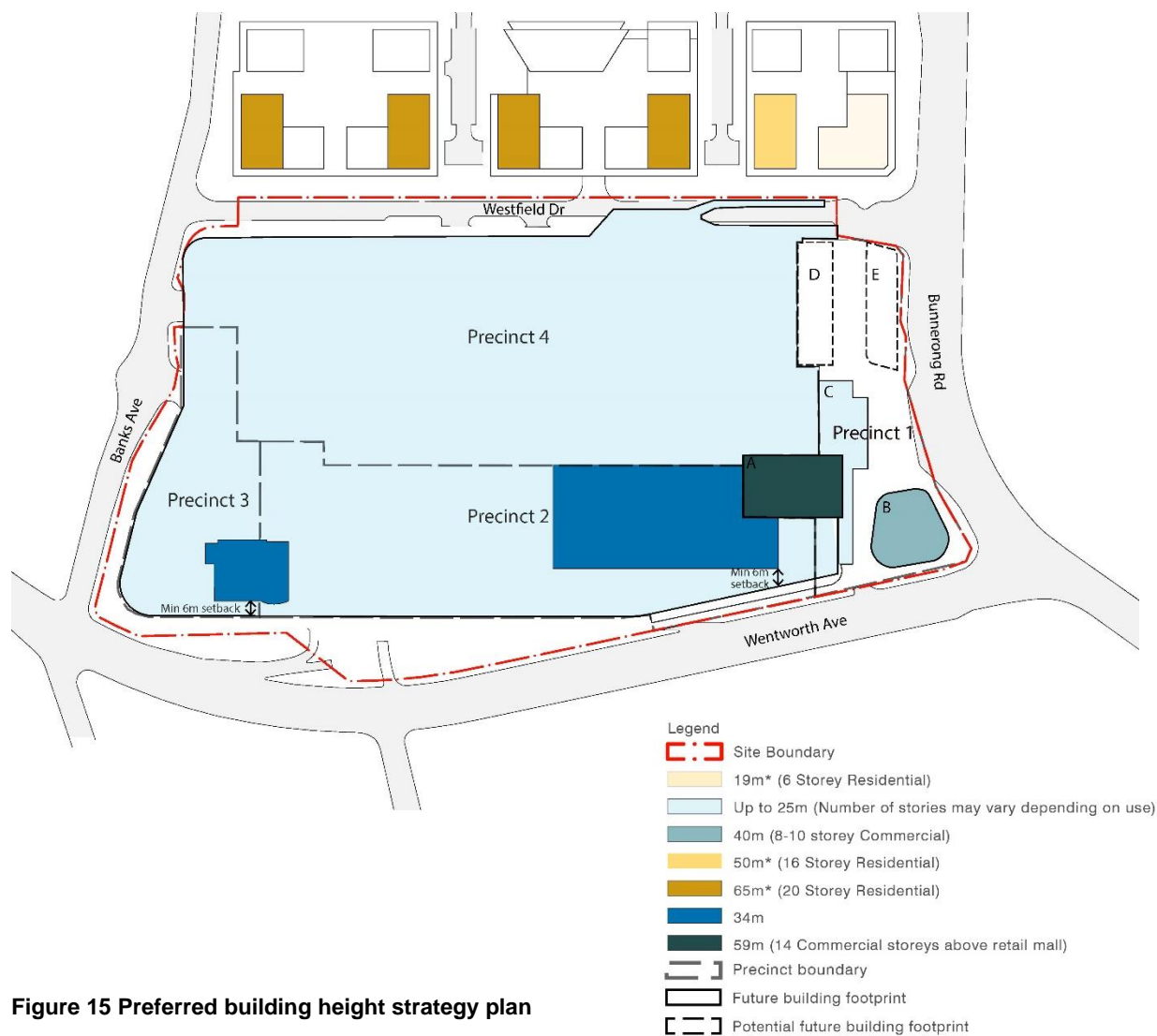


Figure 15 Preferred building height strategy plan

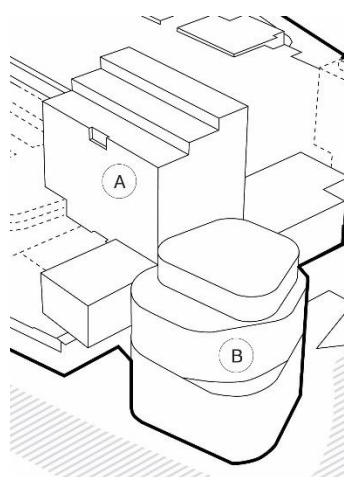


Figure 16 Indicative 3D massing illustrating how Buildings A and B could be designed to minimize overshadowing and comply with this DCP.

6.2 BUILDING FORM

Objectives for Precinct 1

- O1** Ensure the built form of Tower A is complementary to the character of the existing and future centre and amenity impacts on surrounding uses is minimised.

Controls for Precinct 1

- C1** The maximum floorplate for Tower A is not to exceed 1,550sqm GFA.

6.3 STREET WALLS

Street wall heights refer to the height of a building that addresses the street frontage from the ground level up to the first building setback.

Objectives and Controls for Precincts 1, 2, 3 and 4

Objectives

- O1** Ensure a comfortable street wall height that enhances pedestrian amenity with adequate daylight, scale, sense of enclosure and wind mitigation, acknowledging there is an existing street wall condition.
- O2** Create a consistent street wall height and built form edge along Bunnerong Road.
- O3** Apply design measures and vegetation to minimise the visual impacts of buildings to streetscapes.
- O4** Ensure buildings are appropriately setback above the street wall height and ensure towers provide an appropriate scale transition to the street.

Controls

- C1** Street wall heights are to be in accordance with the street wall plan in Figure 20.
- C2** Towers are to have a maximum street wall height of 8 storeys.

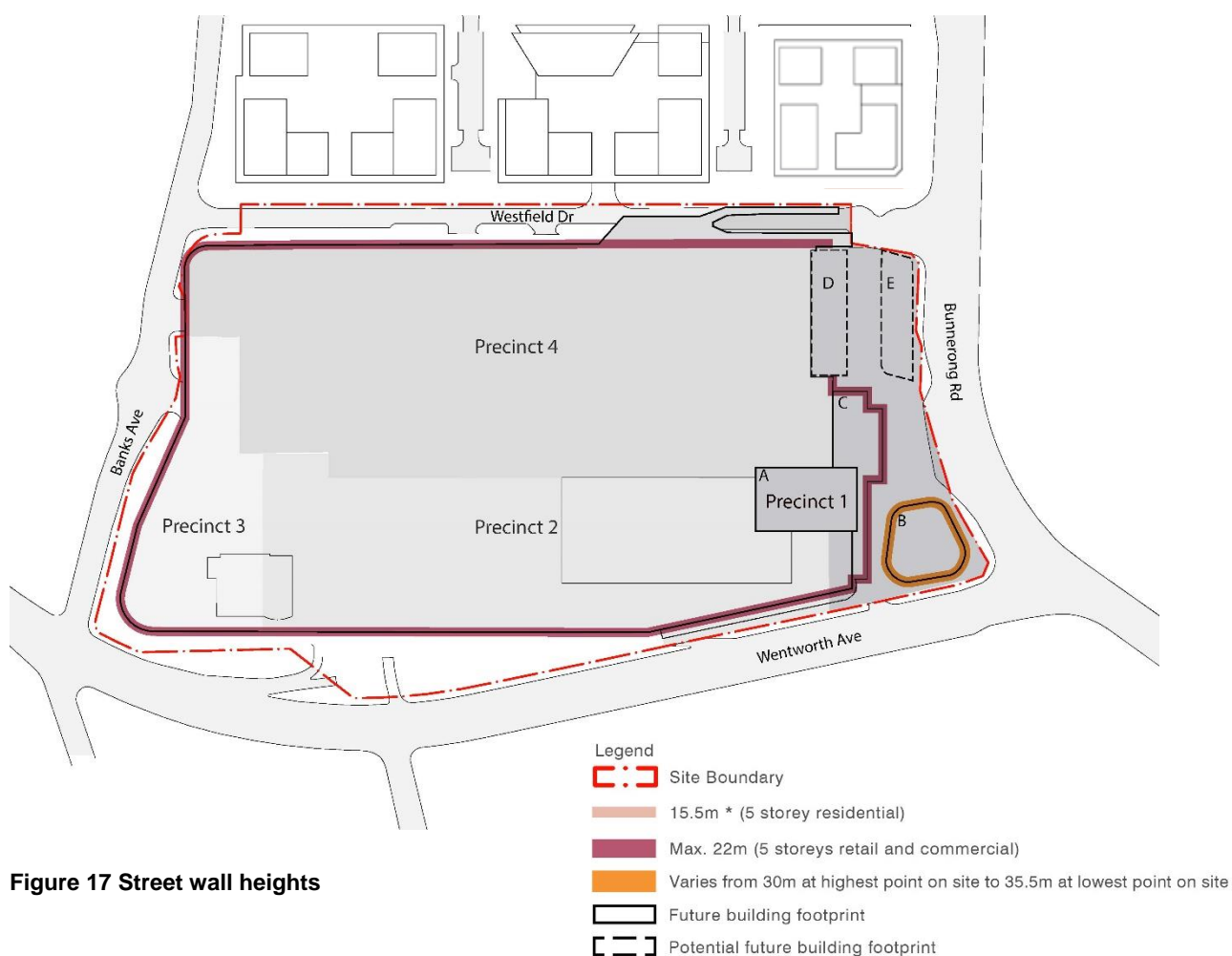


Figure 17 Street wall heights

6.4 SETBACKS – GROUND LEVEL

Objectives for Precincts 1, 2, 3 and 4

- O1** Allow for the existing site landscaped areas to be retained and enhanced.

Controls for Precinct 1

- C1** Ground floor setbacks are to be provided generally in accordance with Figure 21.
- C2** The minimum separation distance between Tower B and Tower C is to be 16m.

Principles for Precincts 2, 3 and 4

- P1** The ground floor setback strategy is to be determined by a future development approval.
- P2** The intent of the future ground setback strategy is to create a pleasant pedestrian environment and provide for significant landscaped areas and tree canopy on all frontages.
- P3** Ensure that future master planning and development of the site increases tree canopy cover.
- P4** Setbacks must be generally in accordance with Figure 21 below.

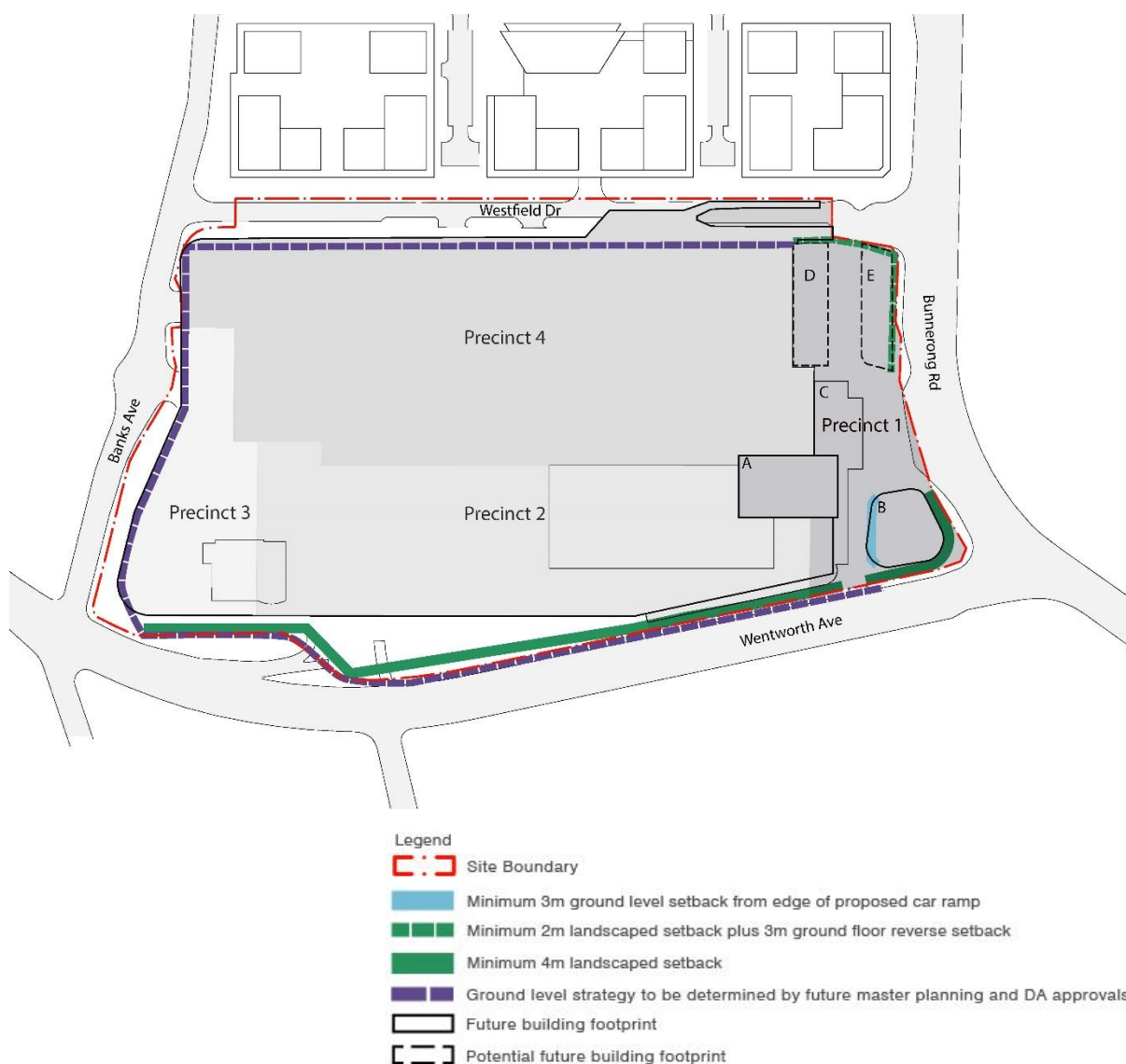


Figure 18 Ground level setback diagram

6.5 SETBACKS – ACTIVE FRONTAGES

Objectives for Precincts 1, 2, 3 and 4

- O1** Ensure that the centre develops to be more outward-facing at the east and west activity hubs and have an improved relationship with the street than the current building.
- O2** Ensure the activation of busy pedestrian entries, such as the publicly accessible plaza and transport interchange area on Bunnerong Road.
- O3** Create good pedestrian amenity and safety.
- O4** Minimise blank façades, basement access and servicing along Bunnerong Road, the Wentworth Avenue corner at Bunnerong Road, and the new lane way.

Controls for Precinct 1

- C1** Active frontages must be provided generally in accordance with Figure 22 below.
- C2** Active frontages must be developed for entertainment, retail or commercial uses that interface with the public domain.
- C3** The number of building entries and active tenancies is to be maximised in activate frontage areas.
- C4** Glazing, outdoor dining and openable windows are to be maximised in the active frontage zones. Blank walls are to be avoided in active frontage areas, and where necessary should be architecturally treated.

Controls for Precincts 2 and 3

- C5** An active frontage strategy is to be determined by a future planning approval and be integrated with the landscape and access strategies for the site. The activation of the Banks Avenue precinct is a priority for future development of Precinct 3.

Controls for Precinct 4

- C6** In the short-term, the environment of Westfield Drive must be improved for pedestrians and cyclists, in accordance with Section 9E 3.4 of the DCP.
- C7** Any significant additional development in Precinct 4 in the future would need to be accompanied by a strategy for:
 - Rationalization of loading and service areas
 - Investigation of a new north-south through site link into the centre with activated openings to Westfield Drive
 - Investigation into the rationalization of the loading and car ramps to Level 3 and 4 loading and parking facilities.

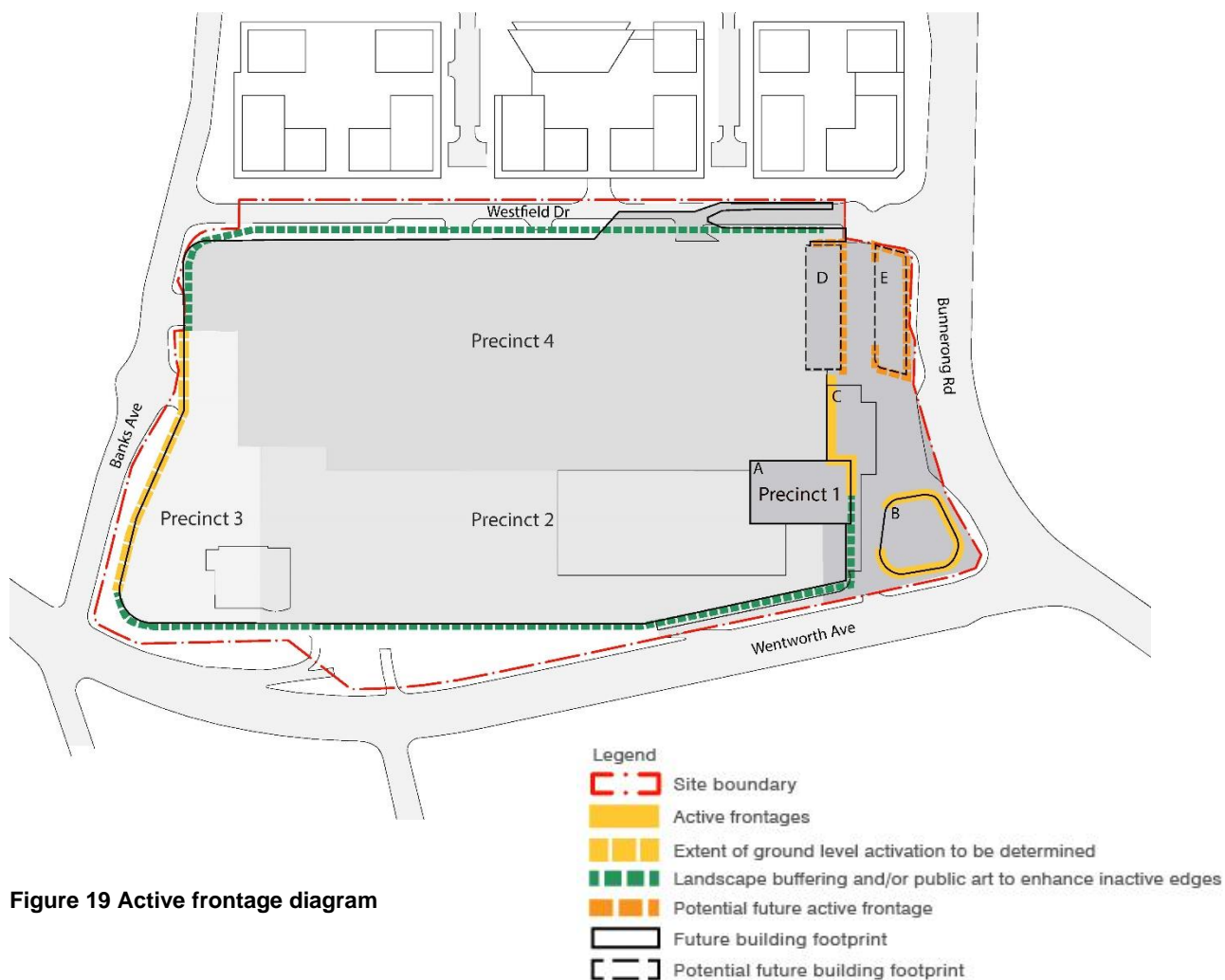


Figure 19 Active frontage diagram

6.6 AWNINGS

Objectives and Controls for Precincts 1, 2 3 and 4

Objectives

- O1** Provide weather protection and shading for pedestrians and shop fronts.

Controls

- C1** Awnings are to be provided along the main entry to the retail centre and commercial buildings, and along active ground floor retail or commercial uses that are facing the plaza, and parallel to primary pedestrian routes, where appropriate.
- C2** Building overhangs (with a depth of 3m or more) can be utilised in lieu of awnings in some locations.

6.7 ENTRIES

Objectives and Controls for Precincts 1, 2 3 and 4

Objectives

- O1** Ensure all development is easy to find and access for customers, employees, visitors and transport users.

Controls

- C1** All new buildings must be accessible and have entries at ground level from the public domain, or publicly accessible plaza.