



Response to Gateway Determination Conditions
Bankstown Central Masterplan PP
Vicinity — February 2023_rev D

Excerpt from conditions

DPE Gateway Determination dated 28/10/2022

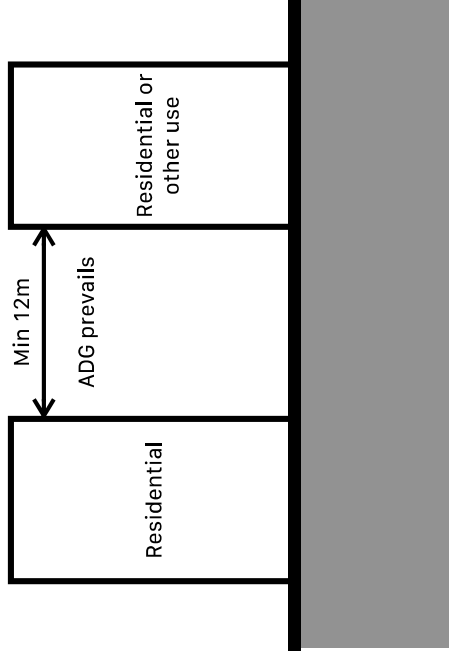
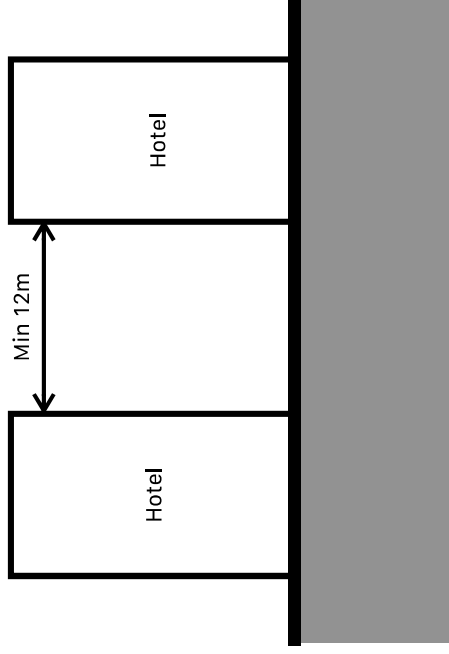
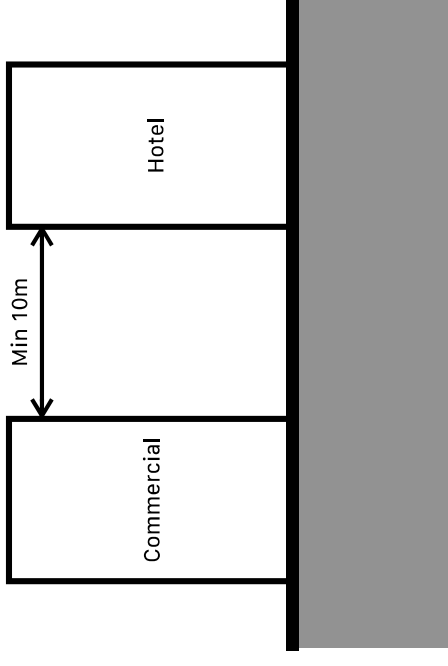
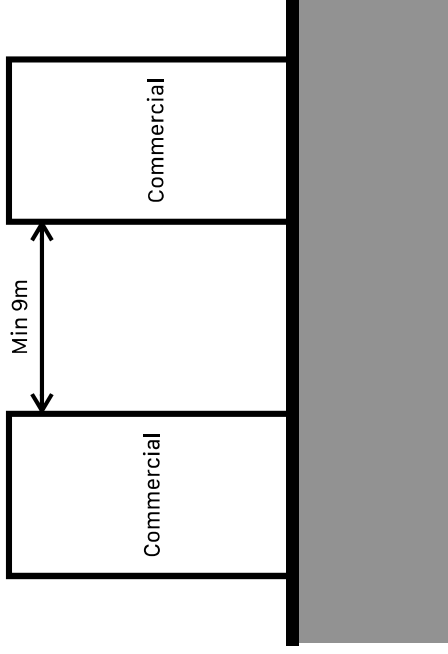
- include an updated urban design assessment that:
 -  **i.** provides supporting built form testing and analysis including adequate solar access and building separation to address SEPP 65 and Apartment Design Guideline requirements. Should this not be adequately demonstrated, a reduction in the proposed planning controls may be required.
 - ii.** provides further justification on the open space provided and addresses the comments and recommendations within the Community Infrastructure Needs Peer Review;
 - iii.** clarifies the extent of deep soil planting intended to be delivered across the site; and
 -  **iv.** addresses the integration with the Bankstown Central Shopping Centre (PP-2022-1898) planning proposal, particularly in relation to proposed heights, densities, solar access/overshadowing, development incentives, and connectivity.

Building Separation

Proposed minimum Tower Separations

Minimum general building (tower) separations have been established as per the diagrams on this page.

Building separation controls will be accompanied by height controls, SEPP65 and Apartment Design Guideline controls to achieve the desired outcome



Tower Setbacks & Separation

Proposed Masterplan Tower Setbacks & Separations

← Tower Setbacks

← Tower Separation

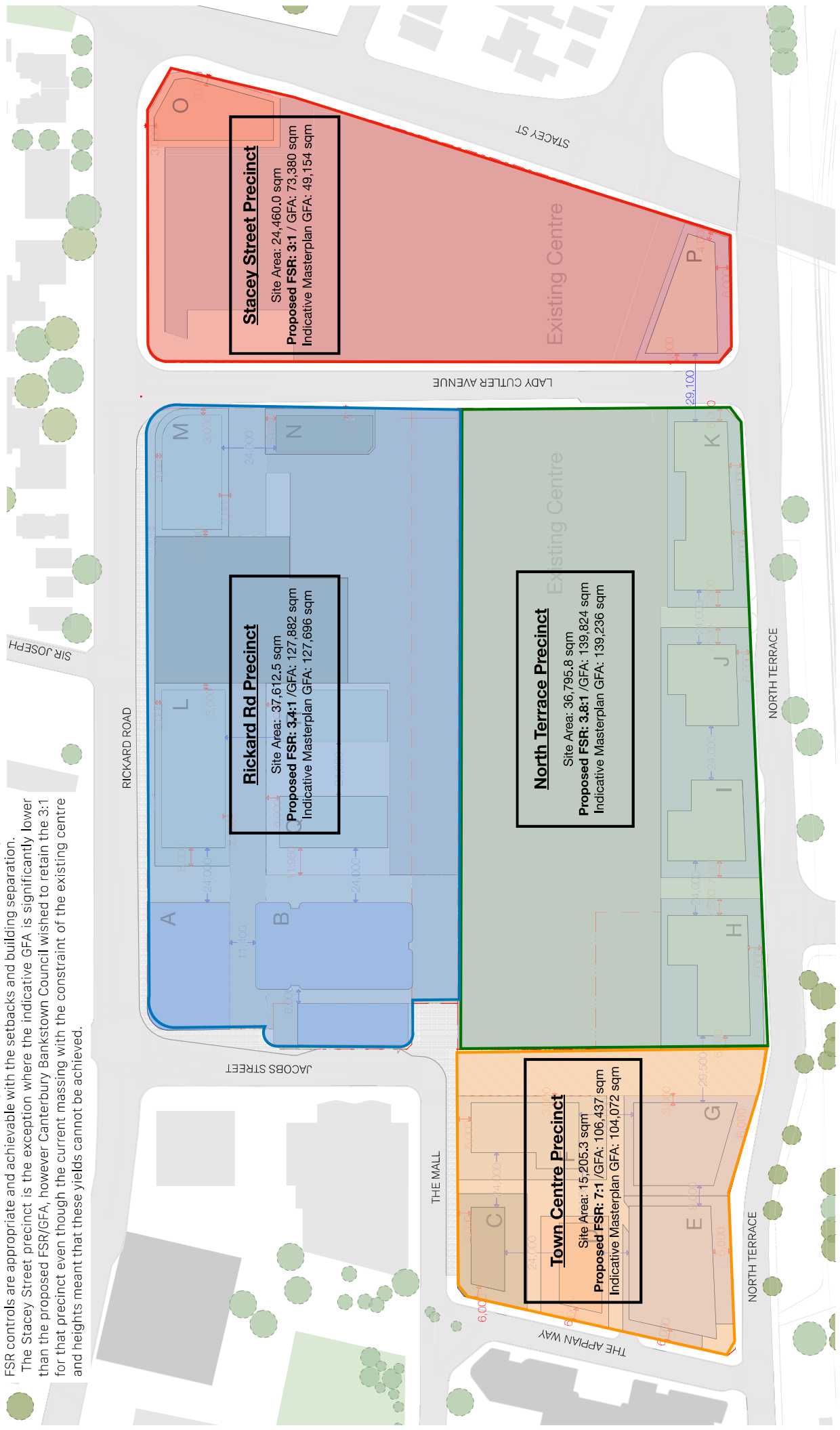


Proposed Precinct FSRs and Indicative Masterplan Yields

Proposed Masterplan Tower Setbacks & Separations

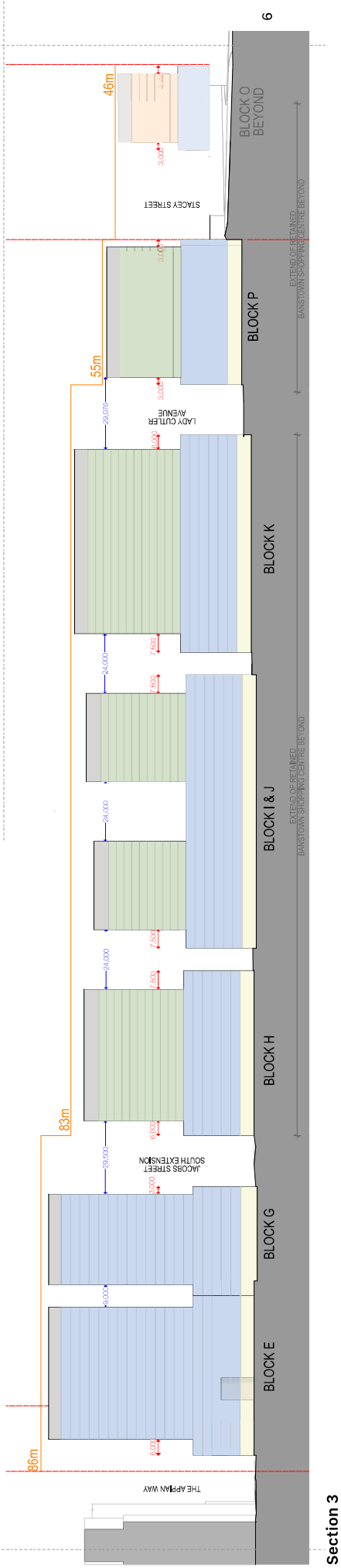
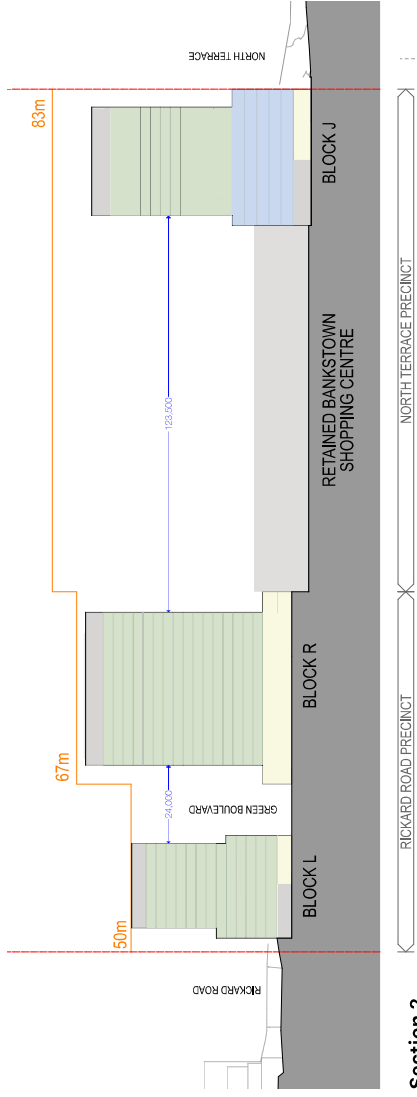
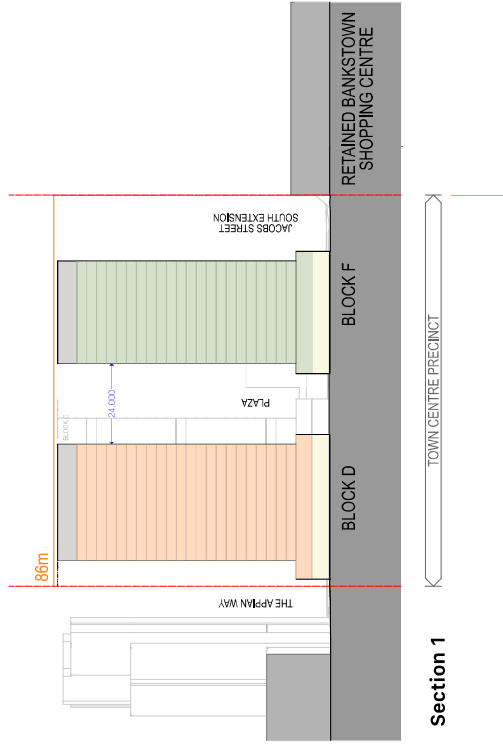
The map below shows the proposed FSR (and corresponding GFA) for each precinct and the actual GFA achieved for the current massing concept. It demonstrates that the height and FSR controls are appropriate and achievable with the setbacks and building separation.

The Stacey Street precinct is the exception where the indicative GFA is significantly lower than the proposed FSR/GFA, however Canterbury Bankstown Council wished to retain the 3:1 for that precinct even though the current massing with the constraint of the existing centre and heights meant that these yields cannot be achieved.



Tower Setbacks & Separation

Town Centre & North Terrace Masterplan Sections



Section 3

Solar Access Compliance

Indicative Masterplan Solar Access Compliance

The indicative masterplan aligns with the minimum requirements of the Apartment Design Guide [ADG] including building separation and orientation.

While the masterplan and the suggested built forms are indicative only at this stage it can be demonstrated that the proposal is able to achieve solar access compliance. It is also anticipated that adequate natural ventilation would be achievable as the massing is progressed to the DA design phase.

Most of the residential buildings in the indicative masterplan are oriented to face north with four east-west orientation buildings.

The solar analysis heat maps below indicate that the buildings have sufficient direct sunlight access to the north, east and west facades to achieve solar access compliance.

The floor plans of each residential building will be developed in the DA stage to meet ADG requirements. Some sample floor plates have been provided on the following pages for each - a typical North-South facing floorplate and a typical East West facing floorplate to demonstrate that solar access can be achieved.

As part of the DA process for each building other built forms with different orientations might be explored and ADG compliance will be demonstrated at that stage.

Residential Towers North South Orientation

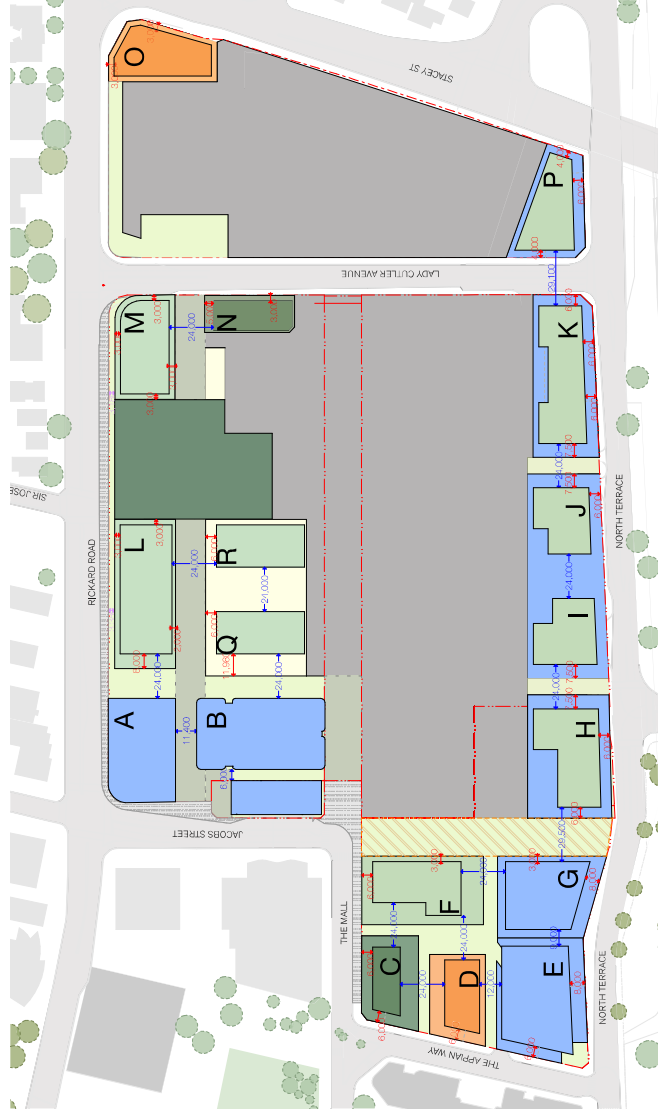
- (C) (H) (I) (J)
- (K) (L) (M) (P)

=> refer following pages for indicative floorplates studies

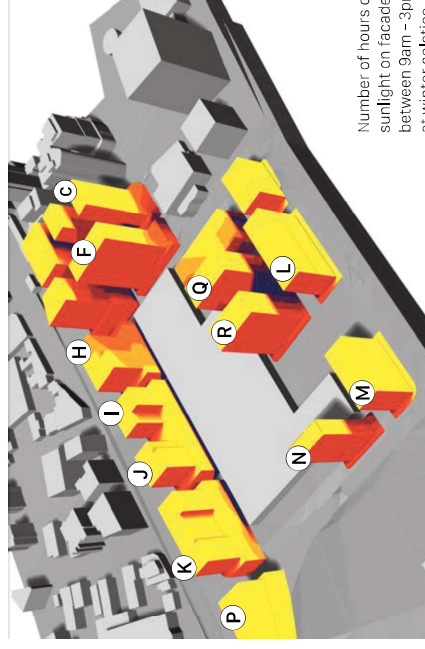
Residential Towers East West Orientation

- (F) (Q) (N) (R)

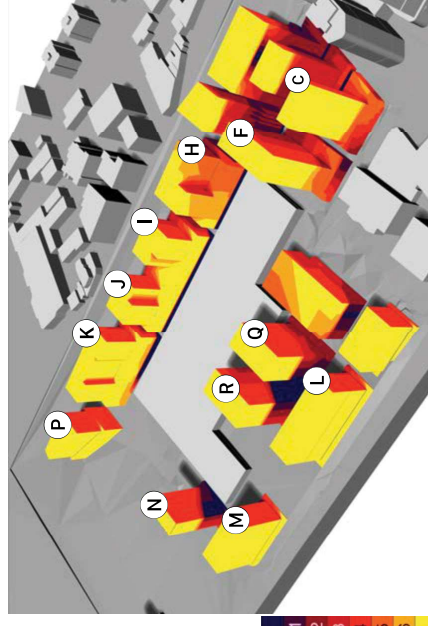
=> refer following pages for indicative floorplates studies



Indicative Masterplan



Number of hours of sunlight on facade between 9am - 3pm at winter solstice



ADG Compliance - Solar Access

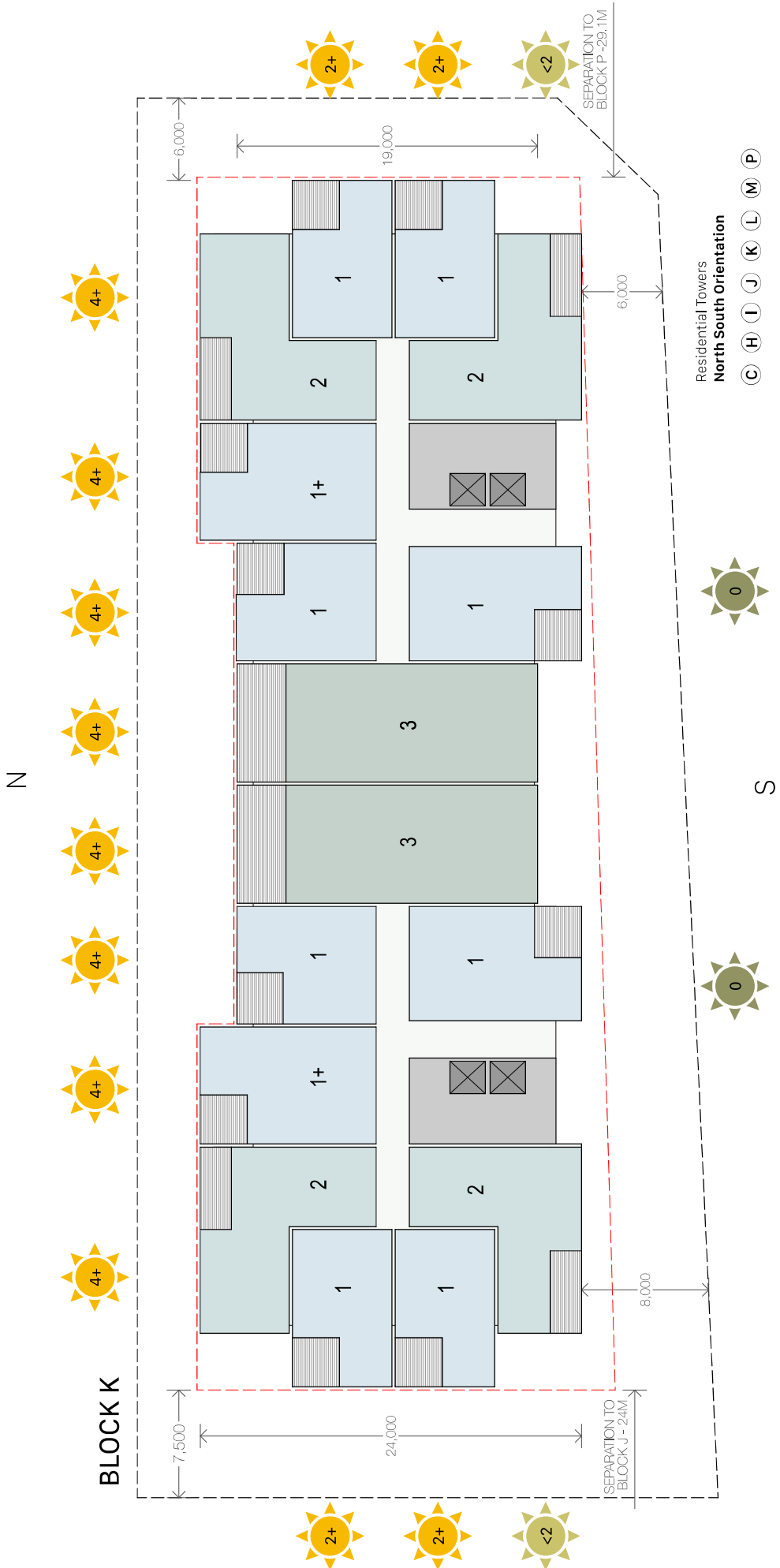
Indicative floorplates - North South Orientation

Solar heat maps for the indicative masterplan demonstrate that all residential north facing facades will achieve 4-6h and all eastern and western facades will receive 2-3h of sun between 9am - 3pm at winter solstice.

The indicative floorplan below for block K shows an example of how solar access compliance can be achieved for a typical tower floorplate.

Full ADG compliance will be subject to detailed design at DA stage

Solar Access Compliance Summary	
Number of units per floor:	16
Number of units receiving min 2h of solar access at winter solstice:	12 (75%)
Number of units receiving no sunlight at winter solstice:	2 (12.5%)



ADG Compliance - Solar Access

Indicative floorplates - East West Orientation

Solar heat maps for the indicative masterplan demonstrate that all residential east and west facing facades will receive 2-3h of sun between 9am - 3pm at winter solstice.

The indicative floorplan over for block R shows an example of how solar access compliance can be achieved for a typical tower floorplate.

Full ADG compliance will be subject to detailed design at DA stage

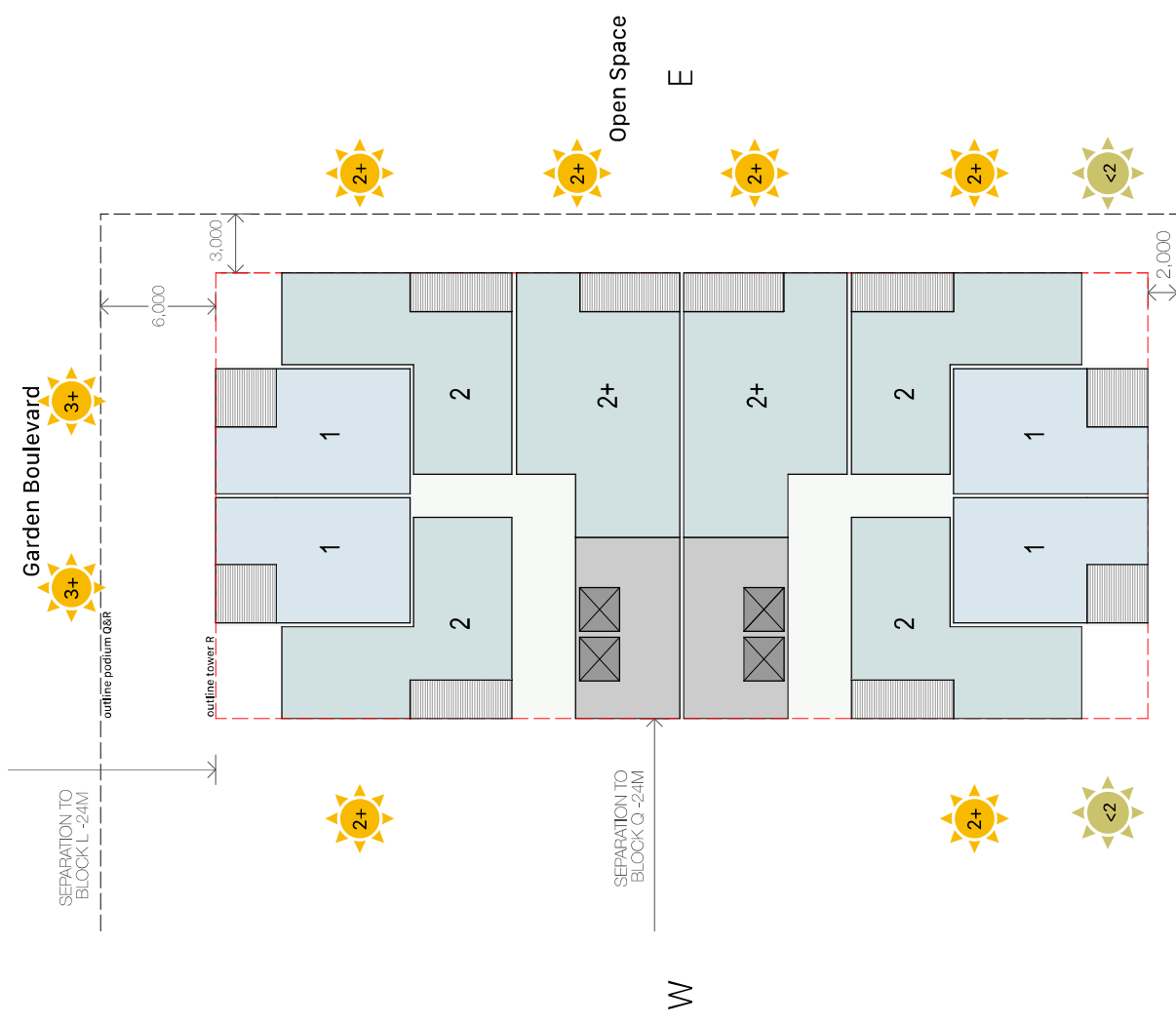
Solar Access Compliance Summary

Number of units per floor: 10

Number of units receiving min 2h of solar access at winter solstice: 8 (80%)

Number of units receiving no sunlight at winter solstice: 0 (0%)

Block R



Residential Towers
East West Orientation
F Q N R

Integration with Bankstown City Centre Masterplan PP Principles

The draft Bankstown City Centre Masterplan was published in March 2021 - some 15 months after the submission of the Bankstown Central Masterplan (December 2019). Following the publication, Vicinity and the design team have continuously worked with Canterbury Bankstown Council to refine the Bankstown Central Masterplan and align with the objectives of the Bankstown City Centre Masterplan 2021.

The Bankstown City Centre Masterplan identifies six intensification principles informing the built form, density and building height recommendations across the CBD. These intensification principles are supported by Vicinity and have been used to inform the concept design supporting the Bankstown Central PP, ensuring that the proposal is highly consistent with the City Centre Masterplan principles as described below.

- **Density within walking distance of the Metro Station (800m)**

The entire Bankstown Central site is located within 800m and the majority is within 400m of the metro station as illustrated on the site map to the right. The Planning Proposal concept identifies taller building forms close to the metro station location, and shorter forms tapering away as the site moves further away from the station hub.

- **Density within close proximity of existing and proposed open spaces**

The Bankstown Central site is located close to the public open space at Paul Keating Park and is intended to provide a 5000 sqm City Park, one of the very few new areas of publicly accessible open spaces within the CBD. The entire Bankstown Central site is shown in the Masterplan as being very suited for intensification / within 200m' of open space.

- **Building heights under 108RL maximum height (airport constraints)**

All proposed building heights informing the Planning Proposal concept sit below RL 108.

- **Building heights peak at the metro station and transition to low scale neighbourhoods**

The building heights proposed in the concept informing the Planning Proposal are tallest proximate to the metro station location, and taper to the north and east in a manner consistent with this principle.

- **Building height to limit overshadowing on existing and proposed open space**

The building forms and heights identified have been informed by overshadowing analysis to both open space and nearby residential flat buildings.

- **Maintain existing built form controls in special character and low-density places**

Bankstown Central is not identified as a low-density area subject to maintenance of existing built form controls.



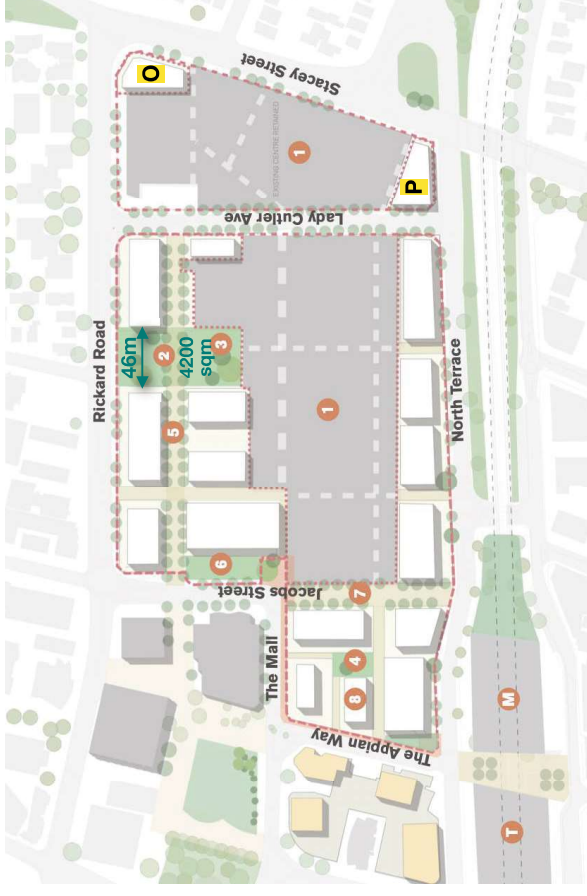
Site Map

Integration with Bankstown City Centre Masterplan PP

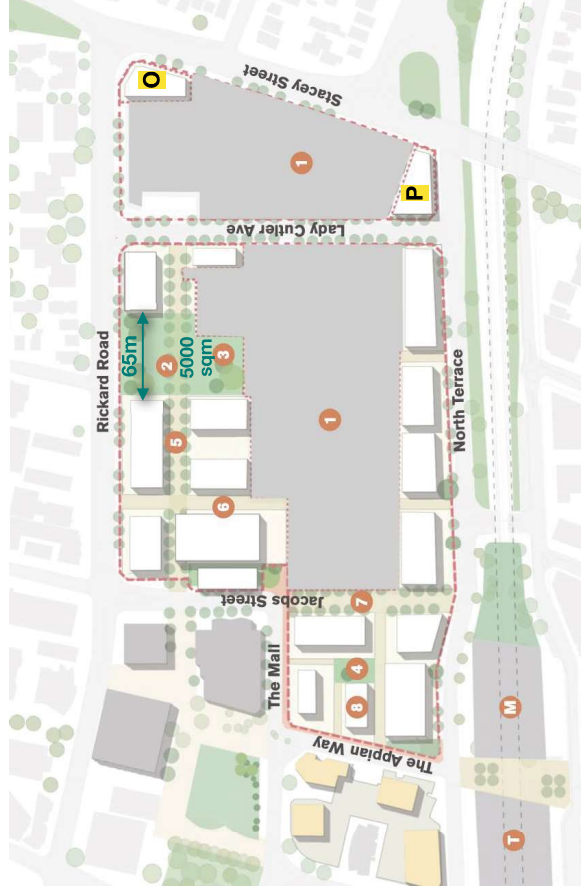
Key Initiatives

The following **key initiatives** were implemented in response to the Bankstown City Centre Masterplan and an amendment to the PP was submitted in March 2022

- **Size of open space/park increased from 4200sqm to 5000 sqm**
- **Park aperture along Rickard Rd increased to maximise development potential of neighbouring properties to the north whilst ensuring sufficient solar access to open space**
- **Block O height decreased to facilitate height transition towards low scale residential area east of Stacey street**
- **Block P height decreased to facilitate height transition towards low scale residential area east of Stacey Street**
- **Extensive overshadowing studies were prepared for the Town Centre Precinct which demonstrated that the Bankstown Central scheme would not create significant overshadowing of The Applan Way and Restwell Street during the lunchtime period at mid-winter**
- **Facilitation of Jacobs St transit way within the Jacobs St South (extension)**



Urban Design Masterplan (December 2019) – Park Size 4200 sqm/ Aperture along Rickard Road 46m



Urban Design Masterplan (March 2022) – Park Size 5000 sqm/ Aperture along Rickard Road 65m

Integration with Bankstown City Centre Masterplan PP

Height

Proposed maximum building heights have been adjusted to align with the objectives of the Bankstown City Centre Masterplan

These heights are also illustrated on the height map to the right.

The map demonstrates a logical transition in height both away from the station and also between our site and adjoining properties.



Legend



Extent of Bankstown Central Masterplan PP

Proposed Height within Bankstown Central Masterplan PP

86m

Proposed Height within Bankstown City Centre Masterplan PP

86m

Bankstown Height Map

Maximum Building Height (m)	Maximum Building Height (m)
B 3.7	A1 61
U1 30	A2 63
L 8	U2 32
J 9	P 17
V1 35	S 23
V2 38	T2 26
V3 39	T3 29
W 41	U1 30
W3 45	U2 32
X 47	U3 33
X2 48	V1 35
V1 51	V2 39
V2 53	V3 42
V3 55	W2 45
Z 58	W3 48
O1 19	X2 48
O2 20	Y1 51
A1 61	Y2 53
R 21	AA1 65
S 23	AA2 67
T1 25	AA3 73
T2 26	AA4 87
T3 29	A1 61
A1 61	A2 63
A2 63	A3 65
A3 65	A4 67
A4 67	A5 69
A5 69	A6 71
A6 71	A7 73
A7 73	A8 75
A8 75	A9 77
A9 77	A10 79
A10 79	A11 81
A11 81	A12 83
A12 83	A13 85
A13 85	A14 87
A14 87	A15 89
A15 89	A16 91
A16 91	A17 93
A17 93	A18 95
A18 95	A19 97
A19 97	A20 99
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A24 107	A25 109
A25 109	A26 111
A26 111	A27 113
A27 113	A28 115
A28 115	A29 117
A29 117	A30 119
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A31 121	A32 123
A32 123	A33 125
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A95 249	A96 251
A96 251	A97 253
A97 253	A98 255
A98 255	A99 257
A99 257	A100 259

Bankstown Incentive Height Map

Maximum Building Height (m)	Maximum Building Height (m)
B 3.7	A1 61
U1 30	A2 63
L 8	U2 32
J 9	P 17
V1 35	S 23
V2 38	T2 26
V3 39	T3 29
W 41	U1 30
W3 45	U2 32
X 47	U3 33
X2 48	V1 35
V1 51	V2 39
V2 53	V3 42
V3 55	W2 45
Z 58	W3 48
O1 19	X2 48
O2 20	Y1 51
A1 61	Y2 53
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S 23	AA2 67
T1 25	AA3 73
T2 26	AA4 87
T3 29	A1 61
A1 61	A2 63
A2 63	A3 65
A3 65	A4 67
A4 67	A5 69
A5 69	A6 71
A6 71	A7 73
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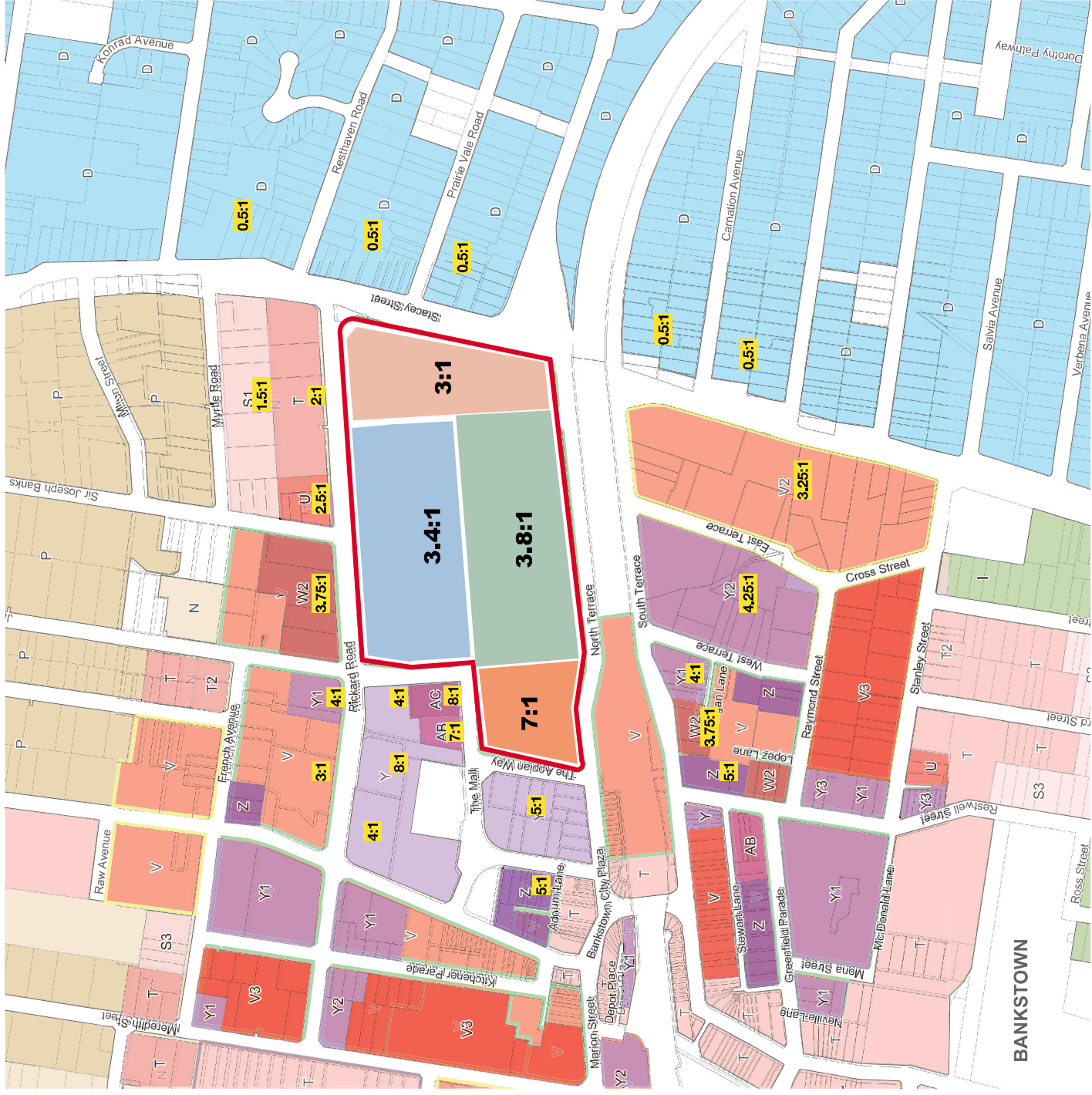
Integration with Bankstown City Centre Masterplan PP

Density

Proposed maximum floor space ratios have been adjusted to align with the objectives of the Bankstown City Centre Masterplan.

These FSRs are also illustrated on the FSR map to the right.

The map demonstrates a logical transition in density both away from the station and also between our site and adjoining properties.



Legend



Extent of Bankstown Central Masterplan PP

7:1 Proposed FSRs Within Bankstown Central Masterplan PP

7:1 Proposed FSRs Within Bankstown City Centre Masterplan PP

Base Floor Space Ratio Map

Maximum Floor Space Ratio (m:1)	Incentive Floor Space Ratio (m:1)
D 0.5	N2 1.1
F 0.7	P 1.25
H 0.75	S1 1.5
I 0.8	S2 1.65
L 0.9	S3 1.75
L2 0.95	S4 1.8
N 1	T 2
N2 1.15	T2 2.15
NS 1.2	U 2.5
P 1.25	V 3
R 1.4	V2 3.25
S1 1.5	V3 3.5
S2 1.65	W2 3.75
S3 1.75	Y1 4
S4 1.8	Y2 4.25
T 2	Y3 4.5
T2 2.15	Y4 4.75
U 2.5	Z 5
V 3	AB 7
V2 3.25	AC 8
V3 3.5	Y 4.5
W2 3.75	
Y1 4	
Y2 4.25	
Y3 4.5	
Y4 4.75	
Z 5	
AB 7	
AC 8	
Y 4.5	

Integration with Bankstown City Centre Masterplan PP

Connectivity - Pedestrian / Vehicular / Rail & Metro

Connectivity and Fine Grain

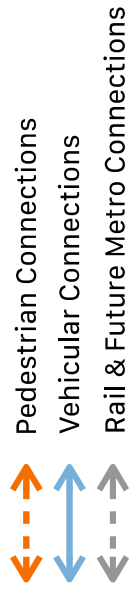
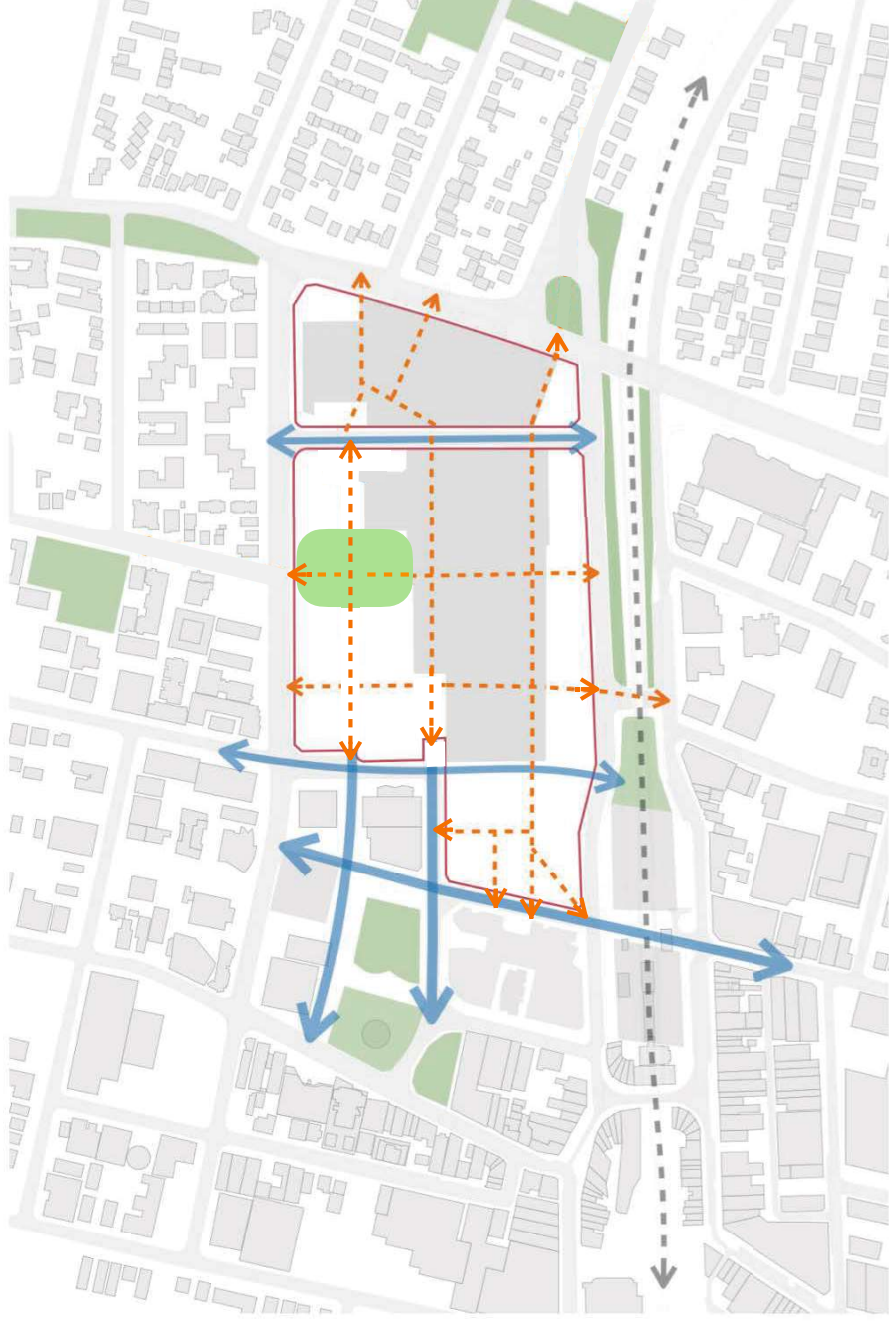
The proposal will enhance connections to the key nodal points in the Bankstown CBD including the station, the civic centre, the new WSU campus, Paul Keating Park and the schools surrounding the site.

Extending connection paths through the masterplan and linking with existing retail centre arcades will improve legibility and permeability.

Providing streets, lanes and arcades that offer alternative routes through the site area and avoid large uninterrupted blocks is the intent of this principle. A fine grain approach leads to variety of scales in the public domain and variety in streetscapes.

The Bankstown Central masterplan will integrate with existing street networks and introduce mid block connections for pedestrians, particularly in the area around Bankstown Station

The masterplan is also providing an extension of Jacobs Street which will improve north-south connections for buses and pedestrians.



Integration with Bankstown City Centre Masterplan PP

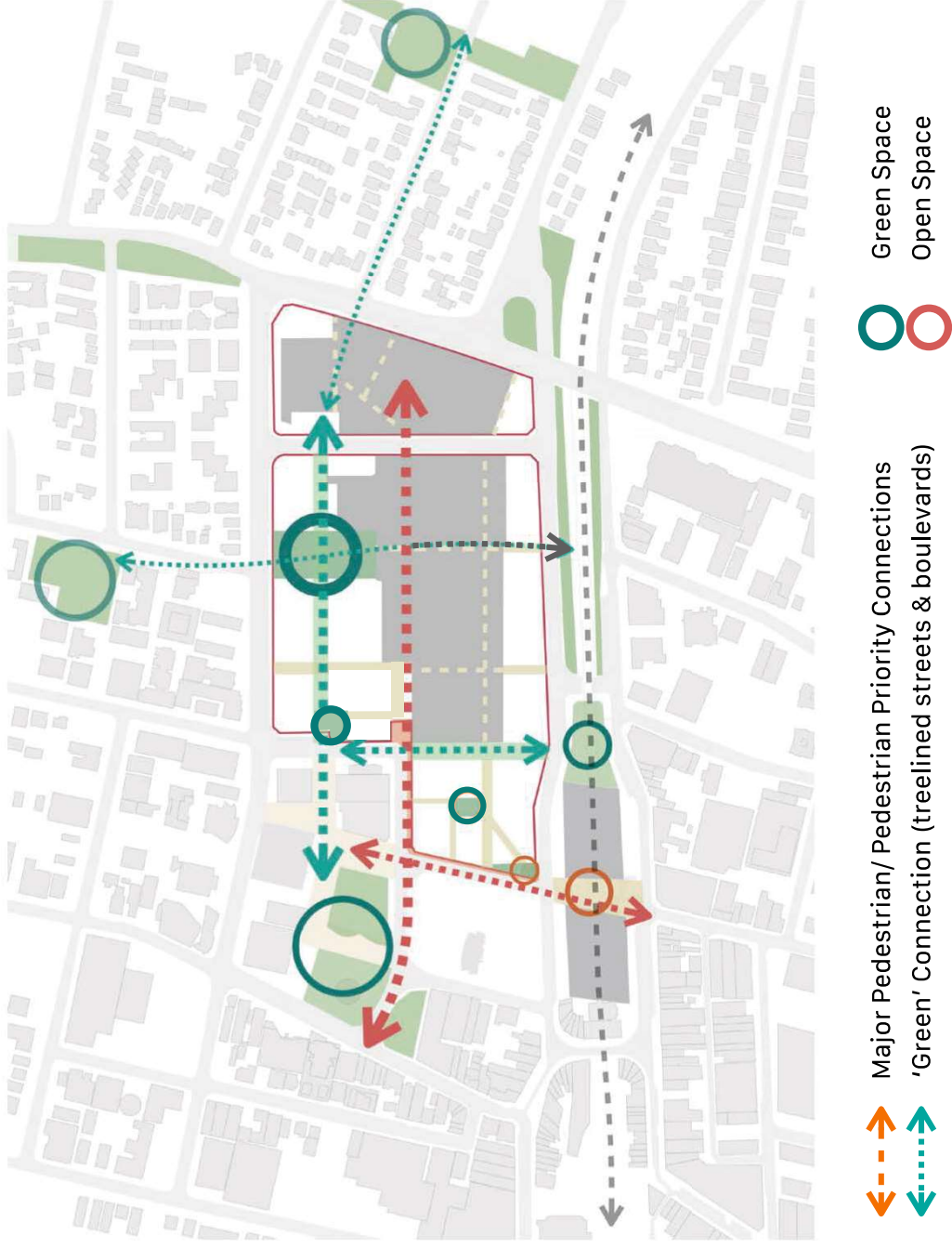
Connectivity - Open Spaces & Green Connections

Open Space & Green Connections

A network of open spaces and green streets supports a diversity of movement and activities through the public realm.

The masterplan is providing 10,615sqm of green public open spaces including the 5,000sqm city park offering a variety of different spaces to support different scales of community gathering and events for diverse ages and groups.

Landscape forms a connective web between open spaces, providing tree canopy, reducing the heat island effect, and increasing pedestrian amenity.



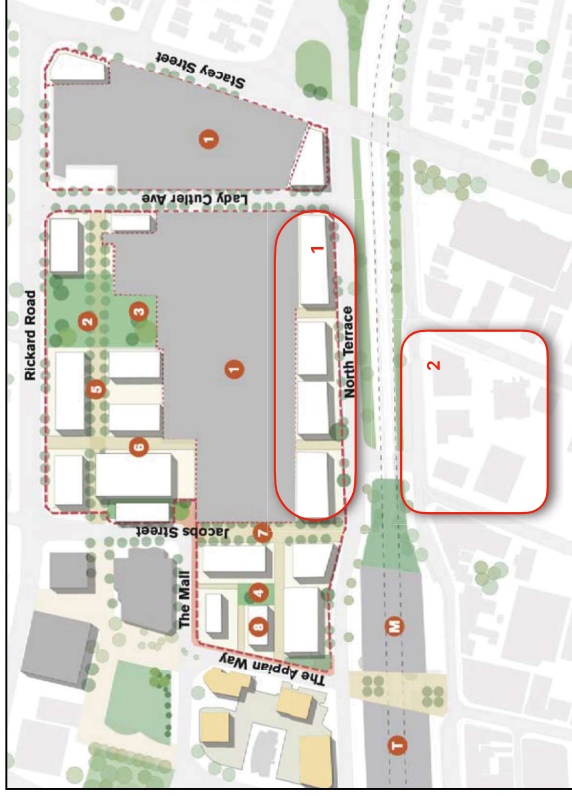
-  Green Space
-  Open Space
-  Major Pedestrian/Pedestrian Priority Connections
-  'Green' Connection (treelined streets & boulevards)
- 

Integration with Bankstown City Centre Masterplan PP

Solar Access

Overshadowing studies have been undertaken to determine any impacts on neighbouring areas such as The Appian Way & Restwell Street, South Terrace residential area and Stacey Street residential areas.

Key Plan 1 - South Terrace Residential

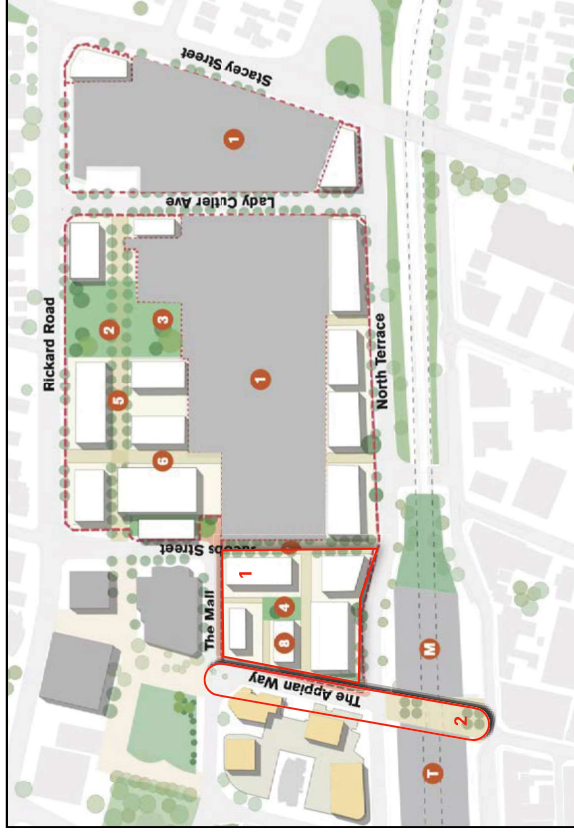


- 1 North Terrace Precinct
- 2 Existing Residential Properties at South Terrace

Solar Access Studies - South Terrace Residential

Shadow analysis confirmed that minimum (or greater) sunlight hours can be maintained to existing apartments to the south of Bankstown Central.

Key Plan 2 - The Appian Way & Restwell Street



- 1 Town Centre Precinct
- 2 The Appian Way and Restwell Street

Solar Access Studies - The Appian Way & Restwell Street

Extensive studies were undertaken applying different building heights & tower setbacks to the town centre precinct and studying their impacts on solar access to the Appian Way and Restwell Street.

Shadow analysis confirms that solar access to more than 50% of The Appian Way can be achieved between 10:45am & 12:00pm with the proposed building heights and setbacks. Studies showed that reducing or increasing building heights and setbacks had very minimal impact on the amount of solar access achieved during these time frames.

The Town Centre Precinct does not overshadow The Appian Way or Restwell Street after 11.30am, which includes the key lunchtime period of 12noon - 2pm.