

11 Harp Street, 5 and 11A Elizabeth Street, Campsie

Site Specific Development Control Plan
Canterbury Bankstown Development
Control Plan 2023

February 2025

Draft Version

CANTERBURY  BANKSTOWN



Acknowledgement of Country

The City of Canterbury Bankstown acknowledges the traditional country of the Darug (Darag, Dharug, Daruk and Dharuk) and the Eora peoples.

We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to Aboriginal and Torres Strait Islander peoples living today.

Council also acknowledges other Aboriginal and Torres Strait Islander language groups in the City and works closely with Aboriginal and Torres Strait Islander communities to advance reconciliation in the City.

How to Read this Development Control Plan

This DCP is structured around a hierarchy of criteria encompassing objectives, principles and controls.

The intent is to provide clear, direct and informative design guidance for the development and public domain improvements for the 11 Harp Street Health Precinct. When addressing the criteria it is important to consider the purpose of each category, as outlined on this page.

Collectively these elements create a comprehensive framework that will enable development to deliver high quality built form outcomes for the site.

This DCP contains the following parts:



Home



Introduction



Development
Controls

Objectives: These are the **'why'** we have the principles and controls in place.

Principles: These are the **'what'** we want statements. They provide clear direction as to what should be done, without saying how to do it. How these are achieved comes down to individual site circumstances, design and merit.

Controls: These tell the applicant **'what'** we want, and **'how'** to do it. They are definitive, and easily assessable, and provide clear guidance on exactly what to do.

Contents

1. INTRODUCTION

1.1	Land to which this Development Control Plan applies	6
1.2	Application of this DCP	7
1.3	Objectives and desired character	8
1.3	Objectives and desired character	9
1.4	Connecting with Country	10
1.5	Connecting with Country	11

2. DEVELOPMENT CONTROLS

2.1	Site layout and land uses	13
2.2	Setbacks and building separation	15
2.3	Building heights	17
2.4	Solar Access	18
2.5	Public domain, deep soil and landscaping	19
2.6	Access and movement	21
2.7	Building articulation and façade treatments	23
2.8	Water sensitive urban design, flooding and energy efficiency	24
2.9	Infrastructure an public benefit	25

SECTION

1



INTRODUCTION

Section 1 – Introduction

1.1 Land to which this Development Control Plan applies

The purpose of this site-specific Development Control Plan (DCP) is to provide detailed development controls that foster design excellence and manage the likely effects of the development of a proposed health precinct on the amenity of neighbouring uses and residential development.

The DCP sits alongside Local Environmental Plan controls which relate specifically to a hospital use of the site.

This section of the DCP applies to the land described in Figure 1 and shown in Figure 2

Address	Lot and DP	Site Area (approx)
11 Harp Street	Lot 3 Section 3 DP270114	29,996 sqm
5 Elizabeth Street	Lot 1051 DP789344	2,238 sqm
11A Elizabeth Street	Lot 14 DP262535	2,739 sqm
N/A	Lot 1 DP270114	861 sqm
Total		35,834sqm

Figure 1. Land Application

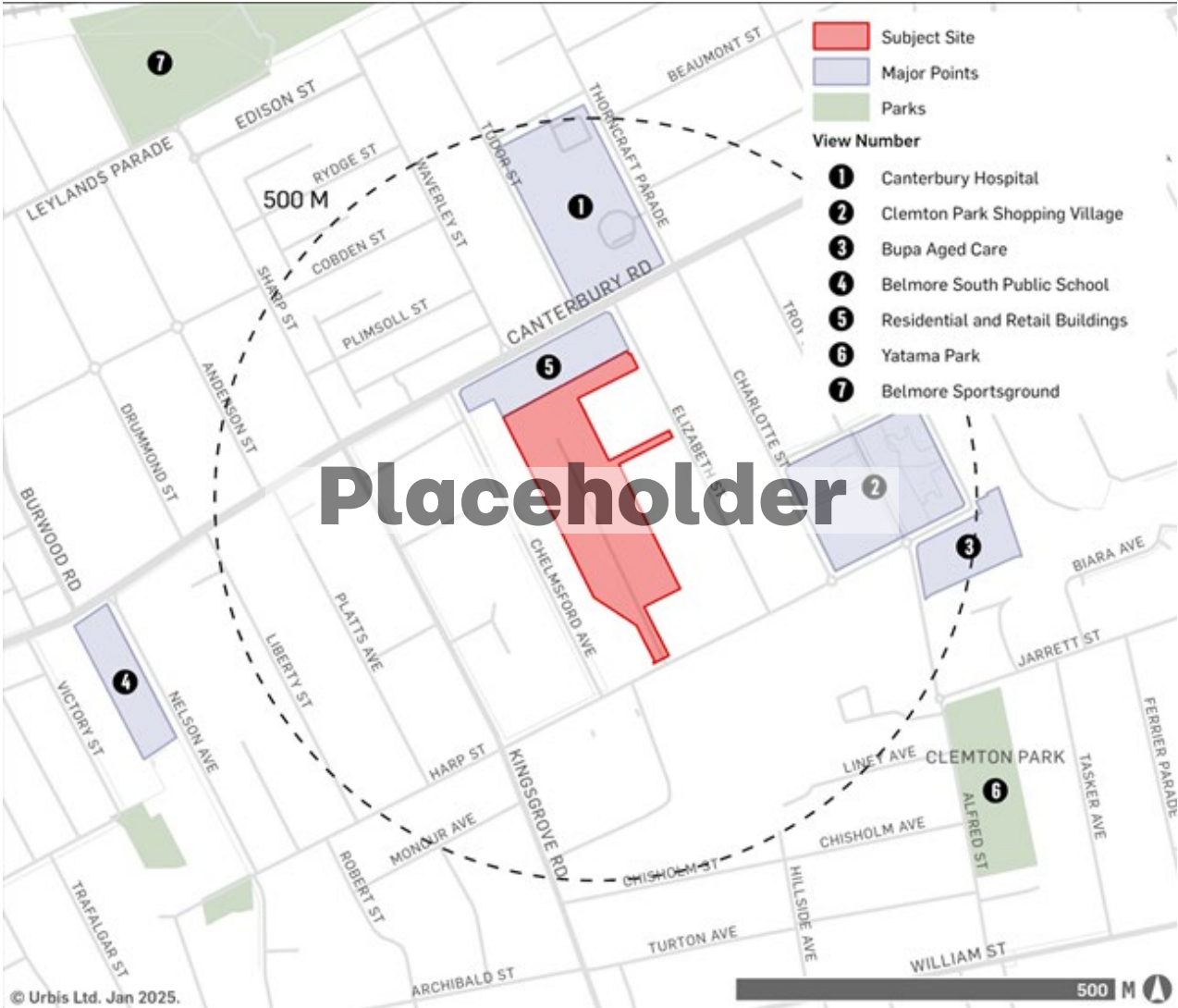


Figure 2. Site Context Map

Section 1 – Introduction

1.2 Application of this DCP

This DCP applies to development for the purpose of a health precinct at 11 Harp Street, 5 Elizabeth Street and 11A Elizabeth Street, Campsie as identified in Figure 1.

The health precinct may include health services facilities, and ancillary hotel and motel accommodation and centre-based childcare. Other permissible land uses may also be incorporated as appropriate.

For other development types, the provisions of the Canterbury Bankstown Local Environmental Plan 2023 and Campsie Town Centre Development Control Plan 2023 take precedence. If there are any inconsistencies between the objectives and controls in this chapter and any other objectives and controls in this DCP, the objectives and controls in this chapter prevail, but only to the extent of that inconsistency.

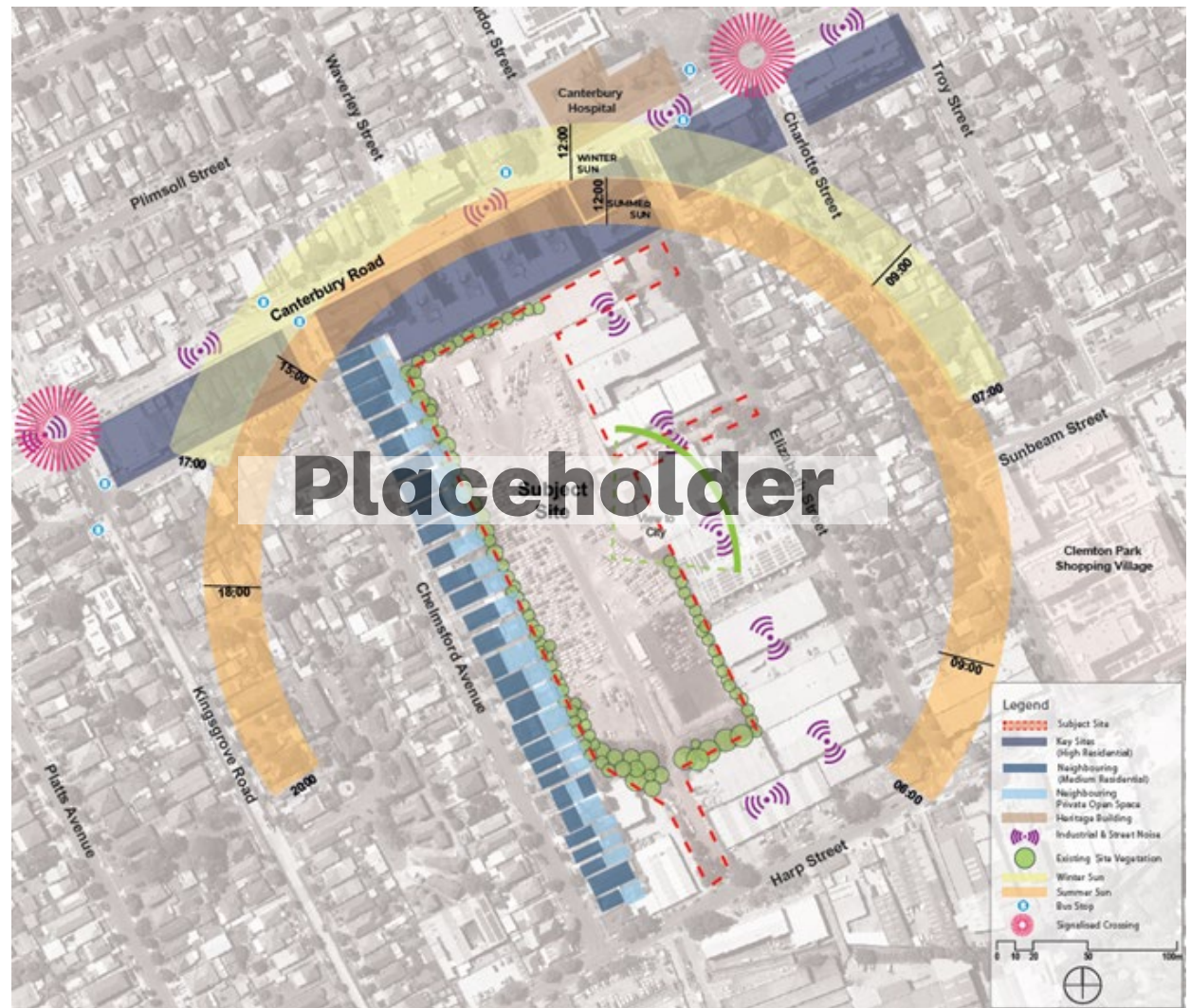


Figure 3. Site Analysis

Section 1 – Introduction

1.3 Objectives and desired character

1.3.1 Key Objectives

The following outlines the objectives and character for the development of the site. These objectives are derived from the Planning Proposal and the vision for the site as part of the Campsie Town Centre masterplan.

Key Objectives

- | | |
|---|--|
| O1. Enable a new health precinct which serves the local community by accommodating a range of health service facilities and associated hotel and motel accommodation and centre-based childcare facility. | O6. Prioritise accessibility, pedestrian amenity and wayfinding through the site. |
| O2. Enable a scale of development which is suited to the proposed land uses and provides a functional built form layout. | O7. Encourage high quality landscaping and generous planting across the site to provide amenity for patients, the public, staff and visitors. |
| O3. Reduce the visual impact of the proposed development by encouraging high quality design treatments and landscape setbacks which reduce bulk and respond to the human scale. | O8. Ensure that buildings achieve design excellence and are fit for purposes, using high quality, durable materials and finishes. |
| O4. Maintain appropriate solar access to surrounding properties and the public domain. | O9. Investigate ways to connect with country through building design and landscaping. |
| O5. Ensure the transitionary interface between the site and surrounding residential uses is designed to protect privacy and reduce noise impacts on adjacent residences. | O10. Establish landmark landscapes and buildings in key locations around the site, such as the entry plaza from Elizabeth Street, the Central Plaza and the hotel (surrounded and highlighted by landscape and public spaces). |

Section 1 – Introduction

1.3 Objectives and desired character

1.3.2 Key Principles

This section sets out the key design principles and priorities to guide a future Development Application (DA) for the site.

P1. Better fit: contextual, local and of its place

Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, heritage and communal aspirations. It also contributes to evolving and future character and setting.

P2. Better performance: sustainable, adaptable and durable

Environmental sustainability and responsiveness is essential to meet the highest performance standards for living and working. Sustainability is no longer an optional extra, but a fundamental aspect of functional, whole of life design.

P3. Better for community: inclusive, connected and diverse

The design of the built environment must seek to address growing economic and social disparity and inequity, by creating inclusive, welcoming and equitable environments. Incorporating diverse uses, housing types and economic frameworks will support engaging places and resilient communities.

P4. Better for people: safe, comfortable and liveable

The built environment must be designed for people with a focus on safety, comfort and the basic requirement of using public space. The many aspects of human comfort which affect the usability of a place must be addressed to support good places for people.

P5. Better value: creating and adding value

Good design generates ongoing value for people and communities and minimises costs over time. Creating shared value of place in the built environment raises standards and quality of life for users, as well as adding return on investment for industry.

P6. Better working: functional, efficient and fit for purpose

Having a considered, tailored response to the program or requirements of a building or place, allows for efficiency and usability with the potential to adapt to change. Buildings and spaces which work well for their proposed use will remain valuable and well-utilised.

P7. Better look and feel: engaging, inviting and attractive

The built environment should be welcoming and aesthetically pleasing, encouraging communities to use and enjoy local places. The feel of a place and how we use and relate to our environments is dependent upon the aesthetic quality of our places, spaces and buildings. The visual environment should contribute to its surroundings and promote positive engagement.



Section 1 – Introduction

1.4 Connecting with Country

The following section outlines the connecting with country considerations for the desired future character of the site.

Key objectives

- O1. To take a Country centred approach and thinking that is layered into the development consistent with the Government Architect NSW 'Connecting with Country framework' (CWCF).
- O2. To include, collaborate and engage with local Aboriginal communities during development and post development.
- O3. To integrate Aboriginal cultural practices, history, narratives, and values in the design of proposed development.



Section 1 – Introduction

1.4 Connecting with Country

Design Guidance

- G1. If development falls under Clause 6.15 Design Excellence in the Canterbury Bankstown Local Environmental Plan 2023 (CBLEP 2023), it should give regard to DCP guidance outlined in this Section.
- G2. The design of the development should acknowledge Sections 3 and 4 of the CWCF by demonstrating the delivery of outcomes that reflect consideration of all aspects of Country.
- G3. Developments subject to this design guidance should undertake an assessment of the scale and significance of the development to determine the appropriate scope of engagement with the Aboriginal community and its representatives. If collaborating with the Aboriginal community, it is important to adhere to protocols outlined in the Engaging with Aboriginal Communities Practice Note.
- G4. If significant items such as ancestral remains or artefacts are discovered during subsoil investigations, excavation, demolition or other earthworks - proper engagement with the Aboriginal community should take place to determine culturally appropriate handling, repatriation or reburial.
- G5. Development that proposes open space and landscaping should demonstrate consideration of 'walking Country' which reflects Aboriginal cultural practices, artefacts, artwork and narratives. Aspects involving the senses of seeing, hearing, touching, smelling and tasting, should be considered.
- G6. The following design opportunities should be considered to ensure a Country-centred approach:
- (a) Connect design with the natural environment and landscape setting, being: people, animals, resources and plants equally.
 - (b) Acknowledge shared history between Aboriginal and colonial settlers to promote healing and reconciliation.
 - (c) Incorporate sustainable practices by using natural building materials that have a cultural and heritage significance.
 - (d) Use Aboriginal place names to encourage understanding and provoke awareness.
 - (e) Incorporate storytelling and knowledge of the past to inspire and educate.
 - (f) Focus on details and patterns to insert cultural meaning.
- G7. The development should consider Country centred design for both public and private domains equally, being both: building façades and interior spaces, public and communal open space, internal corridors and public pathways (through-site links).
- G8. All work prepared to address the Connecting with Country objectives and design guidance must address the NSW Indigenous Cultural and Intellectual Property Protocol, to ensure applicants are aware of their duties with respect to the integration of this content.

SECTION

2



DEVELOPMENT CONTROLS

Section 2 – Development Controls

2.1 Site layout and land uses

Objectives

O1. To provide a logical, fit for purpose layout which enables a range of health services facilities and associated land uses.

O2. To identify potential land uses and their location within the precinct.

O3. Enable the safe passage of vehicles and pedestrians through the site.

O4. Distribute built form with consideration for the existing urban context.

Principles

P1. Locate larger floor plates at the eastern side of the site, at the interface with existing industrial land.

P2. Minimise the impact of any proposed vehicle accessways with adjoining sites to maintain residential amenity.

P3. Utilise landscaping to create landmarks at key locations and buildings around the site, including site entry points, the central accessway and surrounding key buildings, such as a potential hotel land use.

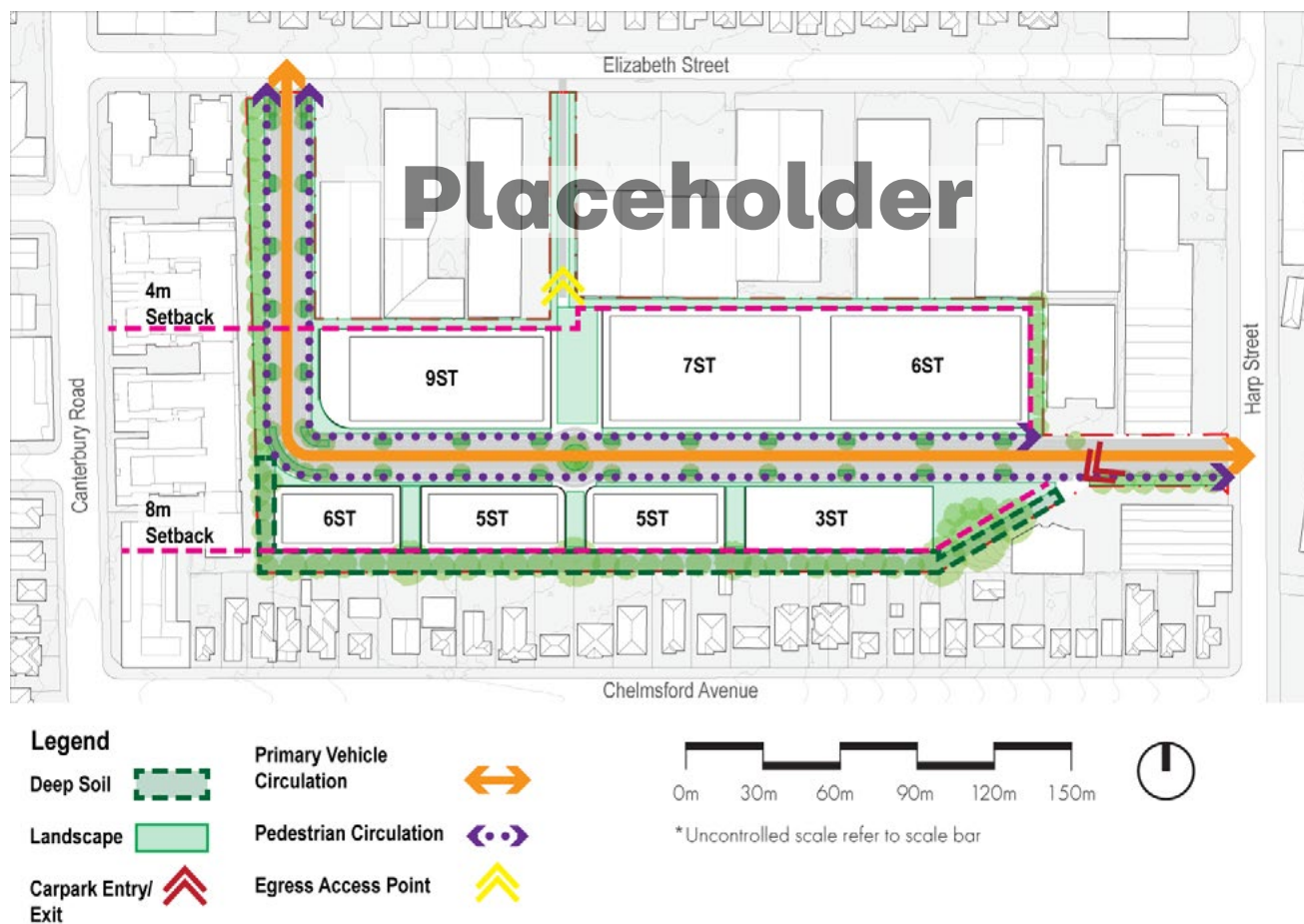


Figure 4. Site Layout Plan

Section 2 – Development Controls

2.1 Site layout and land uses

Controls

C1. Buildings on the site shall be laid out in accordance with the Site Layout Plan at Figure 4.

C2. Land uses on the site shall be laid out in accordance with the Land Use and 3D Envelope Plan at Figure 5

C3. The primary vehicle access path must be centralised within the site. Vehicle access is to be provided at grade (as shown in Figure 4) or within a basement/podium parking structure. Vehicle access must avoid unnecessary interface with existing residential properties. Refer to Section Access and movement for further detail.

C4. The site is to accommodate a range of health services facilities to provide medical or other services relating to the maintenance or improvement of the health, the restoration to health or the prevention of disease in or treatment of injury to persons. Uses may include medical centre, community health serve facilities, health consulting rooms, patient transport facilities or hospitals.

C5. The site may also accommodate hotel or motel accommodation or centre-based childcare facilities where it can be demonstrated these uses are ancillary to the health service facility. The site may accommodate other uses, as appropriate and permissible under LEP provisions.

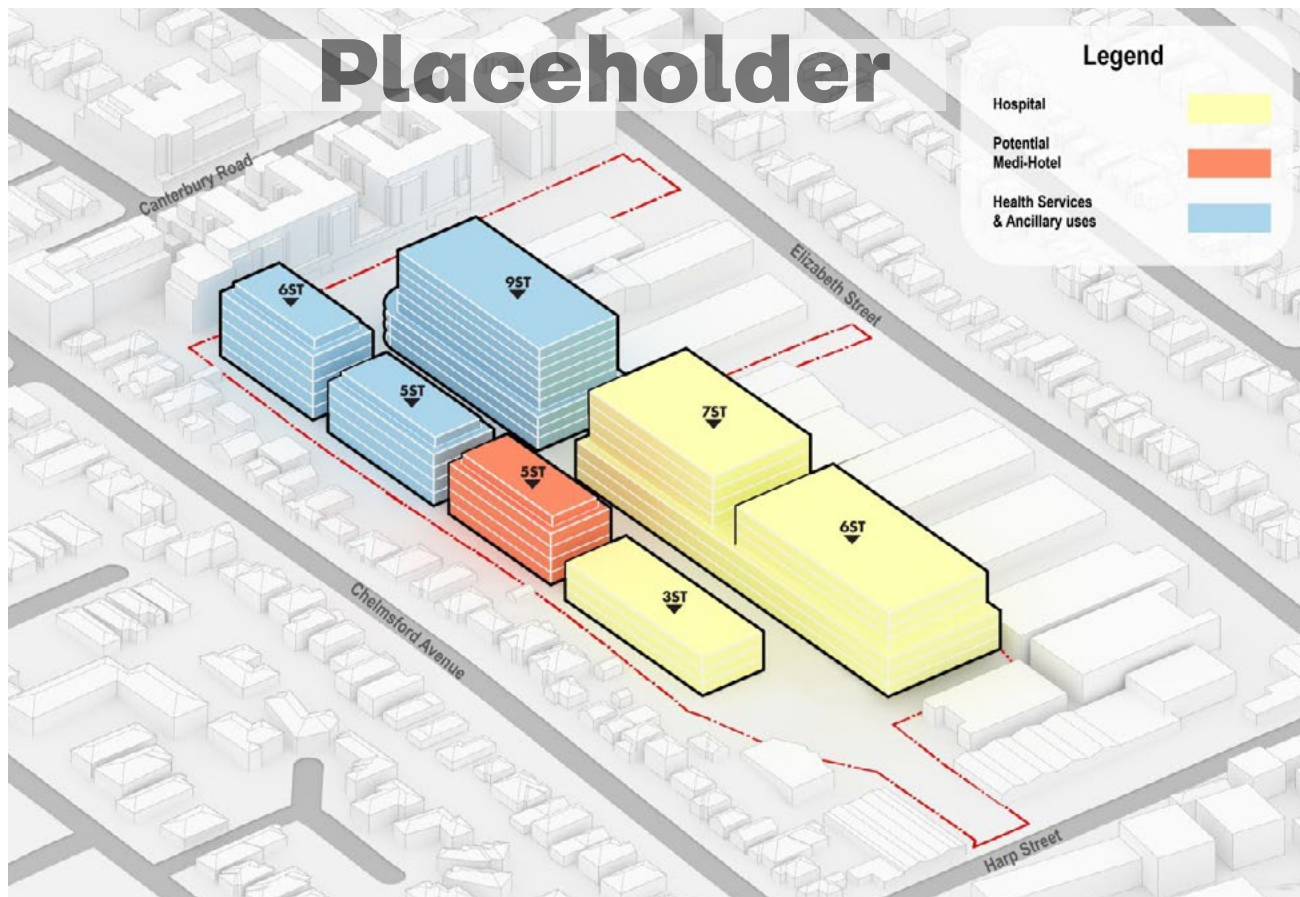


Figure 5. Land Use and 3D Envelope Plan

Section 2 – Development Controls

2.2 Setbacks and building separation

Objectives

O1. To provide appropriate setbacks to street frontages and adjoining properties that allow for mature trees, deep soil landscaping and a visual buffer to residential uses.

O2. To ensure that adequate solar access is maintained to surrounding properties.

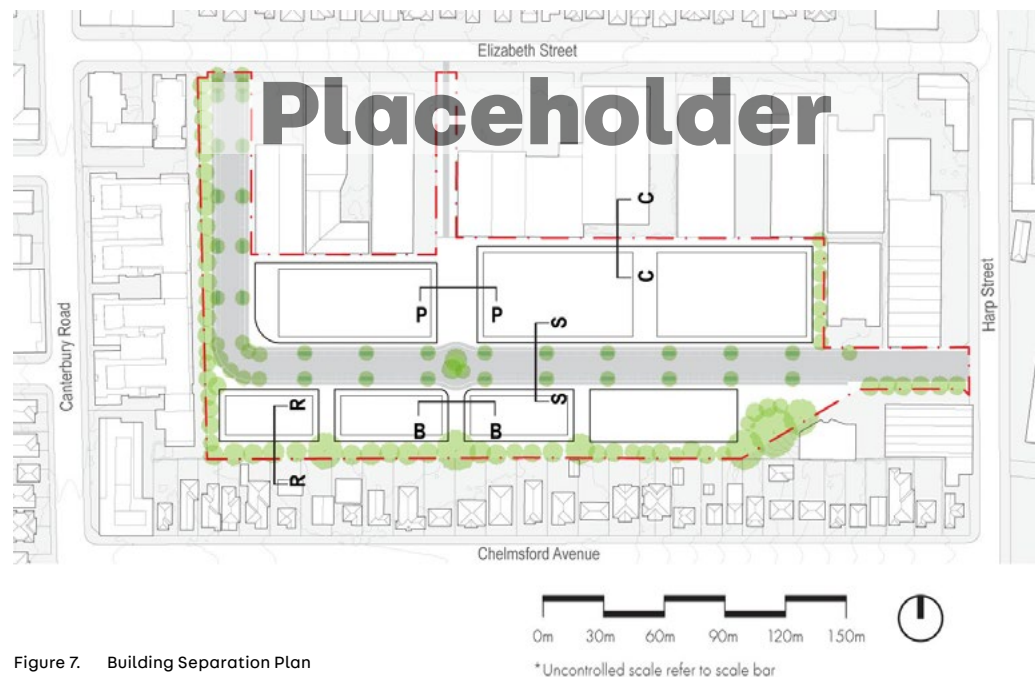
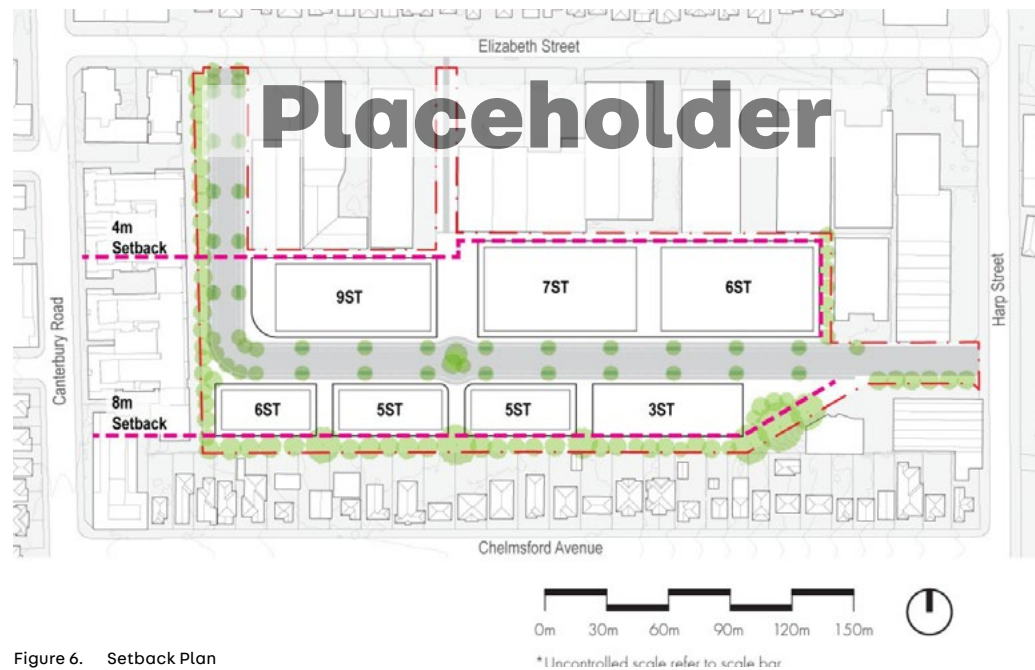
O3. Include provision for a central vehicle and pedestrian accessway, with appropriate building setbacks and landscaping to ensure pedestrian amenity.

O4. To minimise bulk and scale impacts to adjoining properties and establish a building envelope respectful of its context. Principles

Principles

P1. Setbacks to adjacent properties and building separation provided shall demonstrate that an appropriate degree of amenity (including design quality, visual amenity, landscape and solar access) can be achieved within the site and to surrounding properties.

P2. Maximise the use of landscaping within setback areas and between buildings, including retaining existing trees where possible.



Section 2 – Development Controls

2.2 Setbacks and building separation

Controls

C1. Minimum building setback to existing properties are to be provided in accordance with Figure 6.

C2. Building setbacks to adjoining properties must be consistent with the aims and controls of the building separation requirements of the Apartment Design Guide i.e. ensuring that adjoining sites can achieve appropriate building separation distances.

C3. Building setbacks are to be utilised to accommodate landscaping and deep soil planting where possible.

C4. Any building services located within setbacks must be screened, concealed or integrated into the building design to maintain an appropriate level of visual amenity to surrounding properties and public street frontages.

C5. Internal separation between buildings within the site must be a minimum of 8m – refer to Figure 7 and sections provided at Figure 8, 9, 10 and 11

C6. Building setbacks and separation distances shown are indicative and may be adjusted if merit is demonstrated to the satisfaction of Council.

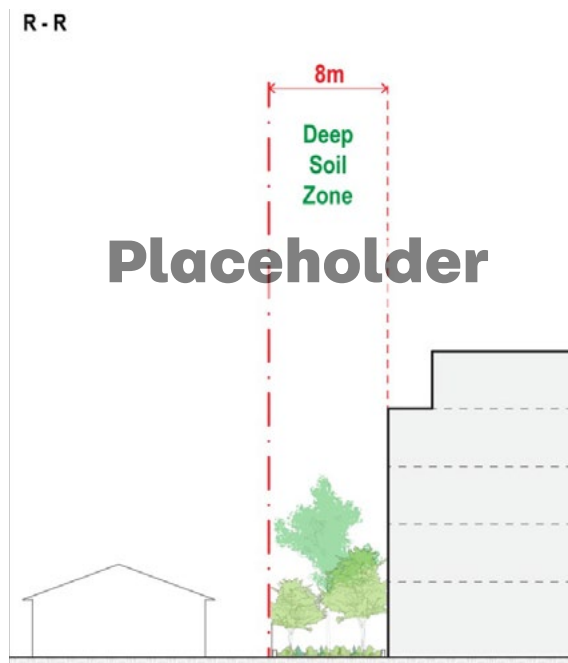


Figure 8. Example Section R-R

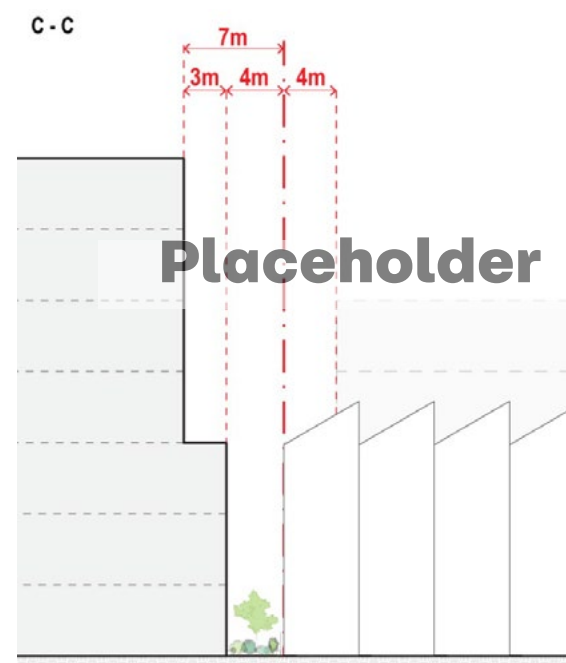


Figure 9. Example Section C-C

Section 2 – Development Controls

2.2 Setbacks and building separation

Controls (continued)

C7. Podium walls are to be 3-4 storeys. Towers must be set back 3m from the podium wall. Refer to example sections at Figure 8, 9, 10 and 11.

C8. Buildings are to include architectural features such as modulation, building “cut outs” and varying façade treatments to provide visual interest, accommodate additional landscaping and reduce the perceived bulk and scale of the building

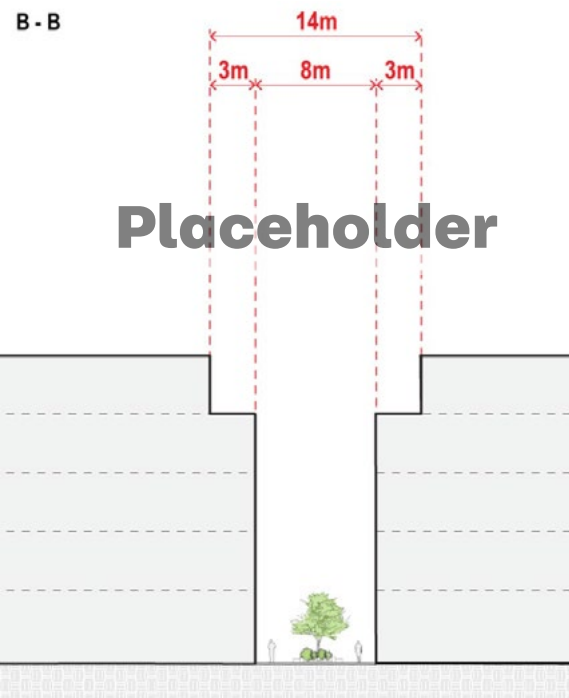


Figure 10. Example Section B-B

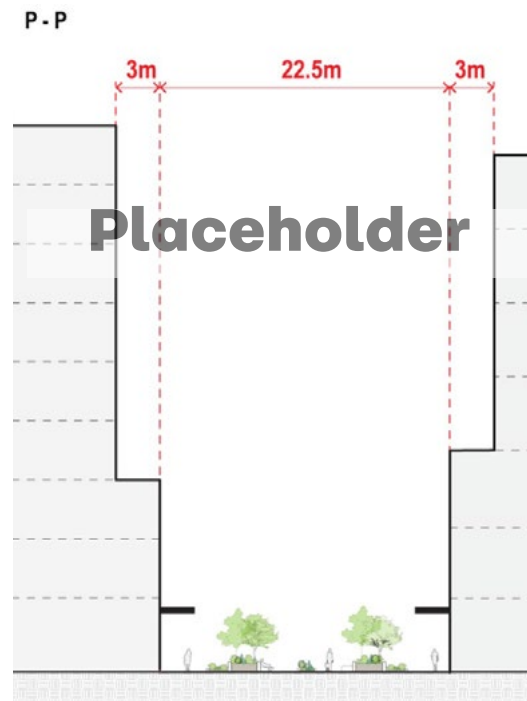


Figure 11. Example Section P-P

Section 2 – Development Controls

2.3 Building heights

Objectives

- O1. To allow for an appropriate height and quantum of floor space to enable delivery of a contemporary health precinct.
- O2. To ensure development responds to the site’s topography and surrounding context.

Principles

- P1. Provide an appropriate allocation of building heights within the site, responding to adjoining land uses.

Controls

- C1. Building heights (in storeys) must be consistent with the Site Layout Plan at Figure 4 and Land Use and 3D Envelope Plan at Figure 5. The storeys shown on these diagrams do not include the proposed parking structure, noting that this may be accommodated as a basement or podium structure. The maximum building heights will be dictated by the LEP height control, and a 3D height plane analysis must be submitted with any development application to demonstrate compliance.
- C2. Taller building are to be located on the eastern side of the site, at the interface with existing industrial land.
- C3. The proposed parking structure and built form is to respond to the topography of the site and be integrated into the architectural design, including screening and landscaping where appropriate. Should retaining be required, this should be considered as part of the overall landscape design and include appropriate planting, tiering and natural batters where appropriate.

Section 2 – Development Controls

2.4 Solar Access

Objectives

O1. To ensure that development maximises solar access to any communal areas and open spaces within the site to ensure amenity for pedestrians and site users.

O2. To minimise overshadowing to any adjoining sites, open space and the public domain.

O3. To maintain amenity and reasonable solar access to the living spaces and private open spaces to adjoining residential properties, with consideration of potential future land uses.

Principles

P1. Buildings are to be sited to achieve reasonable solar amenity within the site and to adjoining properties.

P2. Proposed landscaping shall consider local climate conditions to inform species selection and placement.

Controls

C1. Proposed development must retain a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June for existing primary living areas and to 50% of the principal private open space. If a neighbouring dwelling currently receives less than 3 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property.

C2. Setbacks and building separation are to be provided in accordance with the controls set out in 2.2 Setbacks and Building Separation. Where a variation is proposed to those controls, compliance with the minimum solar access requirements set out in this Section must be demonstrated.

C3. A combination of deciduous and native trees shall be included in the landscaping strategy for the site to prioritise solar amenity (and appropriate shade in summer) to communal site areas, internal access path and pedestrian routes.

Section 2 – Development Controls

2.5 Public domain, deep soil and landscaping

Objectives

O1. To ensure that landscaping is integrated with the proposed buildings and provides a pleasant experience for site users and pedestrians.

O2. To integrate landscaping with the internal vehicle access, pedestrian connections and building entries to enhance wayfinding through the site while maintaining safety to users.

O3. To create a public domain that is visually cohesive, safe, functional and attractive.

O4. To establish areas of deep soil for planting appropriate to location that will allow for water infiltration and drainage.

O5. To incorporate biophilic design principles that champion the healing properties of nature in hospitals and should be a hallmark of the built form.

Principles

P1. Maximise the use of native and endemic landscape species which are suited to the local climate.

P2. Provide attractive landscaped buffer between the site and its interface with the existing residential users.

P3. Utilise creative solutions such as planters, green walls and green roofs to contribute to the overall “greening” of the site.

P4. Utilise feature planting opportunities across the site to define entry points and, key locations and land uses.

P5. Quality landscaping is to be integrated into the building’s private and communal outdoor spaces, drawing on biophilic design principles.

Controls

C1. A Landscape Plan prepared by a registered landscape architect will be required to demonstrate an integrated landscape and building design. This includes the proposed planting, outdoor structures, furniture, materials, lighting and signage. Particular attention should be provided to the selection of landscaping species on the public street frontages to ensure it is robust, attractive and has longevity.

C2. The landscape design must incorporate the following:

(a) 25% of the site must be provided as landscaped area. The 25% may include all non-hard stand landscape provision,

(b) 7% of the site must be deep soil planting zones, and

(c) Species selection which are suited to the local climate conditions and context within the site, including species which maximise canopy cover where possible.

(d) A single publicly accessible open space plaza or park with minimum area of 1,000m² and width of at least 22.5m.



Section 2 – Development Controls

2.5 Public domain, deep soil and landscaping

Controls (continued)

C3. Communal open spaces throughout the site are to be designed to be accessible, safe, have appropriate passive surveillance, furniture, lighting and planting.

C4. Site fencing must be provided as part of the overall landscape strategy and complement the design of the buildings.

C5. The landscape strategy and plans must demonstrate consideration to the Government Architects NSW framework for Connecting with Country 2023.

C6. Where trees or plants are not being installed within natural ground, the following minimum soil depths and volumes shall be provided:

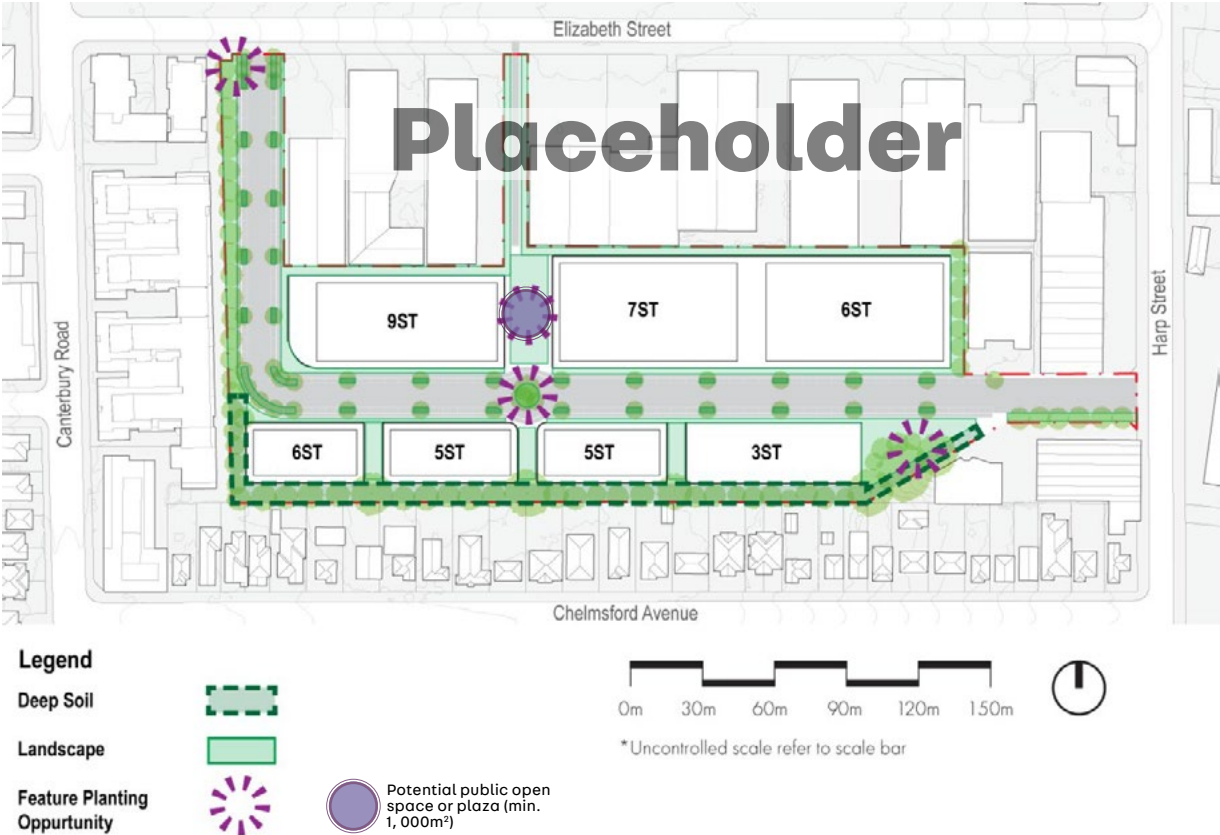


Figure 14. Landscape Structure Plan

Minimum Deep Soil Depths	
Trees	1 m
Shrubs and accent planting	600mm
Groundcover and grasses	300 mm

Figure 12. Minimum Deep Soil Requirements

Tree Size	Height	Soil Volumes
Large	13-18m	80m³
Medium	9-12m	35m³
Small	6-8m	15m³

Figure 13. Soil Volume Requirements

Section 2 – Development Controls

2.6 Access and movement

Objectives

- O1. To provide a functional, safe and easy to navigate movement network throughout the site where hospital patrons, pedestrians and cyclists are given priority.
- O2. To provide functional and clear access for passenger vehicles and service vehicles that minimises potential conflict with pedestrians on the site.
- O3. To provide vehicle and pedestrian access from both Harp Street and Elizabeth Street.
- O4. To ensure a consistent approach to signage and wayfinding elements.
- O5. To provide accessible building and landscape design which allows persons with disability and persons with diverse mobility needs to enjoy and experience the site and its buildings.

Principles

- P1. Deliver a two-way internal vehicle access which provides access from Harp Street through to Elizabeth Street.
- P2. Deliver a centralised pedestrian 'spine' that provides access from Harp Street through to Elizabeth Street and provides a high level of pedestrian amenity, including accessibility, safety, visual amenity and landscape character.
- P3. Manage the amenity impacts to adjoining properties by providing the majority of on site parking concealed within a basement or podium structure.
- P4. All necessary infrastructure upgrades in relation to roads, access, through site links within the site will be undertaken at cost to the developer through future detailed applications.
- P5. Pedestrian areas shall be suitably accessible for the anticipated site users, providing comfortable and equitable access to buildings and open spaces.

Controls

- C1. Vehicle access must be centralised between buildings to avoid unnecessary interface with existing residential properties. Vehicle access may be provided at grade as depicted in the Access and Movement Structure Plan at Figure 15. Alternatively, vehicle access may be concealed within a basement or podium parking structure (Figure 14) while still providing an at-grade pedestrian 'spine'.
- C2. If vehicle access is provided at-grade, it is to be designed in accordance with the Section at Figure 13, incorporating a landscaping, pedestrian pathways and vehicle pull in bays.
- C3. If vehicle access is accommodated within a basement/podium parking structure, appropriate carriage widths, turning paths and clearances are to be provided based on the largest vehicle anticipated to enter the site. An example Section is provided at Figure 14.
- C4. Any proposed development application is to be supported by detailed designs which demonstrate the safety and manoeuvrability of vehicles within the site and entering and exiting the public street network. Consideration must be given for the largest vehicles that will use the site including emergency, waste collection and delivery vehicles.

Section 2 – Development Controls

2.6 Access and movement

Controls (continued)

C5. Vehicle access to Elizabeth Street will be subject to acquisition and site amalgamation. Appropriate alternative access from Elizabeth Street may be proposed where it can be demonstrated that a functional and safe layout can be achieved.

C6. Car parking entries must be clearly identified and located to prioritise pedestrian safety.

C7. Appropriate signage is to be included at the site entry points and within the site to promote wayfinding and avoid conflicts between pedestrian and vehicles.

C8. If the internal street is maintained as a private road, easements are to be provided for services and rights of way established where appropriate.

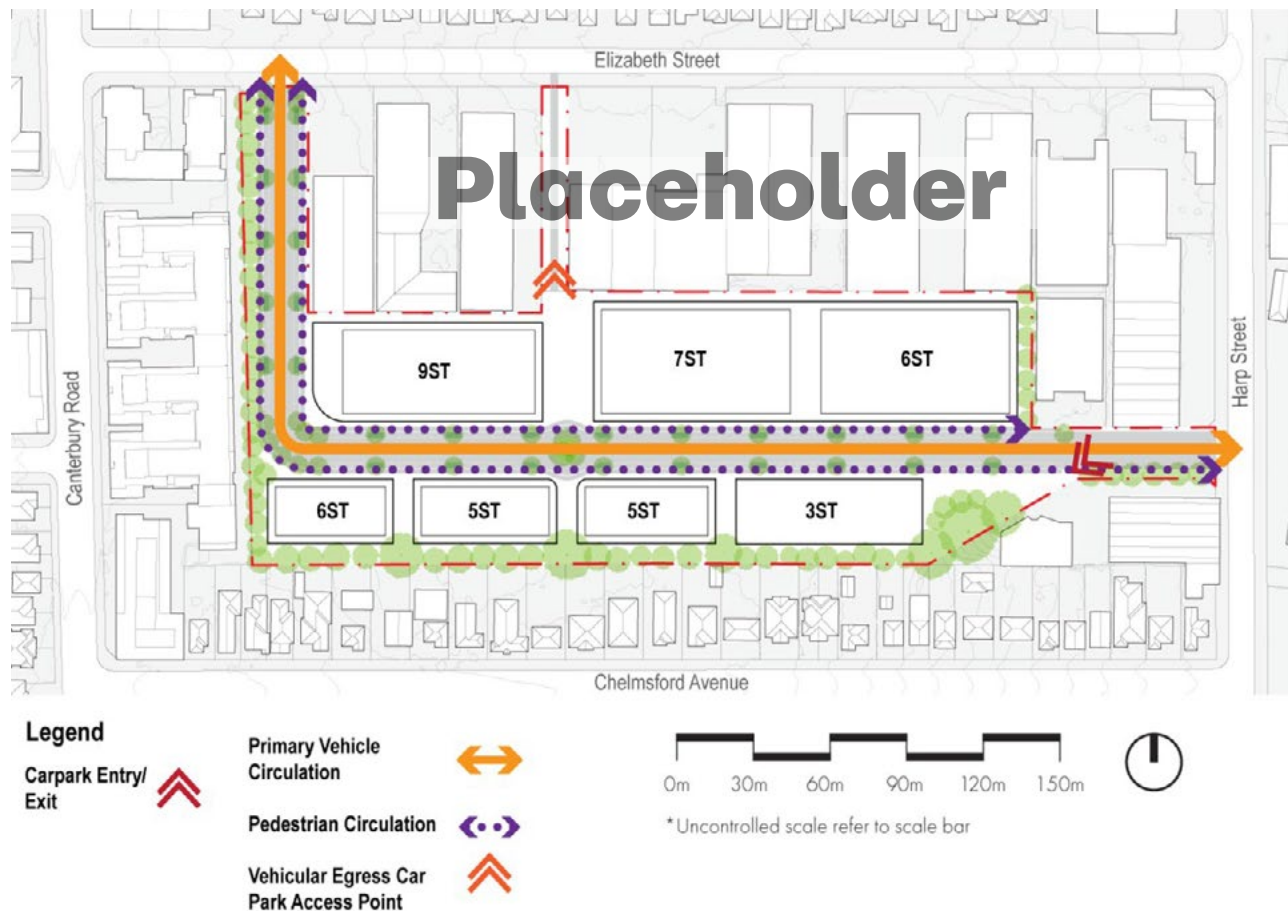


Figure 15. Access and Movement Structure Plan

Section 2 – Development Controls

2.7 Building articulation and façade treatments

Objectives

O1. To provide high quality facade treatments using materials and finishes that are low maintenance and high quality and contribute positively to the streetscape and views from neighbouring properties for both short and long distant views

O2. To encourage cohesive building design that has its own identity that is legible from the public domain.

O3. To select high quality, sustainable materials that are fit for purpose and low maintenance.

O4. Establish a new design quality benchmark as a health precinct, which capitalises on the site's significance in the Eastern Lifestyle Medical Precinct and its proximity to the public hospital,

O5. Deliver exceptional treatment for the transitional zones between the proposed development and the residential zones.

Principles

P1. Utilise quality architectural design and façade treatments which are attractive and suitable for the proposed land use.

P2. Elevate the pedestrian experience at street eye level through fine grained detailing and quality material and finishes selection.

P3. Reduce perceived bulk and scale of buildings through architectural features which provide visual relief.

Controls

C1. Highly reflective materials and finishes are to be avoided. High performance glazing or similarity suitable finishes are to be implemented on western facades and considered for other facades.

C2. Awnings must be integrated into the building design with complementary materials. Awnings are to contribute to the aesthetic and functionality of the building by defining entry points and providing weather protection.

C3. Blank walls are to be avoided. Where they are needed for services, metal screens, landscaping and/or public art treatments are to be considered.

C4. Lengthy, unrelieved walls are discouraged. Buildings are to incorporate architectural features such as steps in the building form, landscape cut outs and varying façade treatments to provide visual relief. Examples of the relationship between buildings and landscape zones are provided at Figure 16.

C5. Create simplicity through the selection a common language of materials and finishes, rather than selecting many and creating visually complexity.

Section 2 – Development Controls

2.8 Water sensitive urban design, flooding and energy efficiency

Objectives

- O1. To incorporate Water Sensitive Urban Design measures in the operation of the development to harness rainwater, improve water quality and promote vegetation growth.
- O2. To prioritise naturalised stormwater treatment in the public and private domain and a high standard of water sensitive urban design.
- O3. To incorporate energy efficiency in the design and operation of the development through maximising on-site collection of renewable energy and reducing consumption of non-renewable energy resources.
- O4. To reduce the risk to human life and damage to property caused by flooding through controlling development on land affected by potential floods.
- O5. To ensure design and siting controls required to address the flood hazard do not result in unreasonable social, economic or environmental impacts upon the amenity or ecology of an area.
- O6. The use of solar PV systems and other renewable energy technologies and initiatives is encouraged.

Controls

- C1. Chapter 3.4 Section 2 of the Canterbury Bankstown Development Control Plan 2023 applies in relation to water conservation. Water efficient fixtures and a site-wide water management strategy is required.
- C2. Proposed landscaping must incorporate Water Sensitive Urban Design (WSUD) features. Passive irrigation and permeable pavements are to be implemented.
- C3. Any proposed development application must include a thorough assessment of flood impacts, and where relevant clearly outline any proposed evacuation provisions or shelter in place strategy.
- C4. Water re-use is to be incorporated into the stormwater design and landscaping.

Section 2 – Development Controls

2.9 Infrastructure an public benefit

Objectives

- O1. To ensure that the development of the site is supported by appropriate infrastructure
- O2. To ensure that the surrounding community benefits from new development

Controls

- C1. Identified local infrastructure upgrades are to be funded in accordance with an agreed Voluntary Planning Agreement.
- C2. All works on site and to the immediate public street frontages required in association with a development application is to be delivered by the developer at their cost.
- C3. Works within public road reserves must be undertaken to the specification and satisfaction of Council.
- C4. Any development application must demonstrate that all essential services are available to the site or that adequate arrangements have been made for any infrastructure upgrades or amplification works.
- C5. Easements must be provided for services and rights of way established where appropriate.
- C6. Publicly accessible open space is to be provided on-site and shown on the DA architectural and landscape plans in accordance with Section 2 of this DCP.