


Chester Square

Urban Design Peer Review

Prepared for Canterbury Bankstown Council	Ref 6458
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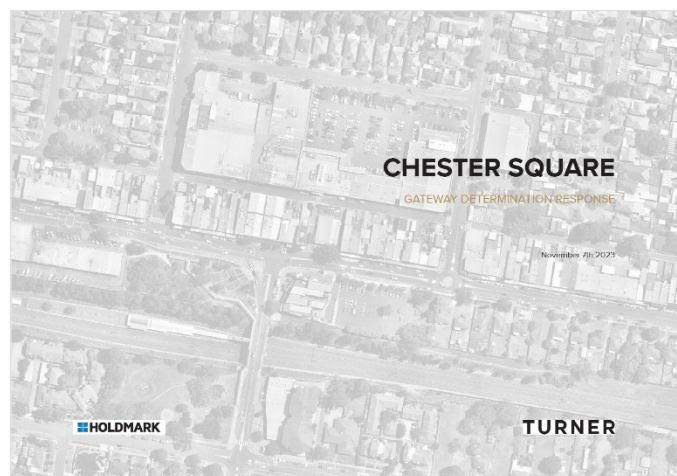
Purpose of This Report

In 2023, SJB were engaged to develop the Urban Design Framework for Chester Hill Town Centre, with a focus on the Chester Square Shopping Centre site which was subject to a Planning Proposal being developed by Holdmark. The Planning Proposal sought to increase height and FSR controls to enable a multi-storey mixed-use development with a considerable uplift of non-residential GFA and residential dwellings for the site.

SJB were also engaged to perform a peer review of the proponent's scheme, as demonstrated in an Urban Design Report by Turner Studio, and a Public Domain and Landscape Plan by Turf. Initial recommendations were provided to the proponent within the Urban Design Framework, to which the proponent has responded in their revised Urban Design Study (by Turner).

The Urban Design Framework by SJB also included draft DCP Controls for the subject and surrounding sites, and supplementary LEP controls that reflected the key recommendations from our review. This information formed the basis of our peer review.

The purpose of this report is to finalise the peer review process by tabulating an objective analysis of the proponent's response to the Urban Design Framework and recommendations.



Revised Urban Design Report, Turner Studio, November 2023



Revised Public Domain and Landscape Plan, Turf, November 2023



Chester Square Urban Design Framework, SJB, April 2023

Peer Review

The following table distils the key recommendations from the Chester Square Urban Design Framework's (UDF), including;

- Principles (pg 79),
- Recommendations for Gateway Submission (pg 90-94),
- Draft DCP Controls (pg 95-101), and
- Built Form Testing (pg 102-110).

These items are provided alongside a review of the proponents Revised Urban Design Report and Revised Public Domain and Landscape Plan, annotating whether the proponent has sufficiently responded to the Urban Design Framework (SJB). Where it has been assessed as being not consistent, or an assessment cannot be made due to lack of information, the item has been highlighted for clarity.

Based on this review, it is SJB's recommendation that the proponent has successfully demonstrated alignment with the key requirements of the Urban Design Framework and any outstanding issues may be actioned through the application of a site-specific Development Control Plan.

Recommendations and Response

Urban Design Framework - Principles		
No.	Item	Review of Proponent Scheme
1	Principles - Public Domain <i>See page 79 of the UDF</i>	
	<p>1.1 Enhance the quality and character of streets. Define the role and identity of each street and understand their relationships. Plan for intensification and ensure adequate access to open space.</p> <p>Considerations:</p> <ul style="list-style-type: none">- Improve the pedestrian environment and reduce conflict with vehicles.- Consider setbacks and street walls to reduce wind and shadow impacts.- Ensure the public domain plan supports the Movement and Place role and function of each street.	<ul style="list-style-type: none">- The proponent has sufficiently demonstrated an alignment with this principle.- Frost Lane would be considerably improved through the conversion to a pedestrian prioritised shared street with active frontages along the northern frontage.- Bent and Priam Streets would be improved by upgrades to footpaths, street tree planting and active frontages.- Leicester Street is improved with upgrades to footpaths, street tree planting, active frontages, and an opening to the new central open space within the development site.

	<p>1.2 Increase the diversity of the open space offer. Provide more reasons for people to visit the centre.</p> <p>Considerations:</p> <ul style="list-style-type: none"> - Creatively adapt and improve existing public open spaces. - Identify opportunities for new public spaces to accommodate a growing community. - All dwellings within 200m local open space >1,500sqm for high density areas. - All dwellings within 400m local open space >3,000sqm for low density areas. - Ensure high levels of amenity (sun and wind). - High quality landscaping for all age groups. 	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated an alignment with this principle. - The inclusion of the central open space, whilst not classified as RE1 – Public Recreation zone, is accessible 24/7 by the community with multiple access points and high visibility from Leicester Street, Frost Lane, and the existing connection to Waldron Road (Charles Place). The open space would be of sufficient size (2,000sqm) to support new residents, in alignment with Greener Places guidelines, and achieves a high level of amenity from direct sunlight throughout the day on the Winter Solstice (June 21). - The Revised Public Domain and Landscape Plan demonstrates a variety of spaces within the central open space that would cater to the diverse community, and for young and old users.
	<p>1.3 Combat the urban heat island effect. New built form controls and approaches to public domain design should mitigate urban heat island to create more comfortable public spaces that encourage walkability and well-being.</p> <p>Considerations:</p> <ul style="list-style-type: none"> - Increased tree canopy coverage around the site in line with DPE open space guidelines. <ul style="list-style-type: none"> o 20% in high activity areas. o 40% in low activity areas - Minimum landscape areas. - Rooftop gardens. - Appropriate materials. 	<ul style="list-style-type: none"> - Not enough information has been provided to adequately assess the scheme at this time. - The percentage of tree canopy has not been shown in the Revised Public Domain and Landscape Plan.
2	<p>Principles – Activity</p> <p><i>See page 79 of the UDF</i></p>	
	<p>2.1 Support Waldron Road as an activity spine. As the historic high street of Chester Hill, Waldron Road should maintain its existing character whilst still enabling new economic and business opportunities that encourage revitalisation and support a growing population.</p> <p>Considerations:</p> <ul style="list-style-type: none"> - Active frontage linkages between Chester Square and Waldron Road. - Create a more pedestrian friendly environment through public domain improvements. - Reduced vehicle speeds and car dominance through street design and upgrades. - Integrate car parking and access. - Improve development and retail feasibility through more flexible controls. 	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated an alignment with this principle. - The proponent scheme seeks to almost double the existing non-residential floor space within the site from 8,270sqm to 13,618sqm, plus an additional 2,064sqm library for Council. A renewal of the shopping centre may generate much needed economic activity for Chester Hill Town Centre, including the revitalisation along Waldron Road. - The scheme seeks to increase activation along Frost Lane through additional retail tenancies. Parking provided for the shopping centre may also contribute to better access for visitors to Chester Hill, contributing to an increase in activation along Waldron Road.

	<p>2.2 Leverage the attraction of Chester Square. Chester square should build its own identity and offer different services that compliment rather than override Waldron Road so as to maintain distinct differences and enable diversity within the centre.</p> <p>Considerations:</p> <ul style="list-style-type: none"> - Introduce a retail circuit that includes / is an extension of Waldron Road. - Clear legibility of access and entrances to the shopping centre. - Character and identity should be different. - Accommodate retail tenancies not currently available in the centre. 	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this principle. - As noted above, the proponent scheme intends to increase non-residential floor space, diversifying the retail offering within the site, whilst also providing open space and a library to cater for the growing needs of the community. Through this revitalisation, it is expected that the development would generate it's own identity that is different, but also complimentary to Waldron Road.
	<p>2.3 Spaces for events. Explore the provisions of public spaces and streets that can be used for public events to enable Chester Hill to be highlighted as a key cultural location in Canterbury Bankstown.</p> <p>Considerations:</p> <ul style="list-style-type: none"> - Temporary / permanent use of parking spaces and parklets. - Activations of laneways and temporary closures. - Programmed or curated events in new open spaces. 	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this principle. - Pages 15-16 of the Revised Public Domain and Landscape Plan demonstrates that the central open space is designed to be adaptable for multiple public events. The events shown are a twilight cinema and festival, and a weekend market. Further to this, the library, to be owned and operated by Council may also be used for small indoor events. - As there are no service entrances to the site along Frost Lane, and subject to servicing requirements to properties on the south side, Frost Lane may potentially be closed for street events, further adding the variety of spaces that could be utilised in different ways on the site.
3	<p>Principles - Movement <i>See page 79 of the UDF</i></p>	
	<p>3.1 Support transit-oriented development. The Chester Hill Station and the future Sydney Metro will enable Chester Hill to become a transit-oriented development centre that prioritises the use of public and active transport above private vehicular use.</p> <p>Considerations:</p> <ul style="list-style-type: none"> - Reduced car parking provisions / car free future. - Improved connectivity with future Metro. 	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this principle. - The development reference scheme outlined in the Urban Design Report features 515 units and 15,682sqm of non-residential floor space. This would allow a considerable increase of residents and visitors to the site, providing them with strong connectivity to public transport and amenities, supporting modal shift away from the private vehicle.

	<p>3.2 Encourage active transport.</p> <p>Access to safe and legible walking and cycling links should be explored to encourage healthy lifestyles and reducing car dependency on private vehicles. Reducing conflict with vehicles through mode separations and pedestrian priority areas should be investigated.</p> <p>Considerations:</p> <ul style="list-style-type: none"> - Pedestrian connectivity. - Deliver more north-south and east-west connections for pedestrian and cyclists. - Improve safety. - Improve legibility and wayfinding. - Shared streets. - Signalised pedestrian crossings. 	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this principle. - Whilst the site is limited in its ability to provide new active transport connections, such as cycleways, the proponent's scheme demonstrates connections to planned cycleways along Priam and Bent Streets. - Frost Lane is to be a pedestrian priority road, creating a safer connection south to Waldron Road and the train station, encouraging pedestrian mobility throughout the centre. Legibility along Frost Lane and from Charles Place into the site is also expected to increase with the proponent scheme through the provision of direct visual links between Waldron Road and new central open space.
	<p>3.3 Mitigate traffic impacts.</p> <p>The provision of adequate parking, access arrangement, and reduced traffic to Waldron Road and Chester Square will be vital in encouraging greater activity of the town centre.</p> <p>Considerations:</p> <ul style="list-style-type: none"> - Clear access and servicing strategy. - Road upgrades. - Intersections. - Parking provision. - Mode separation on Waldron Road. 	<ul style="list-style-type: none"> - Not enough information has been provided to adequately assess the scheme at this time. - No information is provided in the Revised Urban Design Report regarding traffic impacts or parking provision, nor has a traffic and transport study been provided. - However, it is noted that a clear access and servicing strategy is demonstrated in the reference scheme plans. Two access points along both Priam and Bent Streets are shown, which does not align with the recommendations of the UDF Draft DCP Controls. Only one access point along each of Priam and Bent Streets is provided. See Item 10 of this document.
4	<p>Principles – Built Form</p> <p><i>See page 79 of the UDF</i></p>	
	<p>4.1 Share opportunities for development.</p> <p>There has been limited development in Chester Hill. Changes should be investigated that encourage renewal and offer a diversity of typologies to explore alternative feasibility including car-free developments to encourage financial feasibility along Waldron Road.</p> <p>Considerations:</p> <ul style="list-style-type: none"> - Changes to planning controls to facilitate development. - Logical amalgamation patterns (minimum and maximum) and amalgamation bonuses. - Diversity of housing typologies. 	<ul style="list-style-type: none"> - This principle does not apply to the proponent scheme.

	<p>4.2 Build identity and character.</p> <p>Develop a desired future character that builds upon the existing character and takes into account the character that will be defined by the development of Chester Square and surrounding areas.</p> <p>Considerations:</p> <ul style="list-style-type: none"> - Reference existing qualities (street wall heights and awnings). - Uses of locally used material. - Fine grain frontage controls. 	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this principle. - Further certainty can be embedded in the DCP that addresses this principle, particularly in relation to awnings, grain, and materials. - See response to Item 2 of this document.
	<p>4.3 Ensure transition in the short and long term.</p> <p>Consider changes to the controls that enable an appropriate height transition around the Chester Square site and provide appropriate setbacks and DCP controls that do not limit potential redevelopment.</p> <p>Considerations:</p> <ul style="list-style-type: none"> - Appropriate heights. - Variation in building heights. - Height transition. - Street walls. - Setbacks. 	<ul style="list-style-type: none"> - This principle does not apply to the proponent scheme; however, the proposal has demonstrated an alignment with the Draft DCP Controls from the UDF regarding height, setbacks and street walls. - This will ensure that future development on adjacent sites can reference the Chester Square through alignment with the defined street walls and setbacks, whilst managing a reduction in overall heights. Such as approach will enable a new built form character for Chester Hill to be established, broadly aligning with this proposal and its associated controls.
Recommendations for Gateway Submission		
No.	Item	Review of Proponent Scheme
5	<p>Maximum Height of Building of 60m/18-storeys.</p> <p>Council has endorsed a maximum height of building of 18 storeys. The proponent's previous submission was seeking 62m and demonstrated a 19-storey building. The recommendation is to ensure a maximum of 18-storeys is possible, requiring a maximum height of building control of 60m.</p> <p><i>See page 92 of the UDF</i></p>	<ul style="list-style-type: none"> - The proponent has amended their scheme in alignment with the recommendation.

6	<p>Changes to all Height of Building controls. From west to east:</p> <ul style="list-style-type: none"> - A - 40m to 35m (11 storeys) - B - 31m to 20m (6 storeys) - C - 59m to 55m (17 storeys) - Library - 14m to 12m (3 storeys) - D - 62m to 60m (18 storeys) - E - 31m to 20m (6 storeys) - F - 52m to 45m (15 storeys) <p>In addition to the maximum height of buildings overall, recommendations have been made to reduce each individual component of the reference scheme to improve the amenity of Frost Lane and minimise solar impacts on Waldron Road properties.</p> <p><i>See page 93 of the UDF</i></p>	<ul style="list-style-type: none"> - The proponent has amended their scheme in alignment with the recommendation. - It is noted that the South Elevation on Page 2 of the Revised Urban Design Report shows 1 less storey than the recommended heights to buildings B, C, E, and F. The section on page 82 demonstrates the recommended maximum heights against the amended proposal. The discrepancy between storey heights fitting within the height is likely due to different assumptions for floor-to-floor heights and architectural articulation.
7	<p>Floor Space Ratio control of 4:1.</p> <p>The FSR for the site should be the consequence of grounded planning and design outcomes. The proponent sought 4.53:1 that is particularly high for a local centre and will not be possible to achieve the yield within the constraints of the DCP controls. Recommend reduction of FSR to 4:1.</p> <p><i>See page 94 of the UDF</i></p>	<ul style="list-style-type: none"> - The proponent has amended their scheme in alignment with the recommendation. - Further analysis to confirm the proponents GFA calculations, as shown on pages 85-87 of the Revised Urban Design Report is recommended, such an exercise has not been performed.
Draft DCP Controls - Access		
No.	Item	Review of Proponent Scheme
8	Objectives <i>See page 96 of the UDF</i>	
	Create a pedestrian prioritised precinct.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this objective. - Frost Lane will be converted into a shared street with pedestrian priority whilst the central open space will be pedestrian only.
	Promote active frontages linking into and supporting Waldron Road.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this objective. - The activation of Frost Lane through retail active frontages on the north side, and direct line of sight from Waldron Road to the central open space, will support the activation of Waldron Road.
	Minimise the impacts of vehicular access and servicing.	<ul style="list-style-type: none"> - Not enough information has been provided to adequately assess the scheme at this time. - However, it is noted that a clear access and servicing strategy is demonstrated in the reference scheme plans. Two access points along both Priam and Bent Streets are shown which does not align with the recommendations of the UDF Draft DCP Controls to provide only one access point along each of Priam and Bent Streets. See Item 10 of this document.

9	<p>Controls - Pedestrian</p> <p><i>See page 96 of the UDF</i></p>	
	<p>1. A through-site link and pedestrian right of way at least 6m wide must be provided between Frost Lane and Leicester Street. The route should be universally accessible and accessible to the public 24/7.</p>	<ul style="list-style-type: none"> - The proponent has not sufficiently demonstrated alignment with this control; however, the scheme may be able to accommodate a more generous connection as part of future development application should the appropriate controls be in place. - A through-site link and pedestrian right of way has been provided with a width of 4m, as per sections on page 16 of the Revised Public Domain and Landscape Plan. Whilst this does not meet the control, the 4m footpath provides a clear line of sight and is unobstructed from north to south. - Council should consider if this is sufficient or if the proponent should amend the design to allow a 6m wide footpath.
	<p>2. A through-site link and pedestrian entry into the shopping centre shall be provided between Bent and Priam Street approximately mid-block between Leicester Street and Frost Lane. The route should be universally accessible, and access may be restricted at particular times of day.</p>	<ul style="list-style-type: none"> - Not enough information has been provided to adequately assess the scheme at this time. - The reference scheme plans on page 71-72 of the Revised Urban Design Report show the lower ground and ground levels. The lower ground plan shows no entrance/exit lobby on either Priam or Bent Street and the ground plan shows the foyer/common areas extending almost to the east and west facades, but no vertical circulation or entrance/exit lobby is shown. - The east and west elevations as shown on page 80-81 show a double height retail space in the approximate location of the link. This may suggest that the link is provided, however the documentation should be updated or refined to confirm this approach. - The Revised Public Domain and Landscape Plan provides no further information on the east-west link.
10	<p>Controls - Bent and Priam Street</p> <p><i>See page 96 of the UDF</i></p>	
	<p>3. Only one vehicular access point may be provided on Priam and Bent Street into the site. This access point may not be located closer than 30m from the Frost Lane.</p>	<ul style="list-style-type: none"> - A merit-based argument can be made for the proponent's approach to vehicle access and servicing, noting they haven't currently demonstrated alignment with this control. - The Revised Urban Design Report floor plans (pages 70-72) shows two access points along both Priam and Bent Streets. However, given that two vehicular access points are permitted along both Frost Lane and Leicester Street (see below), and that these have not been utilised by the proponent, there may be justification in using Priam and Bent streets for servicing to increase the quality of public domain in the more active areas of Frost Lane and Leicester Street.

	4. The maximum width of this access point is 12m and access for servicing and private parking may be shared.	<ul style="list-style-type: none"> - The proponent has not sufficiently demonstrated alignment with this control. - The total width of servicing is approximately 16.2m per street (10m for northern service entrance/exit, 6.2m for southern private vehicular entrance/exit). This has been measured from page 71 of the Revised Urban Design Report and is from the inside wall to inside wall of the entrances/exits. - The entrances are not shared and appear to be separated between service vehicle access and private vehicular usage of the shopping centre and residential carparks. - See above response regarding justification of the proponent scheme.
11	Controls - Frost Lane <i>See page 96 of the UDF</i>	
	5. Subject to further studies Frost Lane will be designed as a one-way shared surface street accommodating loading and access for properties along Waldron Road.	<ul style="list-style-type: none"> - Not enough information has been provided to adequately assess the scheme at this time. - Whilst Frost Lane is shown as being a shared street in both the Revised Urban Design Report or Revised Public Domain and Landscape Plan, no information regarding traffic movements is provided in either report. A section on page 20 of the Revised Public Domain and Landscape Plan shows cars moving in both directions.
	6. A maximum of two vehicular access points are permitted on Frost Lane.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - No vehicular access points into the development site are shown on Frost Lane.
	7. No access for large articulated service vehicles is permitted.	<ul style="list-style-type: none"> - Not enough information has been provided to adequately assess the scheme at this time. - See response to point 5 above.
12	Controls - Leicester Street <i>See page 96 of the UDF</i>	
	8. A maximum of two vehicular access points are permitted to the site from Leicester Street.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - No vehicular access points into the development site are shown on Leicester Street.
	9. The maximum width of these access points is 6m.	<ul style="list-style-type: none"> - This is not applicable to the proponent scheme as no vehicular access points are located along Leicester Street.
	10. Access for service vehicles on this edge is prohibited.	<ul style="list-style-type: none"> - This is not applicable to the proponent scheme as no vehicular access points are located along Leicester Street.
Draft DCP Controls - Streets and Open Space		
No.	Item	Review of Proponent Scheme
13	Objectives - Frost Lane <i>See page 97 of the UDF</i>	

	Create a public space that connects the development to the rear of the properties along Waldron Road through a new pedestrian priority laneway.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this objective. - Frost Lane is clearly indicated as a pedestrian priority shared laneway.
	Create a space where all vehicle, pedestrian and cycle movements occur slowly and safely.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this objective. - Speed limits have not been shown; however, the design of Frost Lane is clearly indicated as a pedestrian priority shared laneway that would discourage high movements speeds.
	Encourage outdoor dining and retail trading out onto the laneway to activate the space through the day and evenings.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this objective. - Sufficient setbacks from the vehicular movement path have been shown to facilitate outdoor dining of both the north and south side of Frost Lane.
	Integrate tree planting, WSUD elements and careful paving selection to make an environment that is comfortable in the hot months and does not increase urban heat.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this objective. - WSUD rain gardens, dish drains and tree planting along Frost Lane are shown on page 20 of the Revised Public Domain and Landscape Plan. A note suggests street paving and materials are to be designed as per Council's Public Domain Plan.
14	Design Criteria - Frost Lane <i>See page 97 of the UDF</i>	
	1. Frost Lane is to be of a sufficient width to allow for movement of vehicles, loading and servicing, for pedestrian movement, outdoor dining, and short stay parking. An overall width of 13m is recommended subject to further traffic studies.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - The section on page 20 of the Revised Public Domain and Landscape Plan demonstrates a minimum width of 13.5m and notes the street section and dimensions as per the Urban Design Framework.
	2. Wind conditions Minimum 70% of the space must achieve wind conditions suitable for sitting and outdoor dining, demonstrated through wind modelling with points taken in at least 8 locations in the laneway.	<ul style="list-style-type: none"> - Not enough information has been provided to adequately assess the scheme at this time. - No wind modelling has been performed.
	3. Grading Is graded to create a spoon drain, likely to the south side, or central in laneway and has no raised kerbs.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - A dish drain along the south side of Frost Lane is shown on page 20 of the Revised Public Domain and Landscape Plan.
	4. Paving Is suitable for vehicular movement and DDA compliance, minimises urban heat generation, and is permeable in zones for trees.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - A note on page 20 of the Revised Public Domain and Landscape Plan suggests street paving and materials are to be designed as per Council's Public Domain Plan.
	5. Trees Are incorporated on one side, or staggered along length of laneway, to provide 15% canopy coverage of the laneway.	<ul style="list-style-type: none"> - Not enough information has been provided to adequately assess the scheme at this time. - The percentage of tree canopy has not been shown in the Revised Public Domain and Landscape Plan.

	<p>6. Building Interfaces New buildings and renovations to existing buildings prioritises locating active uses along the laneway, with minimised width of vehicular access points.</p>	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - Frost Lane is clearly indicated as providing active frontage along its length and no vehicular access points are provided.
	<p>7. Vehicle Management Furniture elements, planting, and trees are to be laid out in combination with bollards to denote zones where pedestrian access is separation from the central shared paved zone.</p>	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - Public seating, planting, trees, and bollards along Frost Lane are shown on page 20 of the Revised Public Domain and Landscape Plan.
15	<p>Objectives – Priam, Bent and Leicester Streets <i>See page 97 of the UDF</i></p>	
	Create upgraded streets that increase opportunities for walking and cycling in the town centre.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this objective. - Plans and sections on page 23 of the Revised Public Domain and Landscape Plan demonstrate improved street interfaces and infrastructure that would support better walking and cycling conditions.
	Embed a Connection with Country in the design of WSUD elements, street trees and understorey planting.	<ul style="list-style-type: none"> - Not enough information has been provided to adequately assess the scheme at this time. - No Connection with Country guideline or principles have been demonstrated within either the Revised Urban Design Report or Revised Public Domain and Landscape Plan.
	Provide adequate pavement widths for the increased population density.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this objective. - Plans and sections on page 23 of the Revised Public Domain and Landscape Plan demonstrate appropriate footpath widths.
	Allow vehicular movement but at slower speeds appropriate for a densely populated town centre.	<ul style="list-style-type: none"> - This objective is not applicable to the proponent scheme. Speed limits are not set by the proponent.
	Integrates substantial tree planting and understorey planting areas, WSUD and careful paving selection to make an environment that is comfortable in the hot months and does not increase urban heat.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this objective. - Tree and understorey planting, WSUD rain gardens and paving as per Councils Public Domain Plan is shown for all streets.
	Protects and retains as many existing trees as possible, with new planting of varying species to increase biodiversity.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this objective. - Existing trees appear to be retained as per page 8 of the Revised Public Domain and Landscape Plan. New tree planting is also provided along all streets where possible.
16	<p>Design Criteria – Priam, Bent and Leicester Streets <i>See page 97 of the UDF</i></p>	
	<p>1. Dimensions Minimum footpath width of 3m.</p>	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - Plans and sections on page 23 of the Revised Public Domain and Landscape Plan demonstrate appropriate footpath widths.

	2. Separated Cycle On Priam Street allow for 2.5m wide separated two-way cycle path.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - Plans and sections on page 23 of the Revised Public Domain and Landscape Plan demonstrate 3m wide cycleways on both Priam and Bent Street.
	3. Solar Access Minimum 70% of the space must achieve 6 hours of sunlight when measured at the winter Equinox.	<ul style="list-style-type: none"> - Not enough information has been provided to adequately assess the scheme at this time. - Solar analysis has been prepared on page 96 of the Revised Urban Design Report however it does not cover Priam, Bent or Leicester Streets.
	4. Trees New trees are incorporated on the development side with additional infill trees to non-development side of street. Provide 50% canopy coverage of the whole street.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - Page 12 of the Revised Public Domain and Landscape Plan shows the canopy cover split between existing and new trees. This demonstrates an intent to maximise tree canopy cover on the development side and proposes new trees on the opposing side. - Tree canopy coverage has not been calculated however it is clear that 50% coverage would be difficult to achieve. It recommended that this draft DCP control be amended to reflect this.
	5. WSUD Integrate rain gardens and passively irrigated verges to all streets and located trees within planted zones.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - Page 11 of the Revised Public Domain and Landscape Plan shows WSUD rain gardens to all streets.
	6. Wind Conditions Minimum 70% of the space must achieve wind conditions suitable for sitting and outdoor dining, demonstrated through wind modelling with points taken in at least 8 locations in the open space.	<ul style="list-style-type: none"> - Not enough information has been provided to adequately assess the scheme at this time. - No wind modelling has been performed.
17	Objectives – Central Publicly Accessible Open Space <i>See page 98 of the UDF</i>	
	Create a vibrant public space, activated by ground floor retail and communal uses that is open and welcoming to the whole community.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this objective. - The central open space is clearly shown as a public space, activated by retail and community uses that would be open and welcoming to the community.
	Embed a Connection with Country in the design of the public space, creating place-specific identity and sense of place.	<ul style="list-style-type: none"> - Not enough information has been provided to adequately assess the scheme at this time. - No Connection with Country guideline or principles have been demonstrated within either the Revised Urban Design Report or Revised Public Domain and Landscape Plan.
	Celebrate the multi-cultural population of Chester Hill and is designed to be a socially inclusive space.	<ul style="list-style-type: none"> - Not enough information has been provided to adequately assess the scheme at this time. - No clarification about the design for inclusivity has been suggested, however this is likely too detailed for this stage of the proponent's development.

	Integrate seamlessly with the public domain streetscape on Leicester Street and Frost Lane with level transitions through the open space designed to create DDA accessible and welcoming spaces.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this objective. - The central open space is shown on page 14 of the Revised Public Domain and Landscape Plan as a level area with a lift at the southern end to facilitate DDA compliance between the open space and Frost Lane.
	Integrate substantial tree planting and understory planting areas, including lawn, to make an environment that is comfortable in the hot months and does not increase urban heat.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this objective. - New tree planting and understory planting areas are shown on page 14 of the Revised Public Domain and Landscape Plan.
18	Design Criteria - Central Publicly Accessible Open Space <i>See page 98 of the UDF</i>	
	1. Dimensions Minimum width 40m and minimum area 2,800sqm.	<ul style="list-style-type: none"> - The proponent has not sufficiently demonstrated alignment with this control; however, it is recommended to amend this control to clarify where the extent of the 2,800sqm is expected to be provided. - The total width of open space is shown as 40m on page 2 of the Revised Urban Design Report, which is consistent across the Revised Public Domain and Landscape Plan. However, the area is shown as 2,000sqm on the same page. - This may be sufficient as additional public space is provided alongside the library and the Frost Lane frontage to the library. Clarification should be provided to the control as to where the extent of the open space is to be provided, or if 2,000sqm is sufficient.
	2. Solar Access Minimum 70% of the space must achieve at least 4 hours of direct sunlight between 10am and 3pm on 21 June.	<ul style="list-style-type: none"> - Not enough information has been provided to adequately assess the scheme at this time. - Solar analysis has been prepared on page 96 of the Revised Urban Design Report however it does not clarify on which day and timeframe it was performed, nor does it provide a legend/key to interpret the results.
	3. Wind Conditions Minimum 70% of the space must achieve wind conditions suitable for sitting and outdoor dining, demonstrated through wind modelling with points taken in multiple locations.	<ul style="list-style-type: none"> - Not enough information has been provided to adequately assess the scheme at this time. - No wind modelling has been performed.

	<p>4. Includes a through-site link from Frost Lane to the open space for pedestrians that has a minimum 6m width, is open to sky, aligns with breaks in the buildings and is visible from Waldron Road. Through site access is required 24 hours a day and must include DDA compliant ramps/lifts.</p>	<ul style="list-style-type: none"> - The proponent has not sufficiently demonstrated alignment with this control; however, the scheme may be sufficient to support clear access and movement. - A through-site link and pedestrian right of way has been provided that is open to sky*, aligns with breaks in the buildings, is visible from Waldron Road and is DDA compliant. However, is only 4m wide, as per sections on page 16 of the Revised Public Domain and Landscape Plan. Whilst this does not meet the control, the 4m footpath provides a clear line of sight and is unobstructed from north to south. - Council should consider if this is sufficient or if the proponent should amend the design to allow a 6m wide footpath. - * The sketch on page 53 of the Revised Urban Design Report shows a canopy whilst other drawings are open to sky. Confirmation should be sought from the proponent during detailed design.
	<p>5. Tree Canopy Cover Incorporate tree planting to provide minimum 30% cover of open space. Utilise a mixture of local native species to enhance habitat benefits. Where it is not possible to deliver 30% tree canopy cover, demonstrate alternative solutions that will minimise urban heat island effects to the same extent as 25% mature tree canopy coverage (i.e. green roofs, green walls, etc.).</p>	<ul style="list-style-type: none"> - Not enough information has been provided to adequately assess the scheme at this time. - The percentage of tree canopy has not been shown in the Revised Public Domain and Landscape Plan.
	<p>6. Biodiversity Use predominantly local native species in the design of the planting, with a focus on supporting local fauna species habitat.</p>	<ul style="list-style-type: none"> - Not enough information has been provided to adequately assess the scheme at this time. - No planting schedule has been provided as part of the Revised Public Domain and Landscape Plan. - This can be addressed by Council in the DCP and PDP.
	<p>7. Soil Volumes for Trees Central open space to be designed with deep soil zones at interfaces to Leicester Street and Frost Lane to allow planting of trees in deep soil at either end of the space. Any trees located over structure are to be provided with ADG compliant soil volumes in a combination of raised or mounded soil volumes. Setdowns in structure to be provided where possible to minimise visible height of any raised planters. Where possible, access of canopy trees to bedrock is preferred for longevity and growth.</p>	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - As per the plan on page 10 of the Revised Public Domain and Landscape Plan, uninterrupted deep soil has been provided along the full length of the Leicester Street frontage and to some of Frost Lane frontage, and a minimum 1.5m soil depth is provided within the central open space. This is sufficient to meet requirements of Section 4P of the ADG.
	<p>8. Integrated Play Develop the design to include formal and informal opportunities for children to play within the space including elements such as water features and misting devices that help deal with urban heat.</p>	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - Waterplay, outdoor reading rooms, and passive recreation spaces are provided within the central open space as per the Revised Public Domain and Landscape Plan page 11.

	<p>9. Artworks and heritage interpretation must be provided and considered as integral to the design of the open space and developed concurrently with the public domain design. The value of this artwork is to be as stipulated in the VPA.</p>	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - Public art has been stipulated to be provided in the central open space as per the Revised Public Domain and Landscape Plan page 11.
19	<p>Objectives - Private Communal Space</p> <p><i>See page 98 of the UDF</i></p>	
	<p>Provide communal open space which is inviting and welcoming to all residents.</p>	<ul style="list-style-type: none"> - Not enough information has been provided to adequately assess the scheme at this time. - Very little information references the communal open spaces in the Revised Urban Design Report and no information on the design of the communal open space has been provided as part of the Revised Public Domain and Landscape Plan.
	<p>Embed a Connection with Country in the design of communal spaces.</p>	
	<p>Incorporate places to sit and work/study/read outdoors.</p>	
	<p>Consider informal and formal play opportunities.</p>	
	<p>Integrates substantial tree planting and understory planting areas, WSUD, and careful paving selection to make an environment that is comfortable in the hot months and does not increase urban heat.</p>	
	<p>May include areas of lawn for use by residents in conjunction with planting areas of varying species to increase biodiversity.</p>	
20	<p>Design Criteria - Private Communal Space</p> <p><i>See page 98 of the UDF</i></p>	
	<p>1. Dimensions</p> <p>Minimum width of 24m</p>	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - Dimensions as shown on page 2 of the Revised Urban Design Report demonstrate a minimum width of 24.6m of rooftop spaces on top of towers and 26.8m of rooftop spaces on top of the podium.
	<p>2. Area</p> <p>Minimum area equal to 25% of the site</p>	<ul style="list-style-type: none"> - Not enough information has been provided to adequately assess the scheme at this time. - The percentage of communal open space has not been shown in the Revised Public Domain and Landscape Plan or the Revised Urban Design Report.
	<p>3. Solar Access</p> <p>Achieve a minimum of 50% direct sunlight to the principal usable part of the communal open spaces for a minimum of 2 hours between 9am and 3pm on 21 June.</p>	<ul style="list-style-type: none"> - Not enough information has been provided to adequately assess the scheme at this time. - Solar analysis has been prepared on page 96 of the Revised Urban Design Report however it does not clarify on which day and timeframe it was performed, nor does it provide a legend/key to interpret the results. It also does not provide an analysis of the tower rooftop spaces, only the spaces on the podium between the towers.
	<p>4. Trees</p> <p>Provide trees to ensure 25% of communal space is covered by mature tree canopy. Where it is not possible to deliver 25% tree canopy cover, demonstrate alternative solutions that will minimise urban heat island effects to the same extent as 25% mature tree canopy coverage (i.e. green roofs, green walls, etc.).</p>	<ul style="list-style-type: none"> - Not enough information has been provided to adequately assess the scheme at this time. - Very little information references the communal open spaces in the Revised Urban Design Report and no information on the design of the communal open space has been provided as part of the Revised Public Domain and Landscape Plan.

	<p>5. Wind Conditions</p> <p>Achieve wind conditions suitable for sitting to the principal useable part of the communal open space, demonstrated through wind modelling with points taken in at least 8 locations in the open space.</p>	<ul style="list-style-type: none"> - Not enough information has been provided to adequately assess the scheme at this time. - No wind modelling has been performed.
21	<p>Objectives - In-accessible Green Roofs</p> <p><i>See page 98 of the UDF</i></p>	
	<p>Incorporate green roof and bio-solar roofs to decrease urban heat</p>	<ul style="list-style-type: none"> - Not enough information has been provided to adequately assess the scheme at this time.
	<p>Provide planted roof spaces of local native species to increase biodiversity and provide habitat for birds and small mobile fauna.</p>	<ul style="list-style-type: none"> - No information has been provided for in-accessible rooftop spaces in the Revised Urban Design Report or the Revised Public Domain and Landscape Plan.
Draft DCP Controls - Built Form		
No.	Item	Review of Proponent Scheme
22	<p>Objectives - Active Frontage</p> <p><i>See page 99 of the UDF</i></p>	
	<p>Create a pedestrian prioritised precinct.</p>	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this objective. - The proposal clearly seeks to create a highly pedestrianised environment along Frost Lane and the central open space, and further improve the quality of pedestrian movement along Bent, Priam and Leicester Streets.
	<p>Promote active frontage linking into and supporting Waldron Road.</p>	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this objective. - The inclusion of active frontage and clear line of sight from the central open space to Waldron Road, and the design of Frost Lane to increase activation along both sides, will incentivise the activation of Charles Place.
	<p>Minimise the impacts of vehicular access and servicing.</p>	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this objective. - No vehicular servicing to the development site from Frost Lane and Leicester Street will minimise conflict at the busiest interfaces.
23	<p>Controls - Active Frontage</p> <p><i>See page 99 of the UDF</i></p>	
	<p>1. Big box retail units and car parking must be provided below the level of Leicester Street.</p>	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - Plan on pages 70-72 of the Revised Urban Design Report shows big box retail units only being provided on the basement retail level that is below Leicester Street.

	2. Active retail frontage must be provided on both Priam and Bent Street for 30m north of Frost Lane or to the entrance of the proposed east-west through-site link with the corner at Frost Lane activated with retail uses onto Frost Lane.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - Page 71 of the Revised Urban Design Report shows retail frontage extending from Frost Lane up to the northern service entrances on Bent and Priam Streets. This is interrupted by a vehicular service part way up each street; however, the control does not stipulate that the retail frontage should be continuous.
	3. Active retail frontages should be provided around the proposed new central open space.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - The plan on page 72 of the Revised Urban Design Report shows retail and library facing onto the central open space.
	4. The remaining frontages north of the through-site link (apart from where access is required) should be residential with level changes and architectural devices used to ensure privacy to ground floor units.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - The plan on page 72 of the Revised Urban Design Report shows residential dwellings facing north for the majority of the Leicester Street frontage. Page 23 of the Revised Public Domain and Landscape Plan shows a 5m deep private terrace with a 700mm level change to each of these dwellings. ADG recommends 1.5m for this level change however, 700mm should be sufficient given the deep private terraces provided.
24	Objectives - The Location of Public Elements <i>See page 99 of the UDF</i>	
	Ensure new public elements have a public address and are visible from key movement routes.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this objective. - The central open space and library are visible from Waldron Road, Frost Lane and Leicester Street.
	Encourage people to move through the centre, away from the station, along Waldron Road and across the centre as a whole.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this objective. - The renewal of Chester Square, with new public offering of open space and library, will encourage movement from the station, along Waldron Road and into the site.
25	Controls - The Location of Public Elements <i>See page 99 of the UDF</i>	
	1. A cold shell for a 2,000sqm community facility shall be delivered as part of the development for a public purpose to be determined by Canterbury Bankstown Council. The detailed design of the facility is to be developed in collaboration with Canterbury Bankstown Council and should be subject to a design excellence process and should include a community engagement process.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - Pages 36 & 85 of the Revised Urban Design Report shows 2,064sqm of GFA to be allocated as a library for Council. An analysis to confirm the proponents GFA calculations has not been performed.
	2. The primary entrance to the facility must be from ground level off a public street.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - The plans in the Revised Urban Design Report show that the library can be accessed from both Frost Lane and the new central open space that comes off Leicester Street.

	3. The external envelope of this element must be visible from a high order street (Waldron Road, Priam Street, or Bent Street).	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - The library would be visible from Waldron Road, when looking north through Charles Place. This would also align with the view into the central open space from Waldron Road. Oblique views may be possible from Priam and Bent Streets given the reduced setback for this element of the building.
	4. The design and appearance of the facility shall be such that it is visually separate and distinct from the shopping centre and mixed-use towers.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - Whilst not explicitly shown, it is the intention of the proponent that this element would be designed and articulated separately from the other parts of the building to establish its own visual identity.
26	Objectives - Built Form Articulation <i>See page 100 of the UDF</i>	
	To ensure that new development responds sensitively to the existing context and do not appear out of scale when viewed from street level.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this objective. - The proponent has taken onboard all recommendations in regard to built form articulation.
	To allow for incremental, long-term growth of the centre where there is a positive relationship between new taller development and existing low scale development.	<ul style="list-style-type: none"> - This objective does not apply to the proponent scheme; however, the proponent has demonstrated an alignment with the recommended controls for built form articulation. This will ensure that future development on adjacent sites will not be out of character with the long-term strategy for Chester Hill.
	To mitigate the visual and perceived impact of the bulk and scale of the high-density development.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this objective. - The proponent has taken onboard all recommendations regarding built form articulation.
	To mitigate environmental impacts such as wind down draft and solar access.	<ul style="list-style-type: none"> - Not enough information has been provided to adequately assess the scheme at this time. - No wind modelling has been performed and solar analysis of the scheme is not explanatory enough to confirm impacts.
	To provide residents and visitors to the centre with protection from adverse weather conditions and create positive micro-climates, particular along Priam and Bent Streets and Frost Lane where outdoor dining and active frontage is desired.	<ul style="list-style-type: none"> - Not enough information has been provided to adequately assess the scheme at this time. - See above.
	To ensure residents of ground floor units have acceptable visual and acoustic privacy from the passing public.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this objective. - Page 23 of the Revised Public Domain and Landscape Plan shows a 5m deep private terrace with a 700mm level change to each of these dwellings. ADG recommends 1.5m for this level change however, 700mm should be sufficient to provide appropriate visual and acoustic privacy to dwellings given the deep private terraces provided.

27	Controls - Built Form Articulation - Street Setbacks - Leicester Street <i>See page 100 of the UDF</i>	
	1. Buildings with a street wall height of between 6.5m and 10m to be setback from the street boundary by 5m to retain the trees that exist on that site.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - The proponent has taken onboard all recommendations regarding built form articulation. See pages 2-6 of the Revised Urban Design Report for the proponent's response to the built form articulation controls.
	2. A 6m* width and 40m length deep soil setback must be provided along Leicester Street frontage to align with the proposed new open space. * The consolidated built form controls plan from the UDF shows a 5m deep soil setback which is consistent with the proponent's response.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - The proponent has taken onboard all recommendations regarding built form articulation. See pages 2-6 of the Revised Urban Design Report for the proponent's response to the built form articulation controls.
	3. Buildings taller than 8 storeys to be setback from the property boundary by at least 8m.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - The proponent has taken onboard all recommendations regarding built form articulation. See pages 2-6 of the Revised Urban Design Report for the proponent's response to the built form articulation controls.
28	Controls - Built Form Articulation - Street Setbacks - Frost Lane <i>See page 100 of the UDF</i>	
	4. Buildings with a street wall height of between 6.5m and 10m are to be setback from the property boundary of Frost Lane by a minimum of 3m.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - The proponent has taken onboard all recommendations regarding built form articulation. See pages 2-6 of the Revised Urban Design Report for the proponent's response to the built form articulation controls.
	5. Buildings taller than 8 storeys to be setback from the centre line of Frost Lane by 12m.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - The proponent has taken onboard all recommendations regarding built form articulation. See pages 2-6 of the Revised Urban Design Report for the proponent's response to the built form articulation controls.
29	Controls - Built Form Articulation - Street Setbacks - Priam and Bent Streets <i>See page 100 of the UDF</i>	
	6. Buildings with a street wall height of between 6.5m and 10m to be setback from the street boundary by 3m (reduced from 5m).	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - The proponent has taken onboard all recommendations regarding built form articulation. See pages 2-6 of the Revised Urban Design Report for the proponent's response to the built form articulation controls.

	7. Buildings taller than 8 storeys to be setback from the street boundary by 6m.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - The proponent has taken onboard all recommendations regarding built form articulation. See pages 2-6 of the Revised Urban Design Report for the proponent's response to the built form articulation controls.
30	Controls - Built Form Articulation - Street Walls <i>See page 101 of the UDF</i>	
	8. Minimum 6.5m street wall (2 storeys) along all public streets.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - The proponent has taken onboard all recommendations regarding built form articulation. See pages 2-6 of the Revised Urban Design Report for the proponent's response to the built form articulation controls.
	9. Maximum 10m street wall (3 storeys) along all public streets.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - The proponent has taken onboard all recommendations regarding built form articulation. See pages 2-6 of the Revised Urban Design Report for the proponent's response to the built form articulation controls.
	10. All buildings above the street wall to be set back by a minimum of 3m, with the exception of Frost Lane where buildings above the street wall should be set back 12m from the centreline of the existing road reserve.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - The proponent has taken onboard all recommendations regarding built form articulation. See pages 2-6 of the Revised Urban Design Report for the proponent's response to the built form articulation controls.
31	Controls - Built Form Articulation - Awnings <i>See page 101 of the UDF</i>	
	11. A minimum 3m awning shall be provided: <ul style="list-style-type: none"> - Along Frost Lane - On Bent and Priam Streets between Frost Lane and the proposed east-west through-site link - Around the publicly accessible open space 	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - The proponent has taken onboard all recommendations regarding built form articulation. See pages 2-6 of the Revised Urban Design Report for the proponent's response to the built form articulation controls.
32	Controls - Built Form Articulation - Built Form Articulation - Buildings under 8 storeys <i>See page 101 of the UDF</i>	
	12. Maximum building length of 45m. Elevations longer than 45m should be designed to be read as separate massing with a recess of at least 3m deep and 6m wide separating the two masses to create more vertical proportions.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - The proponent has taken onboard all recommendations regarding built form articulation. See page 8 of the Revised Urban Design Report for the proponent's response to bulk and scale.

	13. Buildings running east-west are limited to an 18m depth to allow for cross ventilation.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - The proponent has taken onboard all recommendations regarding built form articulation. See pages 2-6 of the Revised Urban Design Report for the proponent's response to the built form articulation controls.
33	Controls - Built Form Articulation - Built Form Articulation - Towers above 8 storeys <i>See page 101 of the UDF</i>	
	14. Limited to a maximum GFA footprint of 700sqm	<ul style="list-style-type: none"> - The proponent has not sufficiently demonstrated alignment with this control. - The schedule on page 85 of the Revised Urban Design Report shows a typical GFA of 761sqm for each tower with levels above 8 storeys. - This controls could be amended to 750sqm GFA to reflect similar controls, such as the Lachlan Precinct in the City of Sydney.
34	Controls - Built Form Articulation - Building Heights <i>See page 101 of the UDF</i>	
	15. Tower heights should be varied across the site to ensure variation in the skyline and minimise overshadowing impacts on the public domain and adjacent properties as per the heights indicated below: <ul style="list-style-type: none"> - Tallest central tower - 60m (18 storeys) - Second tower - 55m (17 storeys) - Priam Street - 45m (15 storeys) - Bent Street - 35m (11 storeys) 	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - The proponent has taken onboard all recommendations regarding built form articulation. See pages 2-6 of the Revised Urban Design Report for the proponent's response to the built form articulation controls.
	16. Linear buildings oriented north-south are limited to 8 storeys or 29m in height.	<ul style="list-style-type: none"> - The proponent has not sufficiently demonstrated alignment with this control; however, this control is inconsistent with other height of building controls as listed above. This control should be clarified and amended or removed.
	17. Linking buildings between the residential towers along Frost Lane are limited to 6 storeys or 20m in height.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - The proponent has taken onboard all recommendations regarding built form articulation. See pages 2-6 of the Revised Urban Design Report for the proponent's response to the built form articulation controls.
	18. Any linking building to the south of the open space is limited to 12m in height.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this control. - The proponent has taken onboard all recommendations regarding built form articulation. See pages 2-6 of the Revised Urban Design Report for the proponent's response to the built form articulation controls.
35	Controls - Built Form Articulation - Overshadowing <i>See page 101 of the UDF</i>	

	19. Solar modelling at DA stage shall demonstrate that the northern elevations of the existing permitted built form envelopes of the Waldron Road properties still receive more than 2 hours of direct solar access on the Winter Solstice (June 21). For this test, it can be assumed that the building facades on the Waldron Road properties are setback from the centre line of Frost Lane by 12m.	<ul style="list-style-type: none"> - This control does not apply to the proponent scheme as it is only required at DA stage; however, solar analysis has been prepared on page 96 of the Revised Urban Design Report but it does not clarify on which day and timeframe it was performed, nor does it provide a legend/key to interpret the results.
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Built Form Testing – Recommended Changes to the Proponent’s Reference Scheme

No.	Item	Review of Proponent Scheme
36	Providing greater primacy for Bent and Priam Streets <i>See page 104 of the UDF</i>	
	Providing active frontages on Bent and Priam Street linking to new entrances to Chester Square.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this recommendation. - Page 71 of the Revised Urban Design Report shows retail frontage extending from Frost Lane up to the northern service entrances on Bent and Priam Streets. Connections east-west through Chester Square are expected, but not clearly defined on the plans.
	Relocate the proposed carriageway crossings and vehicular access points off Bent and Priam to other parts of the site. <i>Note – this recommendation is inconsistent with draft CP controls that permit one vehicular access point along both Bent and Priam Streets.</i>	<ul style="list-style-type: none"> - The proponent has not sufficiently demonstrated alignment with this recommendation. - The Revised Urban Design Report floor plans (pages 70-72) shows two access points along both Priam and Bent Streets. However, given that two vehicular access points are permitted along both Frost Lane and Leicester Street (see below), and that these have not been utilised by the proponent, there may be justification in using Priam and Bent streets for servicing to increase the quality of public domain in the more active areas of Frost Lane and Leicester Street.
37	Improved transition and integration of built form <i>See page 104 of the UDF</i>	
	2-3 storey street wall on the perimeter with 3-6m setback.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this recommendation. - The proponent has taken onboard all recommendations regarding built form articulation. See pages 2-6 of the Revised Urban Design Report for the proponent’s response to the built form articulation controls.
	Reduce height on the edges / increase height in the centre.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this recommendation. - The proponent has taken onboard all recommendations regarding built form articulation. See pages 2-6 of the Revised Urban Design Report for the proponent’s response to the built form articulation controls.
	Increase heights on adjacent land.	<ul style="list-style-type: none"> - This recommendation does not apply to the proponent’s scheme.

	Additional breakup of massing through meaningful articulation.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this recommendation. - The proponent has taken onboard all recommendations regarding built form articulation. See pages 2-6 of the Revised Urban Design Report for the proponent's response to the built form articulation controls.
38	Improved amenity to Frost Lane / Waldron Road <i>See page 104 of the UDF</i>	
	Reducing the height of filler blocks between the towers to 6 storeys to improve amenity in Frost Lane and properties along Waldron Road.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this recommendation. - The proponent has taken onboard all recommendations regarding built form articulation. See pages 2-6 of the Revised Urban Design Report for the proponent's response to the built form articulation controls.
	Omit canopy structure associated to the library.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this recommendation. - The sketch on page 53 of the Revised Urban Design Report shows a canopy whilst other drawings are open to sky. Confirmation should be sought from the proponent during detailed design.
	Increase the building setback on Frost Lane from 1.5 to 3m.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this recommendation. - The proponent has taken onboard all recommendations regarding built form articulation. See pages 2-6 of the Revised Urban Design Report for the proponent's response to the built form articulation controls.
39	Greater focus on public domain <i>See page 104 of the UDF</i>	
	Public domain investments on all adjoining street and linking to Waldron Road.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this recommendation. - Improvements to all street interfaces are demonstrated in the Revised Urban Design Report and Revised Public Domain and Landscape Plan; however, it is unclear if these are the responsibility of the proponent or Council to deliver. Clarification should be sought through a VPA.
	Increased tree canopy and deep soil.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this recommendation. - The proponent has shown an increase in tree canopy cover across the site.
	Consider pedestrian flows and loss of open space.	<ul style="list-style-type: none"> - The proponent has sufficiently demonstrated alignment with this recommendation. - The proponent has shown pedestrian permeability and access within the Revised Public Domain and Landscape Plan. The loss of open space is not the subject of the proponent's scheme.

