Compliance Table - Concept Plan: Business Park Design Guidelines

Design Element / Guideline	Compliance / Comment
Site Character B1 B1.2 Business Park Vision - Design Objectives: • To respect the significance of the heritage items on and adjacent to the site and establish appropriate curtilage. • To provide for the development of a Business Park of a high architectural quality which complements the historic and contemporary landscape settings. • To promote high quality landscape design within sites which complements the building forms and formal street planting. • To ensure the design of development provides for a safe and pleasant environment for workers and visitors, including the creation of human scale courtyards and places adjacent to buildings to provide employees with quality break-out spaces. • To facilitate the ecologically sustainable development of commercial office, light industrial, substation and warehouse uses. • To protect the amenity of the surrounding residential development by the appropriate location of buildings and boundary treatments. • To respect and respond to east-west views through the site. • To allow each lot to be secure and fenced, while ensuring a high quality streetscape and landscaped transition zone between lots. • To promote and demonstrate sustainable water management practices within the landscape and building design where practicable. • To encourage design that is energy efficient to minimise the carbon footprint of the site. • To ensure that each development can satisfactorily function within its site in relation to car parking, loading and unloading, maneuvering areas and waste management.	The proposed site is outside the proposed new curtilage of the heritage items. The submitted architectural drawings demonstrate that the buildings proposed in the Preferred Project are well articulated and of high architectural merit. A well considered landscape plan with appropriate species selection will augment the 'green' setting of the proposed facility. The facility has been designed with safety, security, worker comfort and ESD principles in mind and this is reflected in the design outcomes presented in the architectural drawing package. The proposed facility responds to the topography, elevated building position and proximity of residential development. The facility includes appropriate perimeter and internal fencing and utilises high quality external finishes. The proposal also includes perimeter landscaping for landscaped transition between allotments. Water and energy efficient elements have been designed into the scheme and this is reflected in the Water Management Report and Green Star Road Map submitted with the application. Functionality is a key to the success of the facility and therefore the car

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	parking, loading and other service requirements have been designed to fulfil the defined requirements of the NSW Police operations.
Public Domain B2 B2.2 Plant Types + Materials: • Plant selection will complement and enhance the cultural and natural patterns that exist on the site. • Colour, texture and form of the proposed vegetation to be carefully selected as a new landscape layer to the site to be distinguished from original site vegetation. • Plant selection to the entries to complement the existing cultural planting in terms of stature and height. • Existing indigenous vegetation communities to be retained where possible. • Embankment plantings to be consistent with existing indigenous species to reinforce local landscape character. • Street trees consist of a selection of both exotic and native trees suitable to the site and area. • Plant selection to be mindful of low water use • Existing landforms of embankments to be utilised for additional landscaping, plant selection to strengthen the existing indigenous vegetation community on site. • Where practicable, utilise plantings, such as palms, from the surplus areas of the adjoining reservoir site to reduce the threat of introducing plant diseases on site.	A detailed landscaped plan with a comprehensive planting schedule has been submitted with the Preferred Project. The proposal responds to the site constraints and involves perimeter and embankment plantings and low water usage species.
Private Domain B3 B3.1 Development Controls: • The maximum floor space ratio for the Business Park Precinct is 1:1. • The maximum site coverage is to be 70% of the site area. • The maximum building height is 16m. • Generally buildings are to be oriented along an east west axis with clear building separations. • Building are to have adequate separation to increase the amenity of the building in terms of visual privacy and daylight access, reduce building bulk and maintain view corridors. The	The proposal achieves a FSR of 0.41:1 and complies. The site coverage is approximately 30% and complies. None of the three buildings is greater than 16m in height. The buildings are orientated in rational format according to the site constraints and purpose of the facilities. The buildings have clear separation.

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areas between buildings may include landscape, parking, service and on-grade storage areas In accordance with Figure B3.1.1.1 - Business Park, the site is identified as Site C. The following setbacks are to be provided for Site C: • 20m setback to eastern boundary incorporating new retaining wall to be designed in accordance with detail drawings, and street edge planting to Graf Avenue, and buffer planting at upper levels; and • 6m setback to northern, western and southern boundaries. • Setback zones are to be appropriately landscaped and exclude new buildings, and storage areas. • A minimum of 60% of the 6m setback area must be provided as deep soil planting. The remaining 40% area may be used as circulation space, on-grade parking or hard landscaping. Heritage Controls: • Development should not adversely impact the heritage palms. • For all future development, maintain a 20m buffer to the proposed SHR boundary from the eastern boundary of Sydney Water's operational land. The SHR boundary should include Buildings 41 and 42 along the western site boundary of Site B in accordance with Figure B3.1.1.1. • Maintain buffer to the eastern boundary of Business Park • Where possible, conserve and maintain existing trees along the southern boundary of Business Park.	The subject application includes a 20m setback to the eastern boundary and includes buffer plantings. Building 2 has a 6m setback to the western boundary and greater than 6m setback to the northern boundary. More than 60% of the respective 6m setbacks are deep soil landscaped areas. Building 3 has a 6m setback to the western boundary of which more than 60% is deep soil landscaped area. Building 3 is separated from the southern boundary by the width of the proposed holding yard (approximately 24.5m to 41m in width). The holding yard is setback 6m from the southern boundary, all of which is deep soil landscaped area. The proposal is not within the proposed new curtilage of the heritage items at the site and the proposal will not diminish the significance of any item.
Private Domain B3 B3.1 Development Controls -Vehicular Access, Parking + Servicing:	Vehicle access complies with the requirements and is from Brunker Rd

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• Vehicular access to Sites B and C is to be provided from the southern access road off Brunker Road and/or from Rookwood Road. • Vehicular access to Sites C and D is to be from Brunker Road. • Individual secure access is to be provided for each site. • Main building entries are to be legible from the site entry and safely accessed by pedestrians from public roads and on-site carparking areas. • A helicopter landing area is permitted in the northern area of Site C, where conflicts between vehicular access are to be avoided, where impact on existing residences and future Business Park occupants is minimised. • Car parking shall not encroach into setback areas. • Refer to Bankstown Development Control Plan 2005, Part D8 Parking. • Provide vehicular, pedestrian and cycle access to the Sydney Water, NSW Police Force and Energy Australia sites from Brunker Road along the eastern boundary of Reservoir 2. • Provide vehicular, pedestrian and cycle access to the Sydney Water, NSW Police Force and TransGrid sites from Rookwood Road along the southern boundary of TransGrid site. • All internal roadways are to have minimum width suitable to the proposed activities of the site and in accordance with Concept Plan: Design Guidelines. • All internal driveways, circulation and parking areas are to be sealed with hard standing, all weather material that complies with appropriate Australian Standards. On-grade Parking: • Parking to be provided generally in accordance with rates included in Part D8 – Parking of the Bankstown DCP 2005. • Water Sensitive Urban Design measures should be incorporated in the design of parking areas. • Where practicable, avoid large expanses of paved areas and to provide easy accessibility to buildings; large parking lots should be divided into smaller areas and located around the site that takes into account the operational requirements such as truck turning areas, hard-stand and external storage. • The visual impact of on grade car parking is to be minimised by incorporating car parking with landscape design including screening vegetation surrounding car parking areas &	and also Rookwood Rd. The building and site entries will be secure. The building entry to Buildings 1, 2 and 3 are legible from the respective site entries. The proposed helicopter landing site is located in the at the northern end of the site (in the western corner) as prescribed and is positioned in accordance with the technical requirements as identified in the Helicopter Landing Site – Review of Facility Requirements (prepared by PSNK Aeronuatical Services – Annexure 2). Vehicular, pedestrian and cycle access is to be provided as required, in accordance with the civil works Project Application. All internal roads, circulation, and parking areas have been designed to accord with the Concept Plan Guidelines, relevant Australian Standards and Bankstown Council's DCP requirements. The Preferred Project provides car parking spaces in excess of the minimum requirement of Part D8 of the Bankstown DCP. The nature of the proposed use is such that a large area of hardstand and paved areas are required to service the proposed parking facilities, loading bays and vehicular workshop areas at the site. Where possible the areas have been broken up with landscaping or a change in texture and finishes. To this ends it is noted that the large storage yard at the southern end of the site is to be paved with recycled permeable paving. The proposed landscaping has been designed so that it does not

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allocating employee parking to the rear or side of buildings. The landscaping and screening vegetation is not to impede any security surveillance or lighting spill. • Landscaping shall be adequately distributed throughout parking lots to reduce the effect of heat and glare from pavement. • Buildings shall be separated from parking areas by landscaping and walkways. Wherever security gates are provided, sufficient driveway space should be provided outside of the gate area for visitors.	hinder the security of the site, i.e. such that low ground covers are used where appropriate along side boundaries and near entries.
Servicing: • Loading and service areas are to be located away from the surrounding residential development. • Service areas should be separated from pedestrian access paths.	Loading and service areas are generally faced internally to the site so that they do not address residential properties to the south and south east. Where they are not internally faced, suitable fencing is proposed to conceal servicing areas and provide the Police Facility with a greater level of security.
Pedestrian and Cycle Access: • All pathways and ramps should comply to the minimum Australian Standards. • Street furniture should be kept clear of pathways. • All surfaces should be stable, even and constructed of slip resistance materials. • Different colour or texture material shall be used to define primary pedestrian access ways on site. • High quality safe and accessible pedestrian access is to be provided to all public areas on the building and the site. • Clearly defined pedestrian pathways are to be provided between proposed developments and along local roads and should be well connected to the streets. • Pedestrian access ways and vehicle access ways are to be separate and clearly distinguishable. • Each side is to provide suitable cycle lockers for staff and bicycle racks for visitors. • Dual pedestrian cycleway to be clearly identified through suitable line marking and signage.	The Preferred Project includes a bicycle storage area and is capable of complying with the pedestrian and cycle requirements.

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Design Guidelines B4 B4.1 - Building Design: • Long horizontal articulations shall be incorporated into the design of buildings to balance the proposed monumental vertical planting and to reduce the bulk of buildings given that the site is located on a plateau. • Appropriate sized roof overhangs should be incorporated in the roof design to keep the unwanted summer sun from heating the interior of the building, reduce the amount of direct solar radiation that strikes the surface and also to improve the aesthetic character of the building. • Building facades to road frontages should be articulated where the frontage is longer than 40m by: – Varying the facade alignment and height – Varying the materials and colours – The use of sun shading devices – Cantilevered or overhanging elements – Breaking up the facade with windows or the use of structural features • A comprehensive material and colour scheme shall be developed for each site. Material and colour variations in multi-building complexes shall be complementary and compatible among structures. • Large expanses of a single material shall be articulated with structural elements, windows or horizontal elements. • Large expanses of highly reflective surface and mirror glass exterior walls shall be avoided to prevent heat and glare impacts on the adjacent public streets and properties. • Any minor buildings on sites, covered storage areas or shade areas, are to be designed to complement and coordinate with the main building on the site. • The design of all communication facilities such as towers and their service cabinets/huts, should be consistent with the desired built form character for the Business Park and should not be visually obtrusive or interfere with the operation of the adjoining properties. • All communications facilities should be established following consultation with landowners of the adjoining properties.	All 3 proposed buildings have strong horizontal elements and this is demonstrated in the architectural perspective drawings submitted with the application. Building 1 includes appropriately sized overhangs and vertical elements that will provide screening from the summer sun. Building 1 also includes proportioned horizontal and vertical protruding elements, fin elements, covered entry and varying external materials and colours. Building 2 addresses an internal road and is well articulated with well proportioned horizontal and vertical elements, fin elements, covered entry and varying external materials and colours. Building 3 is a warehouse building, yet includes good articulation through the use of textured external finishes, variation in colouring and use of overhang/protruding elements. The proposed telecommunications towers have been located with regard to the location of the helipad and also having regard to the proportions, bulk and scale of the proposed buildings. The design of the towers is to be finalised, however their consistency with the remainder of the proposed buildings can be dealt with by way of conditions of consent for the project.

Design Element / Guideline	Compliance / Comment
B4.2 – Building Entries: • A combination of hardscape such as textured paving, water features and landscaping should be used to provide emphasis to entrances to buildings. • Building entries must be visible from the street & convenient pedestrians. • Building entries are to be a clearly identifiable element of the building in street. • Provide sheltered and highly visible spaces on the building entry for safe and secure access. • Entries must be designed to allow access to all people & movement furniture. • All street frontage entries are preferred to have clear glazing. • Separate entries for pedestrian and cars are to be provided that, where practicable, include cycle ways as shared corridors with pedestrians.	The building entries have been designed to be functional, easily identifiable, secure and visually interesting. The proposal generally complies with the requirements of B4.2. The design of the 3 buildings incorporates a rich pallet of textured finishes and colours. The proposed landscape theme complements the proposed external building finishes and careful consideration has been given to the species and height upon maturity of vegetation.
B4.3 – Façade Design + Materials: • Building materials are to complement the surrounding landscape and ensure high standard of visual and environmental quality. • Roof ventilation, exhaust towers, hoppers should, where possible be located such that they are not visible from the adjoining residential development and must be effectively screened from view using roof structures and architectural elements designed as an integral part of the building. • The use of glazing, steel & lightweight cladding for buildings is encouraged (but glazing should be divided into sections to articulate large expanses of glass and reinforce horizontal lines and built form). • The external wall colour of buildings which could be easily viewed from the surrounding residential development should be a non-reflective colour of natural tones, avoiding the use of bright prominent colours. • Limit one predominant external material to be applied on the exterior of the building, however few varieties accent colours are acceptable. • The use of low maintenance and robust materials are encouraged. • Materials and colours for roofs should be non-reflective. • Preference should be given to materials derived from renewable sources or those that are sustainable and generate a lower environmental cost, recycled materials and durable (eg	The proposal is supported by an Architectural Design Intent Statement (prepared by HBO + EMTB) which outlines the built form and urban design matters relating to the design (Annexure 8). The Preferred Project incorporates similar finishes to those proposed in the Project Application. The Preferred Project is supported by an architectural drawing package and the materials and finishes board submitted with the Project Application remains relevant and demonstrates compliance with the majority of the guidelines outlined in B4.3.

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plantation rather than old growth timber). • Avoid materials that are likely to contribute to poor internal air quality such as polyurethane or those that may create a breathing hazard in case of a fire.	
B4.4 – Sustainable Development: • Commercial buildings should achieve a minimum of 5 star Building Greenhouse rating in respect to energy efficiency. • The orientation, internal layout and design of the building should minimize energy consumption. Aspects to consider: – Passive solar access – Natural light to internal areas – Natural cross ventilation – Solar access to outdoor recreational areas – Use of landscaping to reduce thermal load • In designing the building consideration should be given to utilising large areas of roof space for generating electricity via solar panels or other relevant technology. • Materials for construction should seek to have recycled content such as: – Concrete that utilises slag and fly ash – Structural and reinforced steel that uses recycled steel content – Certified plantation or engineered timber materials • Where appropriate incorporate biowalls (green walls) in the design of the buildings which will act as a biofilter, add insulation to a facade, reduce the destruction caused by UV rays, help reduce the rates of stormwater runnoff, as well as be an aesthetic feature of the building. • Water conservation techniques should be employed as outlined in Section B4.8.	The proposed facility is a purpose designed Police Facility that includes elements that are more akin to industrial uses (including vehicle garages, workshops and a warehouse type building) and therefore the 5 star minimum does not apply to the proposal. Notwithstanding, a minimum 4 star rating is sought for the facility and a Green Star Road Map has been prepared and supports the Preferred Project Report (Annexure 5). A Water Management Report has also been prepared which includes recommendations with regard the adoption of water conservation techniques that are capable of being employed within the respective buildings.
B4.6 – Site Landscaping + Layout: • Large scale landmark planting that reflect the history of the site such as Kauri Pines and palms, should be included in the design to further develop a distinctive landscape character of the site. • Encourage large complementary planting to provide a landscaping setting for the buildings. • Encourage shading of car parking areas	A detailed landscape plan with planting schedule has been submitted. The plan demonstrates that the proposed landscaping regime accords with the relevant requirements of B4.6.

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• Encourage boulevard like accessways to facilitate comprehension of the site. • Earth mounding can be provided within the setbacks to reduce noise impacts on the surrounding development.	
B4.7 – People Places: • Open space areas are to be provided for employees and visitors within or adjacent to landscape areas. • Horizontal facade elements are to be provided to unify buildings and provide sun-shading. • Passive recreational areas are to be incorporated within the building design with outlooks to reservoirs and city skyline.	Given the nature of the proposed use of the site and relatively onerous servicing requirements to support that use, there are limited opportunities to provide open space for employees and visitors. Notwithstanding, the landscape plan incorporates areas where passive recreation can occur within the site boundaries.
B4.8 – Water Management: • Water sensitive urban design measures should include: – Grassed swales instead of conventional kerbs and channel drainage in appropriate locations – Filter strips such as maintained grass or vegetated strips – Stormwater filtration measures at the end of swales and /or open drains • Stormwater runoff from roofs should be collected into a rainwater tank to irrigate landscaped areas or for toilet flushing. • Incorporate gently sloping grassed areas or recessed basins into car parks to encourage detention and retention of run-off. • Parking area could be constructed with porous pavement to prevent runoff. • The design of buildings should include rainwater harvesting and plumbing for non-potable water use within the individual sites.	The submitted Water Management Report includes recommendations with regard to adoption of water conservation techniques that are capable of being employed within the site and the Plan of Concept Drainage and Civil Works identifies water sensitive design elements including the following: • Bio-retention swales; • Rainwater tanks to reuse runoff • Above ground OSD basins; and • Gross pollutant traps to remove sediment, debris, organic matter and litter.
B4.9 – Individual Site Entries and Signage: • Land owners should consider prohibiting kerbside parking and access to lots near site entry to increase the amount of landscaping. • Provide an entrance sign adjacent to the lot entry where desired by land owners. The design of signage should complement the landscaping. • All advertising signs must comply with Part D9 of Bankstown DCP 2005.	All signage will comply with the relevant guidelines of B4.9.

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• Directory sign must be located parallel to road boundary to facilitate legibility. • Signage must relate to the use occurring on the respective property. • Signs are to be visible from the street level and nearby higher buildings. • Limit only one primary sign per lot entry along public streets. 4.10 – Fences: • Fencing should be erected within a landscaped setback. • A 2.95m high security chain link fence to be provided along the eastern boundary of Sydney Water's operation land (refer Figure 2.1.1, pg 7) • Solid, pre-painted metal fencing should not be used because of it's poor visual appearance. If required for security reasons it should be screened by landscaping • Dark coloured palisade fencing is encouraged where appropriate. • Wherever chain linked fences are used for security purposes, landscaping shall be provided to screen the fence. • All fences shall be made of durable and weather resistant material. • Fences to be provided along street edges and between adjoining property owners. • Where possible landscaping should be used to soften the visual impact of boundary fences, however the landscaping and screening vegetation is not to impede any security surveillance or lighting spill. B4.11 – Safety and Security: • Design of buildings and landscaping should ensure natural surveillance of pathways and open space setback areas around buildings is possible from within buildings or from adjoining roads. • Building design should ensure building entrances are visible. • Appropriate lighting should be provided to all pedestrian paths, parking areas and building entries to identify and encourage use of safe access routes. • Planting within car parks and along internal pedestrian paths should not include foliage between the heights of 0.5m and 2m to allow for passive surveillance	Proposed fencing is within a landscaped setback and shall be made of durable and weather resistant material. Dark coloured palisade fencing is utilised along the western and northern boundaries. Dark coloured palisade fencing will also be installed along much of the eastern edge of the site (setback from the boundary, on top of the eastern embankment) apart from a section where a pre-cast concrete fence will be utilised to provide security to the eastern hard stand/courtyard area adjacent Building 1. A chain wire fence will be used along the southern boundary for security purposes. This fence will be set in front of a 6m landscaped setback. A colourbond fence will be used to surround the proposed holding yard for security and aesthetic purposes. Appropriate vegetation species are proposed so that landscaping, where possible, will soften the visual impact of boundary fences and the development as a whole, though the landscaping will not impede security and surveillance. The facility will be restricted to use by the NSW Police Force. Appropriate security measures are proposed including the following: • 24 hour staffing; • Perimeter and internal fencing; • Secure entry points (both to the site and to each building);

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B4.12 Lighting: • Accent illumination can be provided at key location such as building entrances and driveways • External lighting should be integrated into building form and designed to accentuate architectural form and features. • External lighting fixture design shall be compatible with the design and the use of the principal structure on the site • All exterior light fittings shall be energy efficient types. B4.13 - Waste Management and Recycling: • Use sustainable building materials that can be reused and recycle. • Adequate garbage and recycling areas must be provided on every buildings. • Storage areas for rubbish bins are to be located away from the front of the development and are to be screened.	• Closed circuit surveillance cameras; • External security lighting; and • Guard surveillance. External lighting will be integrated into the building form and designed to accentuate architectural form and features while not impeding security and surveillance aims. All lighting will comply with the relevant Australian Standards and energy efficient fittings will be utilised wherever possible. A waste management plan will be prepared prior to issue of a Construction Certificate in accordance with the guidelines of B4.13 and the relevant Bankstown DCP requirements.