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Rhodes West Development Control Plan

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Framework plan 3.0		
1.2 Vision		
The vision for Rhodes West is to: 1. Create a diverse and visually-interesting commercial centre supported by a high density residential community; 2. Integrate the new community of Rhodes West with the existing community east of the Northern Railway line through pedestrian and cycle connections and the provision of new community facilities, which are accessible to all; 3. Engender a meaningful sense of place and community with a network of activity areas that combine neighbourhood shops, recreation opportunities, and public open space with residential dwellings; 4. Create a range of high quality public open spaces and community facilities; 5. Ensure high quality architectural design that contributes positively to the role of Rhodes as a Specialised Centre in Sydney; and 6. Demonstrate leadership in ESD initiatives.	Yes	The proposed development is consistent with the vision for Rhodes West. The proposal is for a high density residential supported by retail and communal facilities. The proposed development facilitates the delivery of new community facilities, pedestrian and cycle connection through the voluntary planning agreement with Council. New pedestrian connections are provided through the site, in a configuration that will promote walking to local destinations. The communal facilities, shops and parks on the site will contribute to a sense of place. The development facilitates public open space and community facilities, through the siting of built form and the implementation of the VPA. Award winning architects SJB Architects, have designed high quality buildings, consistent with the SEPP 65 design quality principles. A high performance of building sustainability is proposed through energy and water efficiency, waste management and recycling, reduced car parking provision to promote energy reduction in transport, and alternative energy and water supply.
3.1 Urban design and place making principles The framework plan in **Figure 9**, which illustrates the overall urban design framework for Rhodes West in this DCP, has been prepared with regard to the following urban design and place-making principles: **(a) Give a stronger identify to Rhodes West to enable it to achieve its wider metropolitan potential as a Specialised Centre, particularly for employment generating activities by:** i. Creating a visually interesting and appealing skyline of tower buildings that display high architectural design quality in their slender form as well as detailed articulation and design; ii. Designing high quality public open spaces that encourage people to gather, mingle,	Yes	The proposed development is consistent with the urban design and place making principles of the Rhodes West DCP. The high quality architectural design will provide a stronger sense of identify to the site and to Rhodes West. The three tower buildings will provide visual interest to the Rhodes Specialised Centre skyline. The towers will visually mark Rhodes as a Specialised Centre, of commerce, regional shopping and recreation. High quality public spaces are proposed, consistent with the DCP, which will be designed in detail and assessed as part of a separate DA. The areas of public space will promote gathering and passing through between surrounding residential sites, the

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and pass through achieved via an alignment and form of squares and parks that recognise pedestrian desire lines, the framing of the public spaces with appropriately-scaled built form, and in the achievement of excellence in urban design and landscape architectural design; iii. Creating interesting places that people want to visit and that have an appropriate mix of uses that activate and give address to street and open space frontages.		foreshore reserve and, the railway station and the town centre. The open space will be an interesting place for people to mingle with retail shops along Walker Street and fronting the public plaza space.
(b) Create focal points with different levels of activity that build on the activity areas that currently exist at the Shopping Centre along Rider Boulevard and at the corner of Mary Street and Rider Boulevard adjacent the Railway station that include active recreation spaces including the following; iv. Public square in Precinct A with commercial and retail uses close to the Rhodes railway station; v. Local park between Shoreline Drive and Walker Street in Precinct B with active uses fronting the park and Walker Street achieved by the deletion of Peake Street (east of Shoreline Drive) and Marquet Street between Gauthorpe Street and Shoreline Drive; vi. Waterfront activity centre incorporating community facility, cafes and restaurants in Precinct B; vii. Local park between Shoreline Drive and Walker Street in Precinct C with active uses fronting the park and Walker Street achieved by the deletion of Darling Street.	Yes	A local park is proposed on the site, as part of the Shoreline Park South. Active uses fronting the park and Walker Street are proposed.
(c) Promote visual connectivity along streets and through development sites to key public domain areas within Rhodes West and to more distant water views through the following: i. Vehicle, pedestrian, and cyclist connections to align with key views and vistas; ii. Enhance east-west view corridors along streets through greater building setbacks; iii. Pedestrian connections through Precinct B are to align with a diagonal vista from the elevated location of Walker Street to the extension of Marquet Street (west of Shoreline Drive); iv. Terminate north and south views along Shoreline Drive with a tower building.	Yes	Visual connections are maintained along streets and through site pedestrian links in accordance with the key views and vistas identified in the Rhodes DCP. A pedestrian connections through the site aligns with a diagonal vista from the elevated location of Walker Street to the extension of Marquet Street (west of Shoreline Drive). North and south views along Shoreline Drive are terminated in Building C.

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(d) Create attractive streets for people to use through the following means: i. Provide non-residential uses including shops, commercial offices, cafes and restaurants at focal points that activate street frontages where there are higher levels of pedestrian activity; ii. Streets that have trees in the pavement to provide shade and to soften the built form of adjoining developments; iii. Building setbacks which provide for ground level front gardens in residential buildings; iv. The change in level between the public domain, residential dwellings and front fencing is to provide for privacy, as well as to allow surveillance of the public domain.	Yes	Non-residential uses are provided along Walker Street, which are to be local shops such as cafes, restaurants, local conveniences for the daily needs of local residents on the site and the surrounding area. Separate development applications will be submitted to Council for the use of the retail tenancies. Surrounding streets will have trees planted as part of the public domain works. The public domain works were approved by the Minister for Planning (and prepared in consultation with Council) in DA89-4-2005. Courtyards are provided for ground level apartments fronting the street. The ground floor level apartments in all buildings are raised above the level of the adjoining public domain for privacy and surveillance of the public domain.
(e) Demonstrating high-quality architectural design of buildings through the following: i. Building forms that address and define the public domain; ii. The curved shape of Shoreline Drive is to be exploited by the associated built form to create a visually-interesting street; iii. Cluster tower buildings between Shoreline Drive and Walker Street, and close to the railway station. iv. Tower buildings are to be setback from Walker Street and Shoreline Drive with some intervening development to maintain street wall effect but be discontinuous; v. The strategy for building heights provides for the staggering of buildings to avoid a row of buildings along the ridgeline and varied in height from foreshore to the ridgeline; vi. Highly-articulated building forms which are slender; vii. Tower buildings to define key street frontages and corners. viii. The Urban Design Framework Plan for the remaining development sites at Rhodes West builds on the urban design framework developed by the NSW Department of Planning. The following sections of this DCP provide general controls for the public and private domain as well as site-specific controls for the remaining development lots including building envelope plans to implement the urban design framework plan.	Yes	The proposed buildings are of high-quality architectural design quality. All buildings address the public domain. The tower buildings front Walker Street and Shoreline Avenue, in the locations defined by the DCP. The tower buildings are setback from Walker Street and Shoreline Avenue with lower rise buildings defining the street edges and to frame the public park. Building heights step from the tallest buildings along Walker Street to lower rise buildings. The Shoreline Avenue Building C terminates the north and south vista along Shoreline Avenue. The tower buildings are well articulated and vary in architectural expression for visual interest and diversity. A review of the individual buildings available the site-specific built form controls of the DCP is provided in the main body of the Environmental Assessment.
4.3 Private domain		
Mixed use zone	Yes	Non-residential retail uses are proposed along Walker Street and along the through

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A network of mixed use focus areas will concentrate non-residential uses with residential areas including the following areas: • Fronting Rider Boulevard and Mary Street in Precinct A. • Community facility and local retail within Foreshore Park in Precinct B. • Fronting Walker Street and Shoreline Park South in Precinct B. • Fronting Walker Street and Shoreline Park North within Precinct C. • Fronting Walker Street and Mary Street in Precinct D.		site link, consistent with the DCP.
Controls C1 Design for a mix of uses within buildings by encouraging: • Developments with retail and/or commercial frontage at street level and commercial offices and/ or housing at upper levels; • Flexible design of ground floor apartments to facilitate future change of use, incorporating individual street address, appropriate layout, and adequate floor to floor height; and, Home-based businesses with flexible layouts for business and residential use. C3 Activate the residential zone, by locating non-residential uses in key street frontages and corners, whilst managing environmental impacts on surrounding residents. Refer to **Figure 39.** C4 Achieve high-quality living environments by: • Ground floor level residential apartments are not permitted in the activity strip, although entrance lobbies to residential development above are encouraged;	Yes	Retail uses are proposed at street level and the level of the through site link. A total of 1050sqm of retail uses are proposed within the development in desirable locations for active non-residential uses. Other locations are more appropriate for residential uses to define Timbrol Avenue, which is a the tertiary residential street. Non-residential uses are appropriately located at ground floor level to activate streets and public open space. Ground level apartments are separated from retail frontages to avoid impacts on residents.
4.3.3 Built form ***Controls*** C1 The maximum height of development should comply with the height map contained in the CBLEP 2008 and the maximum heights and storey limits shown in the site-specific controls of this DCP; C2 The maximum floor space ratio of development is to be consistent with the FSR map contained in the CBLEP 2008; C3 Developments are to be consistent with the maximum building envelope plans contained in the site-specific controls in this DCP.	Yes	The maximum height of all buildings is 82metres. All buildings comply with the maximum height limit. The maximum FSR of the development is 2.8:1. The proposed development at 2.71:1 complies with the maximum FSR. The proposed buildings generally comply with the building envelopes plan for the site. Variations to building envelope controls are justified in the main body of the Environmental Assessment.

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Internal floor levels C4 To achieve quality living environments, maximise direct sunlight and allow future adaptability of uses, provide the following minimum heights; a. 2.7 metre floor to ceiling height to habitable rooms in residential apartments; b. 3.3 metre floor to ceiling height to ground floor residential apartments opposite the activity strip in the mixed use zone; and, c. 3.8 metre floor to ceiling height to all retail and commercial spaces, excluding storage and service areas.	Yes	The proposal achieves the minimum floor to ceiling heights of the DCP.
Architectural roof features C5 To provide a visually interesting skyline architectural roof features, as defined in the CBLEP 2008, may extend above the maximum building height limit provided they are of high-quality architectural design, integrated into the overall building design, and do not adversely impact on neighbouring properties in terms of overshadowing and loss of views. Architectural roof features may extend above the maximum height limit contained in Maximum Building Height Map of the CBLEP 2008.	Refer to comment	No specific architectural roof features are proposed. Building elements on the roofs of buildings are screened within an enclosure to avoid visual clutter.
Threshold heights between streets and private domain C6 To optimise accessibility, provide floor levels to entrances of ground floor retail and commercial uses, that are contiguous with the adjoining footpath level, to the maximum extent practical; C7 To protect privacy, elevate ground floor level apartments above adjacent footpath levels – 500mm minimum and 1500mm maximum. This requirement needs to be balanced against the provision of access and adaptability for commercial and retail uses at ground level.	Yes Refer to comment.	Retail tenancies are proposed with a maximum 100mm threshold from the adjoining public domain. Ground level residential apartments have a threshold of between 1000mm to 1500mm of the adjoining public domain.
4.3.4 Building bulk		
Residential use C5 To achieve good cross ventilation and access to natural light, the depth of residential buildings up to 9 storeys in height should not exceed 18 metres from window face to window face, and 21 metres overall including balconies, terraces and the like; C6 The depth of residential buildings greater than 9 storeys should not exceed 23 metres from window face to window face, and 26 metres overall including balconies, terraces and the like; C7 Should a building exceed the maximum building depths from window face to window face, it needs to be demonstrated that the apartments can achieve acceptable natural cross ventilation performance; C8 The maximum length of a building without a recess or break is 50 metres. Buildings longer than 50 metres are to have a recess in the façade of a minimum 3 x 3	Yes	The proposed buildings comply with the maximum building depth controls. The three tower buildings comply with the maximum 800sqm GFA control. Double loaded corridors of all buildings have outlook at both ends. Both ends will be openable for natural air flow. Buildings generally have more than 8 apartments per floor accessed off a single corridor. Despite this natural light, air flow and outlook is provided to all corridor spaces. The amenity of the common corridor spaces will be good and the long dark corridor spaces are avoided. All buildings achieve the minimum 60% natural cross ventilation requirement. Refer to natural ventilation diagrams submitted with the architectural drawings by SJB

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metres to break up overly bulky buildings; C9 To avoid bulky towers the floor plate of residential buildings above 9 storeys should not exceed 800m² Gross Floor Area; C10 To achieve natural ventilation and daylight, a minimum 60% of all residential apartments within a building should have openings in two or more external walls of different orientation. Single orientation apartments should predominantly face north, east or west; C11 A maximum of 10% of apartments should have a single southern aspect (SW-SE); C12 To avoid long internal corridors, the number of apartments served by a common lobby should be no more than 8 per floor, except in buildings with a high proportion of cross-over and two storey apartments where the maximum is 15 apartments per circulation floor. C13 To achieve high quality living environments, double loaded access corridors are to have outlook, access and sunlight and natural day lighting and preferably be naturally ventilated.		Architects.
4.3.5 Setbacks		
Controls C1 Street setbacks should comply with Section 5: Precinct-specific dwelling controls; C2 To create an urban character, provide strong street definition, enhance retail activity, and define prominent corners, build to the street edge along and opposite the activity strip in the mixed-use zone, and on important corners as nominated in Figure 45; C3 To create a residential character, comply with 3-metre street setbacks along north-south streets, as nominated in Figure 45; C4 To achieve adequate separation between buildings for solar access, and create wide view corridors to the water, that can be landscaped as 'greenfingers', a consistent 5-metre street setback is preferred along east-west streets, as nominated in Figure 45; C5 To minimise the impact of tower buildings on the public domain in terms of wind and to create a human scale at street level, buildings greater than 9 storeys in height are to be setback a minimum 10 metres from the primary street boundaries; C6 To create an urban character, provide strong street definition, and achieve a modified building form that allows direct sun to streets and reduces the apparent scale of taller buildings, create a 2 to 4 storey street wall fronting Rider Boulevard. Development above the street wall level should be set back 5 metres from the street edge; C7 Buildings fronting the foreshore with a façade length of up to 18 metres, are to achieve a minimum 3-metre	See comment.	Specific building setbacks from streets are described in the assessment of the proposal against the site-specific building envelopes controls of the DCP in the main body of the Environmental Assessment. Building B is setback 4.58 metres from Timbrol Avenue. Building E is setback 4.23 metres. metres from Gauthorpe Street. Building A is setback 10 metres from Walker Street. Building C is setback a minimum 10 metres from Shoreline Avenue. Building D is setback a minimum a minimum 5.2 metres from Walker Street and angled to the south west to 24 metres setback from Walker Street at the south eastern corner of the building. The building is setback 10.36 metres from Gauthorpe Avenue.

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setback along the reserve; C8 To achieve a varied built edge, buildings with a façade length of more than 18m fronting the foreshore reserve are to comply with the following controls: (a) The ends of buildings fronting the foreshore reserve (adjacent to east-west streets) are to have a building setback (including balconies) of not less than 10 metres from the foreshore reserve; and (b) The bays of the building extending forward of the 10-metre setback line may extend to no less than 7 metres from the foreshore reserve (not including balconies); and (c) Balconies in the bays of the building extending up to 7 metres from the foreshore reserve shall not extend along the full length of the façade of each bay; and (d) The setback of the building fronting the foreshore reserve in between the setback described in (b) above may extend to no less than 8.8 metres from the foreshore, inclusive of balconies; C9 Projecting balconies are permitted forward of the minimum building setback line for a maximum of 50% of the length of the building.		
4.3.6 Special edge conditions	Yes	
Eastern edge to Shoreline Avenue C5 Provide a continuous raised terrace, built to the street alignment, along the eastern side of Shoreline Avenue to; • Interpret the reclamation foreshore line in consultation with Council; • Accentuate the curved geometry of this highly memorable street; • Minimise excavation for car parking; • Enhance views to water from the private domain; • Create a location for the on-site deposit of excavated and decontaminated fill. • Achieve an easy transition between the level of Shoreline Avenue and the level of public open space to the east, without the need for excessive steps and ramps; C6 The top of the terrace wall should be between 1.2 and 3.5 metres above the finished level of the adjoining footpath. It should be constructed of solid material, preferably faced with sandstone. Pedestrian entries, stairs, ramps and car parking vents, may occupy up to 70% of the surface area of the wall. Buildings should be set back above this terrace level; C7 Car parking is permitted within the terrace level, and additional parking may also be provided in a basement level if required; C8 To optimise legibility and create a safe environment,	Refer to Comment	The subject site has a requirement to provide a landscaped edge to Shoreline Avenue. The project achieves this requirement. Building C is setback along Shoreline Avenue so as to provide a landscaped linkage between the Timbrol Avenue pocket park and the larger park on the southern part of the site. All ground level apartments have separate entries to street frontages.

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a clear address to all buildings must be provided; C9 To create a lively and safe street environment, individual entry should be provided to 50% of all ground floor apartments in the residential zone, and to 75% of all ground floor apartments in the mixed use zone; C10 To assist surveillance of public spaces and optimise outlook; C11 To optimise outlook and ensure privacy of occupants and neighbours, orientate private open space elements such as balconies, to streets, parks, rear gardens, Parramatta River and Homebush Bay; C12 To achieve solar control and privacy, optimise comfort and ensure liveability, building articulation elements should be designed to be appropriate to their orientation; C13 Utilise building articulation elements of appropriate scale to their use and context.		
4.3.7 Definition of streets and open spaces ***Controls*** C1 To allow buildings to address streets, lots resulting from the subdivision of large blocks, should have at least one frontage to a primary or secondary street; C2 To contribute to the hierarchy of different street types and functions, development is required to build to identified street and park setback lines, as shown in Figure 45; C3 To encourage surveillance of the street and communal gardens, orientate primary openings in living areas to the street and rear gardens.	Yes	All buildings have an address to a street frontage. Building setbacks are generally in accordance with the Rhodes DCP setback controls. Refer to above. Primary living rooms of ground level and upper level apartments are oriented to street frontages. Building forms are highly articulated, with tower buildings articulated vertically, to accentuate the vertical proportions of the buildings. The stepping in plan of Buildings A, C and D assist to break up the bulk of these large buildings. Buildings comply with the maximum floor plate sizes of the DCP.
4.3.8 Building articulation and address ***Controls*** C1 Promote high-quality architecturally-designed buildings with highly-articulated massing and façade design that enhances the character of Rhodes West; C2 Comply with the building envelope controls in Section 6: Site-specific controls including building articulation zones. The intention of the building articulation zone is to promote stepping in the general line of the building facades including the line of windows, as well as balconies to create visually-interesting buildings; C3 Residential tower buildings greater than 9 storeys in height are to demonstrate a slender and slimline appearance to create a visually interesting skyline. The building in Figure 54 has a slender and slimline quality;	Yes	

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C4 Residential tower buildings are to articulate the vertical proportions in their external appearance. Extensive horizontal articulation through the use of solid balustrades is to be avoided as this articulation design strategy tends to result in overly bulky buildings which are neither slender nor slimline; C5 Tower buildings greater than 9 storeys, should demonstrate vertical proportions in the articulation of building facades. Figure 53 illustrates how vertical elements appropriately accentuate the vertical proportions of a tower building; C6 To provide a high degree of articulation do not rely on the excessive use of a single type of sun shading to articulate building facades. Louvre type sun shading can add excessively to building bulk when used over large facades areas; C7 To create a consistent building alignment that increases the perceivable width of the street and optimises the landscape potential of front gardens, projecting balconies and ground floor terraces only are permitted forward of the street setback line. These elements may occupy up to 50% of the lot frontage within the projecting balcony zone.		
4.3.9 Diversity of apartment types	Yes	
Controls C1 To achieve a mix of dwelling sizes, all residential and mixed use development should provide a range of dwelling types including 1, 2 and 3+ bedroom dwellings; C2 To achieve environmental amenity, all access corridors should have a component of daylight, either at the point of vertical circulation or at the ends of corridors and preferably be naturally-ventilated; C3 To achieve high-quality living environments, cross ventilated apartments are encouraged, including dual-aspect apartments; C4 To achieve solar access in high density areas where it may be difficult to ensure direct sunlight at ground floor midwinter, two-storey apartments are encouraged at ground floor level. This control is not intended to conflict with the provision of accessible housing; C5 To innovatively combine different apartment types, 'hybrid' buildings are encouraged; C6 To optimise liveability for all dwellings, internal and external living areas should be integrated; C7 A minimum of 15% of all residential units must be Adaptable and designed in accordance with the relevant Australian Standards.	Yes	A mix of 1, 2 and 3 bedroom apartments are proposed. Internal corridors of all buildings will have some daylighting as well as natural air flow from both ends. Dual aspect apartments are proposed in Building B and Building D. External private open space is connected to living rooms in all apartments. 15% of all apartments are designed in accordance with the Adaptable Housing Australia Standards.
Noise attenuation for buildings facing the rail line and busy roads	Yes	Refer to Noise and Vibration Impact Assessment report prepared by Acoustic

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C5 A noise attenuation zone should be created between habitable rooms facing the noise source, particularly bedrooms, by; • Locating service areas such as circulation, kitchens, laundries, storage and bathrooms to create a noise buffer; • Locating screened balconies or wintergardens to create a noise buffer, and; Selecting sound-isolating materials, including acoustic glazing. C6 To protect local residential amenity building articulation should be designed to minimise external noise reflectivity; C7 Buildings adjacent to the Northern Railway Line are to consider the provisions of State Environmental Planning Policy (Infrastructure) 2007 and related guideline documents and seek appropriately qualified acoustic engineering advice in relation to the mitigation of rail-related impacts on development.		Logic.
4.3.10 Flexibility ***Controls*** C1 To cater for a wider range of occupants and avoid disability discrimination, the accessibility and adaptability of all buildings should be maximised in all residential and mixed-use developments; C2 Housing design that provides for a degree of future adjustment of its configuration is encouraged. Consider accommodating; • Variable wall locations; • Variable number of bedrooms; • Home offices; • Multiple entry points. C3 To optimise flexibility for future changing uses, windows or skylights should be provided to all habitable rooms and to the maximum number of non-habitable rooms possible; C4 The design of commercial space that provides for a degree of future adjustment of its configuration is encouraged. Consider accommodating: • Variable lettable areas; • Multiple service cores; and • Residential uses including home-based business dwellings.	Yes	Refer to Accessibility Assessment by Morris Goding Accessibility Consultants. A diverse range of apartment types are proposed. Refer to unit typology plans submitted with the architectural drawing package. The retail tenancy space is flexibility to be subdivided into smaller spaces and retained as large retail spaces, depending on the needs of the local area. Separate DAs for retail tenancies will be submitted to Council.
4.3.11 Visual privacy and building separation ***Controls*** C1 To achieve privacy to private internal and external spaces, consider:	Refer to comment	Building separate distances generally comply with SEPP 65 and the Rhodes West DCP. The lower levels of buildings A and D and between buildings B and C are separated

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• Building separation distance, • Appropriate internal room layout, • Location and design of windows and balconies; and, • Design of appropriate screening devices and landscaping. C2 To achieve privacy as well as to provide well- spaced buildings for sunlight access and natural air flow, the following minimum separation between openings of habitable and non-habitable rooms within dwellings must be provided; *a. Up to four storeys/12 metres* • 12 metres between habitable rooms • 9 metres between habitable and non-habitable rooms • 6 metres between non-habitable rooms *b. Five to eight storeys/up to 25 metres* • 18 metres between habitable rooms • 13 metres between habitable rooms and non-habitable rooms • 9 metres between non-habitable rooms *c. Nine storeys to twenty storeys/up to 63 metres* • 24 metres between habitable rooms/balconies • 18 metres between habitable rooms and non- • habitable rooms • 12 metres between non-habitable rooms *d. Above twenty storeys/over 63 metres* • 35 metres between habitable rooms/balconies • 24 metres between habitable rooms and non-habitable rooms • 18 metres between non-habitable rooms. C3 The use of tinted glazing as the sole means of achieving privacy is not permitted. C4 To achieve privacy to ground floor level apartments without compromising surveillance of any adjoining public domain, generally elevate the ground level by a minimum of 0.5 metres and maximum 1.5 metres above the adjoining footpath level and provide suitable front walls or fences to front gardens.		10 metres, which is less than the required 12 metres. Despite this, opposing windows are oriented to avoid direct overlooking and therefore adequate privacy will be achieved. Ground floor level apartments are raised above the adjoining footpath levels between 1.0 and 1.5 metres and have gardens to provide adequate privacy for those apartments, consistent with the DCP.
4.3.12 Acoustic privacy ***Controls*** C1 To reduce the transmission of noise internally, sound insulation requirements between separating floors, ceilings and walls of adjoining dwellings should exceed the Building Code of Australia minimums. C2 The sitting and design of buildings should minimise	Yes	Acoustic privacy is to be achieved to units facing the railway line through the use of double glazing. Refer to the Noise and Vibration Assessment report prepared by Acoustic Logic. Details of the acoustic attenuation measures for the retail tenancies to minimise noise impacts on local residents are to be provided with the separate and

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the transmission of noise externally, through careful consideration of the layout of internal rooms and external living spaces, design of openings, screens, blade walls, and the like, and choice of materials. C3 Design restaurants and cafes to minimise the impact of noise associated with late night operation, on nearby residents by using measures such as double glazing, and providing outdoor eating areas under awnings to help contain noise to street level. C4 To enable occupants to control internal living environments, at least 25% of double glazed windows to dwellings should be openable.		future DAs for the retail tenancies.
4.3.13 Solar access and glazing ***Controls*** *To the public domain* C1 To create a useable public domain that can be enjoyed by local residents and workers, new development should retain solar access to a minimum of 50% of the area of the neighbourhood open space, urban squares and parks, during lunchtime hours during mid winter (22 June); C2 To protect the comfort and safety of pedestrians and motorists, new buildings and facades should minimise glare. Mirror glass is not to be used. A maximum of 20% reflectivity index is permitted for all external glazed elements. A Reflectivity Report that analyses the potential glare of any proposed new development is required to be submitted with each development application; *To the private domain* C3 To achieve high quality living environments, a minimum of 2 hours direct sunlight between 9.00am and 3.00pm should be provided to principal living rooms and private open spaces in at least 70% of dwellings within a residential development, on 22 June; C4 To assist plant growth, maximise direct sunlight to communal open space in residential developments on 22 June; C5 To facilitate solar access to principal living rooms and private open spaces at first floor level, two storey and mezzanine ground floor apartments are encouraged; C6 To achieve high-quality internal environments, appropriate sun protection should be provided to glazed areas facing north, west and east in residential and commercial developments. Avoid extensive areas of glazing unprotected from solar access during summer. Shading devices including eaves, awnings, colonnades, balconies, pergolas, external louvres and planting to control the penetration of sun, should be used to maximise solar access in winter, and minimise solar	Yes	The public open space on the site will have at least 50% of the area in sunlight between 12pm and 2pm (lunch time hours). Refer to Shadow diagrams prepared by SJB Architects submitted with the Environmental Assessment. The proposed development complies with the minimum direct sunlight access controls of the DCP. Refer to sunlight access diagrams submitted with the Environmental Assessment. Mirrored glazing is not proposed to be used in the development. All glazing is to have a maximum reflectivity index of not more than 50%. Balconies are located off living rooms are generally 2.4m or larger and are located to optimise views to Homebush Bay, Parramatta River, and the City, or across the public open space on the site.

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access in summer. On east and west facing facades subject to direct sunlight, external shading should be integrated into the design, or the area of glazing minimised. Avoid the excessive use of louvres of a single style, which can reduce building articulation and add to the bulk and scale of buildings. Refer to **Figure 55**; C7 To achieve solar control, optimise comfort and ensure liveability, design balconies that are appropriate to their orientation. Balconies that have controllable access to sunlight, especially those facing north, and balconies with views to parks, Homebush Bay or Parramatta River, have potential as excellent outdoor living spaces. Primary balconies located off living rooms should have a minimum depth of 2.4 metres to optimise use.		
4.3.14 Natural ventilation and daylight ***Controls*** C1 To reduce energy inputs over the long term, buildings should be designed so that living and working environments are substantially naturally lit and ventilated, using ventilation by means such as thin cross section buildings; C2 To avoid reliance on mechanical ventilation or air conditioning and minimise use of artificial lighting, windows should be provided to all living and working environments. Do not rely on skylights to provide the sole source of daylight and ventilation to habitable rooms; C3 To achieve high quality living environments residential buildings up to a height of 9 storeys are to have a maximum depth of 18 metres window line to window line. Buildings greater than 9 storeys are to have a maximum depth of 23 metres; C4 60 percent of residential apartments should be naturally cross-ventilated; C5 Developments which seek to vary from the maximum building depth and minimum percentage of naturally cross ventilated apartments must demonstrate how natural ventilation can be satisfactorily achieved, particularly in relation to habitable rooms; C6 To achieve natural ventilation, doors and openable windows should be located in two walls facing different or preferably opposite directions. The placement of small low windows on the predominantly windward side of the building, and larger higher windows on the leeward side, can encourage cross ventilation. The use of passive climate control in commercial buildings, through stack effect ventilation and the building's mass to ameliorate extreme temperature variations is encouraged; C7 To allow daylight into ground and first floor levels, buildings should be articulated using atria and courtyards.	Yes	The proposed development is consistent with the maximum building depth controls and natural cross ventilation controls. Natural ventilation is achieved to some apartments through the opening of corridors for natural ventilation allowing cooling air into the apartments and expelling hot air. The proposed development is consistent with the minimum sunlight access controls of the DCP. Refer to sunlight access and natural ventilation drawings submitted with the Environmental Assessment.

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4.3.15 Building materials, finishes and colours ***Controls*** C1 To optimise thermal comfort and minimise energy consumption, bulk and/or reflective insulation must be provided in wall, ceilings and roof systems; C2 To minimise resource depletion, plantation timbers, Australian regrowth timbers and recycled timbers should be used. The use of Australian native rainforest timbers, imported rainforest timbers and timbers from old growth forest is not permitted; C3 To minimise environmental impacts, materials with the following characteristics are to be selected: • With low embodied energy; • That are durable; • That are recycled or able to be recycled; • That are sourced from renewable resources and materials; • That are non-polluting in manufacture, use and in disposal; and, • That are non-toxic and do not "outgas". C4 Use colour to provide visual interest in building facades. Colour can be used to articulate vertical proportions of tower buildings, such as in **Figure 59** or primary building entries such as in **Figure 60**; C5 Development applications are required to include an assessment of the environmental sustainability of selected building materials. Selected materials are to display energy efficiency in building materials production and their contribution to sustainability building design and construction.	Yes	Refer to materials ands finishes sample board submitted with the Environmental Assessment under separate cover.
4.3.16 Public domain interface ***Controls*** C1 Active frontage is defined as one or a combination of the following: • Shopfronts, if predominantly glazed and accompanied by an entry; • Community use, if accompanied by an entry; • Commercial lobby, if accompanied by an entry; • Entrance to residential/commercial above; • Café or restaurant, if accompanied by an entry and/ • or outdoor seating; • Any other use that in the opinion of the consent authority is consistent with the strategy. C2 To optimise pedestrian and cyclist safety, minimise the number and width of vehicle footpath and cyclepath crossings; *R4 - Residential zone*	Yes	Active frontages are provided along Walker Street and the through site link in accordance with the DCP. Two vehicle crossings are proposed. One from Gauthorpe Street and one from Timbrel Avenue, both side streets, located in accordance with the DCP controls. Residential entries to ground level apartments are provided along Walker Street and Timrol Avenue. Other locations on the site have a frontage to the public open space or are frontages designated in the DCP for non-residential uses. Accessible communal facilities, local shops and cafes are located along Walker Street and the diagonal through site link, which are the most accessible and visible such as street.

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C10 To achieve street surveillance, maximise the number of pedestrian entrances to residential buildings. Refer to building articulation and address controls; C11 To achieve amenity in local neighbourhoods, permissible non-residential uses such as publicly accessible facilities, local shops and cafes are preferred where they will be most accessible and visible such as street level in the following locations: • Along Walker Street: • At the Gauthorpe Street extension in the Foreshore Park; and, • Fronting parks at locations identified in **Figure 64**.		
4.3.17 Awnings and entrance canopies ***Controls*** *Awnings* C1 To achieve weather protection in the major pedestrian areas, continuous awnings must be provided to the activity strip and discontinuous awnings in transition areas opposite and adjoining the activity strip. C2 To provide adequate weather protection awning height is to be minimum 3.2 metres and maximum 4.5 metres and integrate with adjoining properties. The awning face should be horizontal. Steps for design articulation or to accommodate sloping streets are to be maximum of 0.75 metre. Awning width is to be a minimum 2 metres, setback 0.8 metres from the face of the kerb and to suit adjoining awnings. Where street trees are required the entire length of the awning is to be set back from the inside edge of the tree hole. Cut out segments are not acceptable. Awnings wider than 3.66 metres require approval from the Director General of Local Government. C3 To achieve protection from the sun, awnings should have no more than 50% of their area glazed. C4 To create a safe pedestrian environment at night and avoid visual clutter, under awning lighting should be provided and recessed into the soffit of the awning or wall mounted on the building. *Entrance Canopies* C7 To provide weather protection, entrance canopies are required at pedestrian entries of all buildings. Entrance canopies are permitted within building setbacks. Where there is no building setback, entrance canopies can extend 2.0 metres beyond the property line over the footpath or further to align with the width of any adjoining discontinuous awning.	Yes	Awnings are provided to all retail frontages along Walker Street. The awnings have horizontal faces and are contained within the site boundaries. Awnings are to be of a solid material with under awning lighting provided. Residential entries are set back from the general front building line and are afforded good weather protection, without the need for separate canopies.

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4.3.19 Private and communal open space **Garden spaces** ***Controls*** C1 To optimise natural infiltration and encourage substantial planting, deep soil landscape space should be provided wherever possible, and maximised; C2 Development sites in the Residential zone are to contain landscaped areas in the form of private, common and public open space. Refer to **Section 6**: **Site-specific controls**; C3 To achieve a garden quality, 50% of the area of communal open space should be unpaved and provide soft landscaping; C4 To achieve a leafy residential quality, a minimum of one large tree, with a spreading canopy, and mature height of 12 metres minimum, should be planted in soft landscaping zones, for every 100m² of landscape space. Locally indigenous species are preferred; C5 Each apartment at ground level or similar space on a structure, such as on a podium or carpark, must have minimum private courtyard open space of 25m², the minimum preferred dimension in one direction is 3.0m; C6 To assist stormwater management, landscape areas should provide some capacity for storage and infiltration of stormwater falling within the total landscape space; C7 To create optimum conditions for the establishment and long term viability of planted areas, plantings are to achieve the following guidelines: a. Large trees (canopy diameter of up to 12 metres at maturity) • minimum soil volume 150 cubic metres • minimum soil depth 1.3 metres • minimum soil area 10 metre x 10 metre area or equivalent b. Medium trees (8 metre canopy diameter at maturity). • minimum soil volume 35 cubic metres	Yes	Landscape drawings have been prepared by Site Image Landscape Architectus that illustrate the depth of soil in public and common open space areas. Soil depths range up to 1.5 metres, where large trees are proposed. Large trees are provided in public open space areas, around buildings and in the open space to provide shading and weather protection as well as to mitigate the wind effects from buildings. Ground level apartments are voided with generous courtyards with depths of 3 metres.
4.3.20 Front gardens ***Controls*** *Front gardens* C1 Garden structures such as gazebos, play equipment, swimming pools and spa baths are not permitted in front gardens; C2 To minimise the visibility of car parking, garages and parking structures are not permitted forward of the building alignment to public streets;	Yes	No structures such as gazebos, play equipment, swimming pools and spa baths are proposed in front gardens. The entry to the basement levels is setback from the front building lines along Timbrol Avenue (Building B) and Gauthorpe Street (Building E). Existing street trees are to be removed and replaced with new plantings in accordance with the Public Domain DA89-4-2005 approved by the Minister for Planning.

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C3 To minimise the impact of driveways in front gardens, appropriate design, materials selection and screen planting is encouraged; C4 To minimise impact on the root zone of street trees, driveways, kerb crossings, parking, paved areas and external structures should be located appropriately; C5 Front gardens should generally be wide enough to be useable, and should have adequate continuous access to allow maintenance; C6 To achieve safety, lighting at both pedestrian and vehicular street entry points should be provided to each residential building; C7 To provide a pleasant streetscape and privacy of ground level private gardens a minimum of 1 small tree in front gardens of ground floor dwellings is required.		Front gardens are designed to be useable and allow for maintenance of landscaping. Refer to Landscape Design Report. Details of lighting are to be provided as part of the Construction Certificate documentation.
Front fences C8 The maximum height of front fences is 1.2 metres from the finished footpath level of the adjoining street. Front fences may be sloping or stepped along sloping streets; C9 Fences should be integrated with the building and landscape design through the use of common materials and detailing and be part of a suite of fences in the street; C10 Fences should highlight building entrances, to allow for outlook and street surveillance; C11 Fences must be partially transparent. Solid fencing or fencing with frosted or obscure glazing is not permitted.	Refer to comment	Front fences to ground level residential apartments are provided with landscaped planted beds for visual privacy. Front fences are of height not exceeding 1.2 metres above the height of the courtyard. The ground floor level threshold above the finishes footpath levels of the adjoining streets ranges from 1.0 metres to 1.5 metres. This is a site-specific requirement to avoid excavation below the remediation levels.
4.3.21 Above ground open space ***Controls*** C1 To achieve residential amenity, at least one balcony, terrace, verandah, loggia, or deck must be provided to each dwelling where direct access to ground level private open space is not available. The combined area of above ground open space must be a minimum of 12% of the area of the dwelling floor space; C2 To optimise use, the primary above-ground open space element should be accessible from a family room, lounge, dining room or kitchen, and be predominantly north, east or west facing, to make it useable as an outdoor living space. The preferred depth of the primary open space is 2.4m and the minimum permissible depth is 1.5m. Where only one balcony is provided, a section is to be screened for clothes drying; C3 To achieve high-quality living environments, smaller secondary above ground open space elements are also encouraged, such as balconies adjacent bedrooms,	Yes	At least one balcony or courtyard is provided for each apartment. The primacy balcony or courtyard of all apartments is directly accessible from the living room. Primary balcony depths are at least 2.4 metres with may balconies in excess of this preferred depth. No ground floor projective balconies are proposed. Generous balconies are provided throughout the development.

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screened external clothes drying balconies adjacent laundries and bathrooms. Such spaces may have screens to a height of 1.4 metres. The preferred depth of secondary open space is 1.2m and the minimum permissible depth is 0.9m; C4 Above-ground open space must be designed to provide security and protect the privacy of neighbours; C5 Lightweight pergolas, sunscreens, privacy screens and planters are permitted on roof terraces, provided they do not increase the bulk of the building. These elements should not significantly affect the views available from adjoining properties, the immediate vicinity or from the nearby ridges; C6 To optimise useability, the primary above-ground space element should include a potable water tap and barbeque gas outlet where possible; C7 To minimise difficult maintenance under ground floor projecting balconies these elements may extend to garden level as terraces.		
4.3.22 Services **Low energy services** ***Controls*** C1 Gas or solar hot water heaters must be provided to all new residential developments up to 4 storeys; C2 Install energy efficient building services, including but not limited to, low energy heating and cooling systems and timer switches. The use of green power and solar cells is encouraged; C3 Passive solar design principles should be provided in building design to avoid the need for additional heating and cooling; C4 Building designs should be energy efficient by isolating and selecting spaces to be heated or provide individual room controls if using a centralised system, select low energy lighting such as compact fluorescent light fittings, and low energy appliances (minimum 3-star rating); C5 To minimise energy consumption, incorporate clothes lines that are screened from public view, in preference to dryers. Locate clothes lines for sun and breeze wherever possible. Each new dwelling must have a natural clothes drying option; C6 To maximise safety and minimise visual clutter, all new services should be located underground. Building services such as drainage and sewerage pipe work should not be exposed; C7 Appliances with a low energy rating are to be used when provided as part of a development.	Yes Refer to Comment	Refer to ESD report and BASIX Certificates prepared by Eco-Specifier.

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4.3.23 Water conservation ***Controls*** C1 Water-saving devices such as dual flush toilets, tap aerators, low water use dishwashers and washing machines must be provided to all new developments; C2 Spring return taps must be used for all public amenities; C3 Appliances and plumbing hardware should have a "AAA" Australian Standards Conservation Rating; C4 Implement fit-for-purpose substitution by matching water quality with its intended use. Roofwater should be retained on site for use externally, such as garden watering, cleaning and irrigation. The collection and storage of rainwater for toilet flushing should be considered. The recycling of grey water for toilet flushing or external use should also be considered; C5 The installation of insinkerators is not permitted; C6 Water-conserving landscape practices, such as use of mulch, irrigation zoning, limited turf areas and flow regulators on hoses should be incorporated into design and management arrangements.	Yes	Refer to ESD report and BASIX Certificates prepared by Eco-Specifier.
4.3.24 Stormwater management ***Controls*** C1 Stormwater drainage systems must promote natural infiltration; C2 To assist with on-site drainage, maximise soft landscaping and reduce hard landscaping; C3 Wherever possible, minimise the volume of water entering the existing stormwater system, particularly at peak times. Minimise runoff into the existing stormwater system by implementing design measures to reduce, and where possible, reuse and recycle site stormwater; C4 Urban runoff should have minimal nutrients and pollution so it does not affect the quality of the bay and the broader water system; C5 Soil erosion and siltation must be minimised during construction and following completion of development. It should be ensured that any increase in suspended solids is temporary and does not exceed the current range of turbidity.	Yes	Refer to Stormwater Concept Plans prepared by Cardno.
4.3.25 Waste minimisation, storage and removal ***General Controls*** C1 On site storage for waste and recycling facilities must be provided in designated areas for all new developments. The minimum storage space required is to be based on 120 ltrs of garbage and recycling per unit per week. The area should be located so as not to cause	Yes	Refer to Waste Management Plan prepared by Elephant's Foot. Access to the garbage and recycling loading area is provided from Gauthorpe Street. A construction waste management plan will prepared prior to the commencement of

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offence to adjoining property owners or occupiers with regard to smell, visual appearance, noise disturbance and traffic; C2 Access and loading facilities for waste collection vehicles should not be located along Shoreline Drive, Rider Boulevard, Walker Street and Mary Street; C3 Source separation facilities and containers should be provided in kitchens for waste to be divided into separate waste streams to encourage the composting and recycling of materials; C4 Common composting facilities should be provided at accessible locations away from dwellings to every residential development for garden waste and organic kitchen waste; C5 Consideration should be given to bin storage space for garden organics that are not able to be composted on site ie. thick branches as garden organics cannot be disposed of in Council serviced garbage bins; C6 Source separation facilities shall be provided on building sites so that different waste streams may be easily separated during construction and demolition to encourage the re-use and recycling of materials. The source separation facilities are to be clearly indicated on the drawings. Tipping dockets for disposal and recovery of all wastes are required to be held on site during this phase and are subject to auditing and/or inspection by Council; C7 In the design of buildings waste should be minimised by: a. Matching building dimensions to standard sizes of building materials; a. Using recycled materials; b. Selecting materials that can be re-used or recycled in the future; and, c. Utilising component parts that may be easily replaced. C8 A Waste Management Plan is required as part of the development application documents for all developments; C9 Plans and drawings of the proposed development that highlight the location of and space allocated to the waste management facilities and the nominated waste collection point must be included in the Waste Management Plan. The path of access for both users and collection vehicles must also be highlighted;		construction and is to include source separation facilities on site to minimise waste. The architectural drawings show waste and recycling rooms, cutes and compactor facilities and waste collection.
Controls for Multi-unit residential development C10 In multi unit residential development containing 20 or more dwellings a bulk garbage and recycling collection service is required. Council supplies 660 ltr bulk recycling and garbage bins. Provision must be made for waste collection vehicles to enter and service all bins on site. Bins cannot be presented on the pedestrian footway for servicing;	Yes	The proposed waste management arrangements for the site incorporate 660 Litre bulk recycling bins. Chutes and compactors are proposed in all buildings. Centralised garbage rooms are provided in the basement levels below the buildings with compactors. All bin transfer is proposed within the

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C11 Garbage chutes are required for all buildings more than 3 storeys in height. All garbage chutes are required to discharge into a compaction unit. Compaction units shall not compact above the ratio of 2:1. Consideration should be given to a chute system that is able to ad adapted in the future or space allocated for an additional chute system to be installed, to accept recyclables. It is anticipated that future improvements in resource recovery technologies will allow recyclables to be recovered via a chute system; C12 Garbage chute outlets must discharge into the central waste and recycling room. The building caretaker should not be required to transfer waste from one side of the building to the other in order to get it from the chute outlet to the waste and recycling room. All transferring of waste from the central waste and recycling room to the collection point must occur underground; *Spatial requirements* C13 Space must be allocated and a receptacle supplied inside each unit for waste and recycling, each with the capacity to store 2 days' worth of waste and recycling;		basement levels below ground. Each apartment will have space for garbage and recycling bins suitable for 2 days of waste and recycling materials.
Waste Service compartments C14 In buildings where a chute system is required to be installed, a waste service compartment must be provided on each floor to contain the garbage chute hopper and, at a minimum, storage space for 2 days' recyclables per unit (34 ltrs) generated on that floor; C15 The waste service compartment must have enough space to allow easy use of the chute hopper and manoeuvring of no more than 2 x 240 litre recycling bins. Doors should open outwards to allow maximum storage unless prevented by BCA requirements; C16 The space required to collect recyclables within the service compartment will depend upon the number of units on each floor and how frequently the recyclables are transferred to the waste and recycling room. It is recommended that recyclables are transferred daily, however this arrangement will only work when there is a full-time cleaner or maintenance person employed and they are instructed to empty recycling from waste compartment rooms. A service elevator should be considered;	Yes	All floors in all buildings have garbage and recycling storage rooms. A minimum of two 240 litre recycling bins are provided.
Centralised garbage and recycling room C17 A centralised waste and recycling room must be provided in an area that is accessible to the users and easy for servicing. The waste and recycling room must be located within the underground carpark or basement. The clearance to the garbage room must be no less than 3.8 m high to allow waste collection vehicles to service bins on site. Waste collection vehicles must move in a forward direction at all times. Where it is not possible to provide this level of access for waste collection vehicles, an	Yes	A centralised waste and recycling room must be provided at Basement Level 02. The garbage and recycling room will have a head height of at least 3.8 metres. Swept path analysis of garbage trucks show that the garbage trucks can enter and exist the site in a forward direction. Access to residents will be limited to the recycling rooms with garbage chutes on each floor. Additional store rooms are include din the

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alternate area will be required for bin servicing and/or storage. The alternate area must be located on the property boundary line, have a layback of suitable size and be constructed to accommodate collection vehicles. For OH & S reasons access to the alternate servicing/storage room for servicing shall be from the layback to ensure bins are serviced with minimal handling; C18 In high-rise residential developments where there is a full time caretaker on site, it is advisable that access to waste facilities by residents is limited to only the service compartments located on each floor, and the bulky items storage area if provided. This is to help prevent contamination of recycling bins. Council will not collect recycling bins that are contaminated with unacceptable materials; C19 A room or caged area must be allocated for the storage of discarded bulky items awaiting collection and should be incorporated within the waste and recycling room. The space shall be adequate in size to meet the needs of the residents and shall be divided into sections ie. metals, e-waste, mattresses to maximise resource recovery. The ongoing management of disposal/recovery of these items is to be addressed in the waste management plan. The allocated space must be a minimum of 5m³. Consideration should be given to allocating space for a charity clothing bin, printer cartridge and toner bottle and mobile phone recovery bins as these items are able to be recovered by the private sector at no charge to the body corporates. Implementation of these types of recovery options will reduce the overall waste generated in these development sites;		basement level 02 close to the garbage room, that could be used for the storage of bulky waste and recycling items. Should the body corporates chose areas in these store rooms may include a charity clothing bin, printer cartridge and toner bottle and mobile phone recovery bins.
Residential amenity C20 Residential dwellings must be adequately insulated from noise and smell if they are adjacent to or above: a. chutes or waste storage facilities, or b. chute discharge, or c. waste compaction equipment, or d. waste collection vehicle access points; C21 Where possible, chutes should not be situated adjacent to habitable rooms due to the noise from hopper use and waste falling down the shaft;	Yes Refer to comment	Insulation is to be provided to residential units in accordance with the BCA and relevant Australian Standards.
Waste Management C22 The Waste Management Plan must describe how the waste management system will work and who is responsible for the transfer of waste and recycling for each stage of the process; C23 Signage in waste storage compartments must encourage residents to wrap garbage prior to placement in chutes, specify that no dangerous or bulky items be placed in chutes, and provide information about what is acceptable in the recycling system;	Yes	Refer to the Waste Management Plan prepared by Elephant Foot. Signage will be provided in accordance with the DCP requirements

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Controls for Mixed Use Developments C28 Where a development mixes residential with commercial uses, the waste handling, storage and collection system for residential waste (from the residential area) and commercial waste (from the commercial area) are to be completely separate and self-contained. They must have separate keys and locking systems; C29 The Waste Management Plan prepared for a mixed-use development must identify the collection points and management systems for both residential and commercial waste streams; C30 The waste handling and management system for each component of the mixed development must comply with the relevant provisions of this DCP (e.g. separate residential and commercial collection areas); C31 Sufficient space must be allocated in each waste and recycling storage room to store the amount of waste likely to be generated in each respective part of the development; C32 Each waste and recycling room must be located in an area that is easily accessible for waste service collection vehicles and convenient to the users; C33 Measures must be taken to ensure that noise and odour from the commercial waste facility does not impact on residents; C34 Commercial tenants in a mixed development must be actively discouraged from using the residential waste facilities; C35 The waste storage and recycling area shall be designed to enable each separately tenanted or occupied area within the building or complex to be provided with a designated and clearly identified space for the housing of sufficient commercial bins to accommodate the quantity of waste and recycling material likely to be generated.	Yes	Separate waste and recycling rooms are provided for the retail tenancies. These rooms are easily accessible to the retail tenancies. Refer to Waste Management Plan submitted with the Environmental Assessment.
4.3.26 Site facilities ***Controls*** C1 Loading facilities must be provided via a rear lane or side street where such access is available; C2 Adequate garbage and recycling areas must be provided to all developments. These areas are to be visually-integrated to minimise their visibility from the street. Such facilities must be located away from openable windows to habitable rooms to avoid amenity problems associated with smell; C3 To achieve amenity, provide either communal or individual laundry facilities to every dwelling, and at least one external clothes-drying area. The public visibility of this area should be minimised.	Yes	Loading facilities are provided from Gauthorpe Street, a secondary street, consistent with the DCP. Each individual unit will be provided with an internal laundry. Clothes drying on balconies will be screened from views by solid balustrades. Mail boxes are shown on the architectural drawings in convenient locations adjacent building entries. Refer to main body of Environmental Assessment under residential amenity for discussion on residential storage. Garden maintenance stores are conveniently located adjoining public and communal open space.

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Clothes drying is permitted on balconies but must be permanently screened from public view; C4 To avoid visual clutter, all apartments are to have a balcony that has portion of the balustrade which has a minimum height of 1.4 metres and minimum width of 1.5 metres wide to screen drying clothes; C5 To optimise convenience, lockable mail boxes should be provided close to the street and be integrated with front fences or building entries; C6 To minimise the negative impact of smells on occupants on upper levels ducted vents and scrubbers must be provided to commercial kitchens; C7 To facilitate the maintenance of communal open space, garden maintenance storage including connections to water and drainage should be provided; C8 To achieve storage of bulky goods, fixed storage is to be provided to every dwelling in accordance with the following average rates: • Studio and 1 bedroom 6 cubic metres • 2 bedrooms 8 cubic metres • 3+ bedrooms 10 cubic metres A minimum of 50% of the required storage volumes must be provided within each apartment and accessible from within a hall or living area; C9 To encourage sustainable transport options, provide change rooms, showers and lockers for people walking, running or cycling to work on all employment-generating development. Locate these facilities close to secure bicycle parking.		Bicycle storage areas are provided adjacent residential building entries for visitors and in the basement parking areas close to lifts.
4.3.27 Pedestrian access, parking and servicing ***Controls*** C1 To cater for mobility impairment, provide at least one main entry with convenient, barrier-free access in all buildings. Access should be direct and without unnecessary barriers. Obstructions which cause difficulties should be avoided. These include: • Uneven and slippery surfaces; • Steep stairs and ramps; • Narrow doorways, paths and corridors; • Devices such as door handles which require two hands to operate, or revolving doors. C2 To cater for mobility impairment, appropriately designed and convenient seating and ablutions should be provided; C3 To cater for drivers with mobility impairment, adequate parking should be provided for people with mobility disabilities, and safe, easy and convenient access to the building;	Yes	Disabled access is to be maintained via lifts and ramps to all areas of the public and private common areas. Refer to Accessibility Assessment prepared by Morris Goding Accessibility Consultants. Accessible car parking spaces are provided in the basements. 15% of dwellings have adaptable designs,

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C4 To cater for visitors with mobility impairment, the proportion of visitable dwellings should be maximised; C5 An assessment of the accessibility of developments by a suitably-qualified access consultant is to accompany all development applications for new buildings and substantial alterations to existing buildings involving changes to pedestrian access.		
4.3.28 Vehicular access ***Controls*** C1 Provide access to parking from rear or side lanes or secondary streets wherever possible. Where practical, buildings are to share vehicle access points, and internal on-site signal equipment is to be used if necessary. Vehicular access is to be avoided in locations identified in **Figure 75**; C2 To optimise pedestrian safety, pedestrian and vehicle access should be clearly differentiated; C3 Provide a minimum 6m distance between vehicle and pedestrian entries to avoid conflicts and maintain safety; C4 To optimise pedestrian amenity, driveways should be consolidated within blocks, particularly those in single body corporate ownership; C5 Vehicle access and pathway layouts should be designed to satisfy Australian Standards (AS2890.1 1993); C6 To optimise pedestrian access and safety, vehicular access ramps parallel to the street frontage are not permitted; C7 Where a port cochere is proposed, it is to be located so as not to interrupt pedestrian access to a building or along a street frontage. Pedestrian access is to be maintained along street footpaths; C8 The maximum permitted width of driveway crossings to detached, row and pair housing is 2.5 metres. The maximum permitted width of driveway crossings to all other lots is 6 metres generally, and 12 metres for the entrance to the retail centre near Homebush Bay. Dependent on the number of vehicles, 3m is the preferred width of driveway crossings, and car park and service entries; C9 In commercial, retail and light industrial developments, minimise the width of driveway crossings by consolidating car access, docks and servicing, and waste disposal. Avoid conflicts with pedestrian access and the impact of any such access on residential amenity; C10 Visual intrusion of vehicle access points must be minimised.	Yes	Access to basement car parking areas is provided via Timbrol Avenue and Gauthorpe Street, both side streets. Vehicle access is clearly defined and separated more than 6 metres from pedestrian entries. Driveways are consolidated with a median to separate the ingress and egress due to the number of cars. Vehicle access and pathway layouts are be designed to satisfy Australian Standards (AS2890.1 1993). Driveway entries are appropriate integrated in to the architectural design of the buildings.
4.3.29 On-site parking		

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Controls *Provision* C1 Parking provision shall be in accordance with the following tables: ***Residential*** *All dwelling types* max 1 space per dwelling (average) *Visitors* max 1 space per 10 apartments, min 1 space per 20 apartments *Service vehicles* max 1 space per 50 apartments for first 200 apartments plus 1 ***Commercial*** *Retail* 1 space per 40m² GFA *Service vehicles* 1 space per 500m2 for first 2,000m^2 and 1 space per 1,000m^2 thereafter (50% of spaces for trucks) *General* C2 Stack parking is not permitted for residential development; C3 Motorcycle parking equivalent to the area of 1 car parking space per 100 parking spaces, is to be provided in every building with on-site parking; C4 Provide 2% readily accessible parking spaces, designed and appropriately signed for use by people with disabilities; C5 Parking and service areas are to satisfy AS2890.1 and AS2890.2; *Parking for Adaptable Dwellings* C6 A minimum of 3.8m but may be up to 4.4m and line-marked as one space; *Basement and semi-basement car parking* C7 To maximise the area for soft landscaping consolidated parking areas should be concentrated under building footprints wherever possible; *At grade car parking* C8 To achieve a high quality public domain, at grade car parking is only permitted to the rear of shops, restaurants and the like, and to detached, pair and row housing. It must be located behind the building line and screened from the public domain unless accessed via a lane or private street;	Refer to comment	The proposal complies with the maximum residential parking rate. The proposal complies with the minimum visitor parking rate. Visitor parking is separated from residential parking areas with boom gates. No retail car parking spaces is proposed. The retail uses to cater for local residents who are able to walk. Retail staff will have excellent access to the train station and buses to serve Rhodes. Delivery van spaces are provided at the Gauthorpe Street vehicle entry within the basement. 30 tandem car spaces are provided. These spaces are to be allocated to the same units. Motor cyclists will be allocated car parking spaces with their units and will be able to park in those spaces. All adaptable units will receive an adaptable car space designed in accordance with the relevant Australian Standards. Basement car parking is proposed in accordance with the site-specific building envelope controls. No at grade car parking is proposed. Above ground car parking is proposed behind Building B and will not be visible from the street. Refer to Transport Impact Assessment report.

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Above ground car parking C9 To achieve a high-quality public domain, internal car parking which protrudes more than 1.2 metres above ground level of the adjacent public domain must be located behind the building alignment and be screened from the public domain in a manner that is an integral part of the external design of the building; C10 Parking structures should be designed to minimise reliance on artificial ventilation of car exhaust.		
Bicycle Parking C11 To encourage cycling, provide the following bicycle parking; *Residential* min 1 space per 3 apartments *Visitors* min 1 space per 12 apartments **Retail** *Visitor* min 1 space per 750m2 GFA *Retail complex / shops* min 1 space per 300m2 sales floor for employees min 1 space per 1,000m2 sales floor area for shoppers *Cafes* min 1 space per 25m2 public area for employees min 2 spaces for clientele C12 For other uses and the dimensions of all bicycle parking facilities, comply with provisions in the 'Guide to Traffic Engineering Practice Part 14: Bicycles', Austroads 1999; C13 To encourage cycling resident and employee bicycle parking to be secure; C14 Provide bicycle parking in all public car parks; C15 To encourage cycling provide end-of-cycle trip facilities in retail / commercial developments.	Refer to comment.	Bicycle parking is provided in the public domain for visitors adjacent to the retail tenancies and building entries and in the basement for private residents. Refer to Transport Impact Assessment report.