URBIS

DRAFT SITE SPECIFIC DCP – WESTERN SYDNEY UNIVERSITY BANKSTOWN CAMPUS

21.01.2021

Control	Comment	Compliant
1.1 Land to which this DCP applies	The SSD site area reflects that of the draft DCP.	Yes
1.2 Application This DCP applies to development for the purposes of an educational establishment and associated ground floor uses.	The SSD proposes an educational establishment and associated ground floor uses.	Yes
1.3 Site Objectives O1. To ensure that any new building responds to its context including Paul Keating Park, the public domain and adjoining buildings within the Bankstown civic precinct. O2. To provide a high quality, contemporary building that can accommodate a university, with supporting shops and food and beverage uses. O3. To ensure that the new building provides a high level of amenity for the public domain. O4. To ensure the new building promotes interaction and activity with the public domain through active frontages. O5. To ensure that the new building facilitates an appropriate level of sun access into Paul Keating Park, particularly in the winter months.	The SSD is consistent with the site objectives as outlined within the draft DCP.	Yes

Control	Comment	Compliant
O6. To ensure public domain enhancements around the site, which are integrated through the provision of a pedestrian prioritised Appian Way, improved Rickard Road streetscape and enhanced interface with Paul Keating Park. O7. To provide generous landscaped areas at ground level around the perimeter of the site to ensure suitable interfaces with surrounding properties and facilitate ease of movement for pedestrians. O8. To encourage the use of active and public transport nodes by students, staff and visitors to the site, while minimising reliance on cars to the site.		
1.4. Character Statement	The SSD is consistent with the Character Statement as per the draft DCP.	Yes
1.5 Height		
Objectives O1. Provide for a landmark building with capacity to accommodate a top tier university offering a wide range of educational, research and employment opportunities. O2. Prevent interference with Bankstown Airport operations. O3. Maintain an acceptable level of solar access into Paul Keating Park.	The SSD is consistent with the Height Objectives: ▪ The proposed built form has resulted for an extensive design excellence process and consultation with Council and the NSW Government Architect. ▪ CASA have provided Airspace Controlled Activity Approval. ▪ The building is compliant with the solar access control as proposed by Council.	Yes
Controls C1. The maximum height of any building is 83m in accordance with the Bankstown Local Environment Plan 2015 Height of Buildings Map (as amended).	The proposed building is complaint with the 83m height control.	Yes

Control	Comment	Compliant
1.6 Setbacks		
Objectives O1. Make a positive contribution to the streetscape and public domain, by incorporating setbacks for landscaping including canopy trees suitable for street planting capable of achieving 20m height at maturity, pedestrian movements and view corridors. O2. Ensure the building is responsive to its built context. O3. Maintain an acceptable level of solar access into Paul Keating Park.	The SSD is consistent with the Setbacks Objectives: ▪ The proposal incorporates appropriate setbacks for landscaping, pedestrian movements and view corridors. ▪ The built form is responsive to the surrounding built context. ▪ An appropriate level of solar access is maintained to Paul Keating Park.	Yes
Control C1. The building is to achieve design excellence and respond to advice issued by the State Design Review Panel. The building is to incorporate design cues in response to surrounding civic buildings, though not to the detriment of achieving design excellence.	The proposed building achieves design excellence and responds to the advice of the State Design Review Panel as outlined within Appendix C of the 'Amended Design and Response to Submissions Report'.	Yes
C2. The building's east elevation is to align with the western edge of The Appian Way carriage way to facilitate pedestrian movement, maintain a view corridor and facilitate tree planting and hard and soft landscaping as envisioned in Council's *Bankstown Complete Streets* and draft *Paul Keating Park 2040 Masterplan*.	The proposed built form aligns with the western edge of The Appian Way carriage way.	Yes
C3. Above the ground level, the building's north elevation is to align with the northern boundary to create a defined street edge to Rickard Road.	The built form aligns with the northern boundary to create a defined street edge to Rickard Road.	Yes
C4. Awnings must be designed to allow growth of including canopy trees capable of achieving 20m height at maturity suitable for street planting, avoiding the need for cutouts or holes if possible.	The proposal is capable of complying with this control. There are no awning cut outs proposed.	Yes

Control	Comment	Compliant
C5. To facilitate deep soil zones the basement is not to extend under the alignment of The Appian Way carriage way.	The proposed basement does not extend under the alignment of The Appian Way.	Yes
C6. The west elevation of low-rise tower volume is to be setback above the podium volume to emphasis the strong base of the building and its visual relationship to the adjoining Bankstown Library and Knowledge Centre.	The proposal complies with this control.	Yes
C7. The south elevation of the mid-tower volume is to be as narrow as possible to minimise the building mass from view points in Paul Keating Park and The Appian Way.	The proposal complies with this control.	Yes
C8. The south and west elevations of the cantilever volume are to set back from the middle volume to mitigate shading onto Paul Keating Park.	The proposal complies with this control.	Yes
1.7 Solar Access		
Objectives O1. Maintain an acceptable level of solar access into Paul Keating Park, to ensure it remains a high performing, flexible public space with attractive and healthy landscaping.	As illustrated in the Solar Access Report Addendum prepared by Urbis (January 2021) and submitted as **Appendix I** of RFI Response the proposal will maintain acceptable solar access to Paul Keating Park.	Yes
Controls C1. The building must allow for 4 hours of continuous solar access to a consolidated area of Paul Keating Park between 10am and 3pm on 21 June (inclusive of existing shadow). The size of the consolidated area must be a minimum 50% of the area of Paul Keating Park (not including the footprint of existing buildings).	The proposal is compliant with this control with greater than 50% of Paul Keating Park achieving 4 hours of solar access between 10am and 3pm at mid-winter as illustrated in the Solar Access Report Addendum prepared by Urbis (January 2021) and submitted as **Appendix I** of the RFI Response.	Yes

Control	Comment	Compliant
1.8. Active Street Frontages		
Objectives O1. Provide ground level frontages that promote integration between the campus and the public domain, and which are visually and/or physically permeable to the public during operating hours. O2. Promote activity and interest by encouraging active and attractive uses at the ground level, which open to the public domain. O3. Enhance public security and passive surveillance. O4. Foster pedestrian activity around the site.	The built form complies with the Active Street Frontages Objectives of the draft DCP.	Yes

Control	Comment	Compliant
Controls C1. 75% of the ground level frontage is to be visually and/or physically permeable to the adjoining public domain.	Active frontages are provided along Rickard Road, The Appian Way and the sites frontage to Paul Keating Park including the south western corner adjoining the Bankstown Library and Knowledge Hub.	Yes
C2. Active street frontages are to be provided along the site frontage to The Appian Way, Rickard Road and Paul Keating Park to the extent identified in **Figure 2.**	Active frontages are provided along Rickard Road, The Appian Way and the sites frontage to Paul Keating Park including the south western corner adjoining the Bankstown Library and Knowledge Hub.	Yes
C3. Publicly accessible and attractive uses are to be incorporated at the ground level, with entrances that are inviting to use and relate to pedestrian paths around the site and in its vicinity.	The ground plane will be publicly accessible with entrances that are inviting to pedestrians.	Yes
C4. Minimise blank walls, fire escapes, service doors, plant and equipment hatches.	Blank walls, fire escapes, service doors, plant and equipment hatches have been minimised and where possible these have been located within the western elevation along the Library Laneway, including substation and air intakes.	Yes
C5. Where services such as fire escapes, service doors and equipment hatches / fire boosters cannot be avoided on ground level facades, elements of visual interest, such as display cases, or creative use of materials must be incorporated into the design.	The substation & services to the laneway are finished with a patterned screen of coloured terracotta baguettes. The colour and texture reference the earthen colours of the building sun shading, enlivening the facade. See **Attachment C and D** for further details.	Yes
C6. Provide a high standard of finish and level of architectural detail for shopfronts.	A high standard of finish and level of architectural detail has been applied to the building including the shopfronts.	Yes

Control	Comment	Compliant
	See **Attachment C** for further details.	
C7. Shopfront floor levels are to be as close to the footpath level as possible, with consideration of flood levels adjoining the building.	The proposed built-form ensures shopfront levels are as close as possible to the adjoining footpath levels.	Yes
1.9. Public Domain		
Objectives O1. Coordinate and integrate the building and ground level hard and soft landscaping with the adjoining public domain and civic buildings, in accordance with Council's *Bankstown Complete Streets* and draft *Paul Keating Park 2040 Masterplan*. O2. Prioritise pedestrian movement, safety and amenity along The Appian Way, including the creation of pedestrian only zone and shared vehicle access zone. O3. Install street furniture, landscaping, utilities and equipment to contribute to the community's enjoyment of the public domain, while not impeding pedestrian movement or safety. O4. Improve pedestrian amenity and safety along Rickard Road. O5. Integrate services within the building so that they do not detract from the public domain.	 The ground level hard and landscaping is being developed in conjunction with Council to ensure it integrates with the adjoining public domain. Pedestrian movement is prioritised along The Appian Way through the inclusion of a pedestrian only zone and a shared vehicle zone. Street furniture will be appropriately integrated into the public domain. Pedestrian amenity and safety along Rickard Road is improved through the SSD design. Services are integrated into the building with the exception of the fire booster along Rickard Road which has been located within a garden bed. It is proposed that the assembly is exposed and not placed in placed in cabinet to retain visual line of sight to the retail frontages. Alternatively a condition would be accepted requiring the hydrant to be contained within a cabinet designed and finished with materials acceptable to the Council	Yes

Control	Comment	Compliant
	Refer to **Attachment E** (page 10 Section 3.1 Access and Circulation) - VPA Public Domain Scope of Works prepared by Aspect on 27 November 2020.	
Controls C1. Ground level landscaping shall be integrated with *Bankstown Complete Streets* and the draft *Paul Keating Park 2040 Masterplan* and incorporate soft landscaping, paving, street furniture, bike parking, and the like, to be coordinated with new and existing services infrastructure. The works will be subject to detailed design in consultation with Council.	Refer to **Attachment E** VPA Public Domain Scope of Works prepared by Aspect on 27 November 2020. The proposal is capable of compliance with this control.	Yes
C2. Pedestrian weather protection will be provided in the form of awnings and building overhang on Rickard Road, The Appian Way and Paul Keating Park.	The proposal is compliant with this control.	Yes
C3. Street tree planting will be provided along The Appian Way and Rickard Road for shade, amenity and to ensure appropriate pedestrian wind comfort conditions (see Section 1.12 of this DCP).	The proposal is capable of compliance with this control.	Yes
C4 Ensure ground floor frontages are pedestrian oriented and of high design quality to add vitality to streets.	The proposal is compliant with this control.	Yes
C5. Presentation of services such as substations and fire boosters must be designed into the building and must not detract from the building presentation or pedestrian experience.	The proposal is capable of compliance with this control.	Yes
C6. Tree selection must not be suitable for Australian White Ibis birds. Other Ibis management techniques must be implemented, utilising Council's *Australian White Ibis Management Plan* as a guide.	The proposal is compliant with this control.	Yes
C7. Clearly identifiable wayfinding signage must be provided along The Appian Way to encourage students walk along The Appian Way and The	The proposal is capable of compliance with this control.	Yes

Control	Comment	Compliant
Mall, in preference to Jacobs Street for student safety. The wayfinding signage must be approved by Council.		
C8. The Green Travel Plan required by 1.10 *Parking, Access and Transport,* C1 must include provisions to remind students to safely cross Jacobs Street at crossings and signalised intersections.	The proposal is capable of compliance with this control.	Yes
1.10. Parking, Access and Transport		
Objectives O1. Promote the use of active and public transport by minimising car parking provision. O2**.** Implement the vision articulated in *Bankstown Complete Streets* and *Paul Keating Park 2040 Masterplan* for an active and public transport friendly CBD through public domain works and the provision of bicycle facilities. O3. Ensure student safety by discouraging pedestrian access along Civic Drive across Jacobs Street.	The proposal is consistent with the Parking, Access and Transport objectives of the draft DCP.	Yes
Controls		
C1. A comprehensive Green Travel Plan is to be prepared for the Campus to ensure mode share targets are implemented and maintained during operation. The travel plan is to include strategies for encouraging students	The proposal is capable of compliance with this control.	Yes

Control	Comment	Compliant
to utilise The Appian Way down to The Mall, in preference as opposed to diverting across Jacobs Street.		
C2. Vehicular access to the basement is to be via the adjoining Library accessway.	The SSD is compliant with this control.	Yes
C3. All vehicular parking is to be located within the building's basement.	The SSD is compliant with this control.	Yes
C4. Any passenger drop-off and pick up activities are to occur on The Appian Way.	The SSD is compliant with this control.	Yes
C5. All loading and unloading is to be undertaken within the university basement loading dock.	All loading activities associated with the university will occur within the dedicated basement loading dock.	Yes
C6. A Loading Dock Management Plan is to be submitted with any development application that demonstrates that deliveries and pick ups will be properly managed without impacting on Rickard Road, access into the Bankstown Library and Knowledge Centre and the university basement driveway. The Plan must specify the times when deliveries or pick ups can be made, and require advance bookings to be made with the loading dock manager.	A loading dock management plan will be prepared prior to operation once the final users of the building have been consulted.	Yes
C7. High-quality, secure bike parking and end of trip facilities will be provided for staff within the building's basement.	The SSD is compliant with this control.	Yes
C8. A minimum of 100 bicycle spaces for student and visitors are to be provided. A maximum of 20 bicycle spaces are permitted within the public domain footprint.	136 bicycle parking spaces are proposed within the site with an additional 20 spaces proposed within the Public Domain. Basement 1: ▪ Staff = 56 ▪ Students/Visitors = 42 Ground Floor:	Yes

Control	Comment	Compliant
	▪ Students/Visitors on Site = 38 ▪ Students/Visitors within Public Domain = 20	
C8. A minimum of 32 staff bicycle spaces are to be provided within the basement in an accessible location. Cages or lockers are not to be in the public domain.	The SSD is compliant with this control with 56 staff bicycle spaces proposed within the basement and an additional 42 student visitor spaces provided within the basement.	Yes
C9. Access to bike parking is to be clearly identified by signage	The SSD is compliant with this control.	Yes
C9. Parking is to be provided in accordance with the rates specified in **Table 1**. Any shortfall in parking provision may be addressed through a Planning Agreement in accordance with Section 7.4 of the *Environmental Planning and Assessment Act 1979.*	The SSD is compliant with this control.	Yes
C10. A Traffic Management Plan is to be prepared that sets out management principles for pick up and drop offs along The Appian Way in peak periods.	A Traffic Management Plan was submitted with the Amended DA and RTS Report as Appendix P which addresses this control.	Yes
1.11. Wind		
Objectives O1. Minimise wind impacts on the building's outdoor spaces, The Appian Way and Paul Keating Park to protect and enhance amenity and encourage tree growth.	Wind impacts have been minimised as discussed in the Pedestrian Wind Environment Study (19 January 2021) submitted as **Attachment J** of the Response to RFI.	Yes
Controls C1. A Wind Impact Assessment is to be submitted with any development application that demonstrates compliance with pedestrian wind comfort and safety criteria both within the public domain and usable open spaces within the building.	A Wind Impact Assessment has been submitted that demonstrates compliance with pedestrian wind comfort and safety criteria both within the public domain and usable open spaces within the building.	Yes

Control	Comment	Compliant
C2. All mitigation measures recommended by the Wind Impact Assessment must be incorporated into the building.	Mitigation measures within the Wind Assessment are proposed within the SSD.	Yes
C3. Wind mitigation measures must facilitate ground floor activation and must not include the incorporation in of opaque panels or walls.	The SSD is capable of compliance with this control.	Yes
C4. Wind mitigation measures must address potential impacts on pedestrian comfort in The Appian Way and Paul Keating Park associated with the proposed building.	The SSD is capable of compliance with this control.	Yes
1.12. Flood		
Objectives O1. Reduce the risk to human life and damage to property caused by flooding O2. Ensure the development does not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties O3. Ensure the development incorporates appropriate measures to manage risk to life from flood	The proposal is consistent with the Flood objectives of the draft DCP. Refer to **Attachment A** – Council's Option B drainage works prepared by Council on 17 November 2018.	Yes
Controls		
C1. Implement the relevant Flood Planning Controls including Clause 6.3 'Flood Planning' of the *Bankstown Local Environmental Plan 2015*, Part B12 'Flood Risk Management' of the *Bankstown Development Control Plan 2015* and *Bankstown Development Engineering Standards 2009*.	Refer to the Flood Assessment prepared by Bonacci, at Appendix V of the Amended DA and RTS report for further details. Refer to **Attachment A** – Council's Option B drainage works prepared by Council on 17 November 2018.	Yes
C2. Habitable floor levels are to be at least 500mm above the 100-year average recurrence interval (ARI) flood level.	Refer to Attachment B – Civil Drawing C00-41 and C00-42 prepared by Bonacci.	Yes

Control	Comment	Compliant
	Both Civil drawings prepared by Bonacci include 1% AEP levels and FFL's highlighted in yellow.	
C3. The basement entry must have a crest point with a surface level of at least 100mm above the 100-year ARI water surface level. All other means of water ingress to the basement (including stairways, lift entries and vents) must also be protected to at least the same level of immunity.	Refer to the Flood Assessment prepared by Bonacci, at Appendix V of the Amended DA and RTS report for further details.	Yes
C4. Velocity-depth product (VxD) shall be limited to 0.4 m2/s for flows in an overland flow path where there is high pedestrian use and/or vehicular use as per *Bankstown Development Engineering Standards 2009.*	Refer to the Flood Assessment prepared by Bonacci, at Appendix V of the Amended DA and RTS report for further details. Refer to Attachment B – Civil Drawing C00-41 and C00-42 prepared by Bonacci	Yes
C5. A Flood Emergency Response Plan is to be submitted with any development application.	Please see Western Sydney University Bankstown City Campus Development – Flood Emergency Response Plan, dated 11 August 2020 and prepared by Bonacci, submitted on 28 August 2020.	Yes
C6. The stormwater design must be consistent with the *Salt Pan Creek Catchments Floodplain Risk Management Plan 2013*. The final stormwater and infrastructure design must be to Council's satisfaction.	A Letter of Offer has been submitted to Council and was exhibited with the LEP amendment. It includes a commitment to funding required flood management works, specifically Council's full drainage upgrade solution prior to the occupation of the building	Yes
1.13. Materials		
Objectives O1. Ensure that the building design contributes design excellence to the public domain for the length of the building life.	The proposal is consistent with the Materials and Finishes objective of the draft DCP and will contribute design excellence to the public domain or the length of the building life.	

Control	Comment	Compliant
Controls C1. Utilise high quality building materials.	The SSD utilises high quality building material. Further details on materials and finishes is contained in **attachment 06**.	Yes
C2. Design building components including the structural framing, roofing and facade for longevity.	The SSD is capable of compliance with this control.	Yes
C3. Utilise low maintenance building materials.	The SSD is compliant with this control.	Yes
C4. Any part of the building within the nominated flood planning levels is to be built from flood compatible materials to minimise damage or erosion from floodwater.	The SSD is capable of compliance with this control.	Yes
1.14. Sustainability		
Objectives O1. Provide for ecologically sustainable development outcomes	The building provides for ecologically sustainable development outcomes.	Yes
Controls C1. The building should be designed to achieve 5 Star Green Star rating.	The building will achieve a 5 Star Green Star rating.	Yes