

Green Square Town Centre Development Control Plan 2012

as amended October 2022



Green Square Town Centre development control plan 2012

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GSTC 1

Introduction

GSTC 1.1 Purpose of this Development Control Plan

This Development Control Plan (“DCP”) has been made in accordance with Section 74C of the *Environmental Planning and Assessment Act 1979* (the “Act”) and complements the provisions of *Sydney Local Environmental Plan (Green Square Town Centre) 2013* (the “LEP”). It should also be read in conjunction with the *Green Square Town Centre Public Domain Strategy* adopted in March 2013.

The DCP provides more detailed provisions than those in the LEP for development in the Town Centre that will:

- (a) recognise and reinforce the distinctive characteristics of the Town Centre as the major centre for the surrounding neighbourhoods; and
- (b) protect and enhance the public domain.

Compliance with the provisions of this DCP does not necessarily guarantee that consent to a Development Application (“DA”) will be granted. Each DA will be assessed having regard to the LEP, this DCP, other matters listed in Section 79C of the Act, and any other policies adopted by the Consent Authority.

Consistent application of the provisions of this DCP will be given high priority by the Consent Authority.

GSTC 1.2 Plan name and commencement

This plan is called the *Sydney Development Control Plan (Green Square Town Centre) 2012*.

This plan was adopted by Council on 2 April 2012 and came into effect on 24 April 2012.

GSTC 1.3 Land to which this plan applies

This DCP applies to land covered by the LEP, as shown on Figure 1.1 Site Identification Map.

Figure 1.1: Site Identification Map



GSTC 1.4 Objectives of this Development Control Plan

The objectives of this DCP are to ensure:

- (a) the future redevelopment of Green Square Town Centre will result in a model example of sustainable urban renewal;
- (b) development of a fine grain, diverse, attractive and inviting precinct that is a place to live, work and recreate;
- (c) the Green Square Town Centre consists of a high quality public domain to be used by the general community for active and passive recreation, living and working;
- (d) the Green Square Town Centre will provide an exemplar of sustainable development through the integration of Green Infrastructure uses in the development of the public and private domain;

- (e) the heritage significance of the former Royal South Sydney Hospital is conserved and adaptively reused for community and residential uses;
- (f) new buildings respond in an appropriate manner to their context in order to minimise their impact on the amenity of neighbouring dwellings and urban character of the surrounding area;
- (g) new buildings achieve design excellence and maximise the amenity of occupants and the overall environmental performance of the Town Centre;
- (h) the street network provides attractive tree-lined streets with an emphasis on pedestrian and bicycle priority, access to public transport and 'water-sensitive urban design' elements; and
- (i) new development responds appropriately to alleviate the impact of stormwater and flooding risk through the design and location of streets and open space and the design of buildings.

GSTC 1.5 Relationship of this plan to the LEP, other DCPs and policies

This DCP has been made in accordance with Section 74C of the Act and complements the provisions of the LEP.

Where there is any inconsistency between this DCP and the LEP, the LEP prevails. The DCP provides more detailed provisions than those in the LEP for development on the Green Square Town Centre.

In this DCP, 'Consent Authority' means the City of Sydney Council, in its capacity under the *Environmental Planning and Assessment Act 1979*, or the Central Sydney Planning Committee (the "CSPC"), and 'Council' means the City of Sydney Council in its capacities outside the *Environmental Planning & Assessment Act 1979*, such as a land owner or authority under the *Local Government Act 1993*, or similar.

GSTC 1.6 Interpretation

Where this DCP uses terms that are defined in the LEP applicable to the land, the definitions in the LEP are adopted. Other terms used throughout this DCP are defined in Schedule 3 Glossary of Terms. In addition, certain provisions of this DCP include definitions that are specific to those provisions.

A reference in this DCP to any Australian Standard, legislation or policy includes a reference to any amendment or replacement as made.

GSTC 1.7 Development contributions and planning agreements

Development Contribution Plans apply to land within the City of Sydney Local Government Area. This information is available on the City website (www.cityofsydney.nsw.gov.au). The following Development Contributions Plans apply to the area:

Section 94 Development Contributions Plan 2006

The *City of Sydney Section 94 Development Contributions Plan 2006* was approved by Council on 12 March 2007 and came into force on 7 April 2007. This Contributions Plan applies to development approved by the Consent Authority. Development contributions are payable for development that increases the worker and residential population and floor space.

Green Square Town Centre Infrastructure Strategy 2006

The *Green Square Town Centre Infrastructure Strategy 2006* was approved by Council and the CSPC in April 2006, and identifies the essential infrastructure and public domain works necessary to support development of the Town Centre.

The Strategy details how the delivery of the infrastructure can take place while recognising that:

- the identified infrastructure is reasonably essential to achieve appropriate public amenity and meet basic needs to support higher density development; and
- land within the Town Centre can only be rezoned as set out in the LEP if the appropriate level of services and public domain can be provided and Council is satisfied of this requirement.

Thus the 'un-deferral' (or rezoning) of Town Centre land will only proceed for sites where the infrastructure requirement can be met. The remainder will be deferred.

The process of 'un-deferring' land is outlined in the *Green Square Town Centre Infrastructure Strategy 2006*. It is anticipated that voluntary Planning Agreements between the Council and landowners are the mechanism to achieve this outcome.

Planning Agreements

Planning Agreements are made in accordance with the requirements of the Act and are **voluntary agreements** between Council and a landowner. Planning Agreements within the City of Sydney are listed on a public register.

A Planning Agreement relates to the provision of 'public benefit' and may include infrastructure works and recurrent expenditure in relation to a public amenity, service or facility. A Planning Agreement specifies how it relates to any applicable Section 94 Contributions Plan, and may provide that a development be excluded from the requirements of that Plan in exchange for works in kind. Early contact should be made with Council officers where Planning Agreements are envisaged for the provision of public facilities or the like outside of the requirements of the Section 94 Contributions Plan.

GSTC 1.8 Monitoring and review

The Consent Authority is required to keep the LEP and DCP under regular and periodic review. The Consent Authority is committed to this process to ensure that the Plans continue to be useful and relevant planning instruments.

The Consent Authority is to review *Sydney Local Environmental Plan (Green Square Town Centre) 2013*, *Sydney Local Environmental Plan (Green Square Town Centre—Stage 2) 2013* and the *Green Square Town Centre Development Control Plan 2012* at least five yearly intervals in order to:

- (a) assess the continued relevance and responsiveness of the Plan's provisions;
- (b) the achievement of the objectives of the Plan; and
- (c) identify the need for changes to the provisions to better achieve the objectives of the Plan and changes in circumstances.

GSTC 2

Desired future character

GSTC 2.1 Locality statement

The Green Square Town Centre will be the residential, commercial, retail and cultural centre for the Green Square Urban Renewal Area. When the Green Square Town Centre is complete, it will have the potential to accommodate approximately 5,850 residents and 9,300 workers, creating a new village hub for the southern areas of the City of Sydney.

It will be a highly accessible place, providing good access to and from the centre, through walking, cycling or public transport. The Town Centre will provide a range of open spaces including parks and plaza areas which will offer places for relaxation, recreation and venues for community events. Shea's Stream and its interpretive elements will be a key design feature along the east-west spine. Community buildings will be provided including the re-use of the heritage buildings of the former Royal South Sydney Hospital and a new community library at the heart of the Town Centre.

It will be an exciting new centre that will set new benchmarks in public domain design and ecologically sustainable development. As a large scale urban renewal project, the Town Centre will demonstrate that cities can grow in ways that are 'climate positive' whilst still be economically and environmentally sustainable.

As far as practicable, buildings in the Town Centre will be designed and constructed for connection to Green Infrastructure systems (trigeneration, non-potable recycled water and automated waste).

GSTC 2.2 Principles

- (a) Enable the Green Square Town Centre to achieve its potential to become a 'Planned Major Centre' as nominated in the NSW State Government's *Metropolitan Plan for Sydney 2036*.
- (b) Encourage development that takes advantage of Green Square's proximity to Central Sydney, the surrounding network of educational and cultural institutions, and Sydney Airport and the ports.
- (c) Integrate the Green Square Town Centre with the wider Green Square Urban Renewal Area.
- (d) Ensure that the type and scale of retail development will reflect the centre's role as a 'Planned Major Centre'.
- (e) Locate retail and other active uses at the ground level to create interest and activity.
- (f) Provide a high quality public domain that is highly accessible, safe, encourages diverse social interaction, accommodates active and passive activities, and is enhanced with public art.
- (g) Develop, through the design, layout and management of buildings and the public domain, an area that is safe and pleasant to walk and cycle.
- (h) Establish an integrated pedestrian, bike and public transport network that encourages sustainable travel behaviour.
- (i) Establish a public infrastructure system that will accommodate stormwater and floodwater management to ensure that development both within and outside of the Town Centre is not adversely affected by flooding and that flood risks and hazards are minimised.

- (j) Develop the Green Square Town Centre as a model for environmentally sustainable design in new centres.
- (k) Provide a coherent structure of streets that complements the existing, adjacent street network and is highly permeable for pedestrians.
- (l) Encourage adaptable building designs that can accommodate changes in land use over time.
- (m) Provide for development that creates appropriate, adaptable and affordable housing.
- (n) Establish a civic place, including the Green Square library, as the heart of the Town Centre, to bring activity and a unique identity.

GSTC 3

Local infrastructure

GSTC 3.0 Variation to local infrastructure and transport

In planning for the local infrastructure and transport needs of the Green Square Town Centre the Consent Authority recognises the need for this DCP to adopt a flexible approach.

This DCP identifies the future location and alignment of Town Centre streets, the Eastern Transit Corridor and bus routes. These are articulated in the DCP provisions for street network and hierarchy, access and circulation, the indicative street sections and other provisions. However, these matters are subject to detailed design resolution and relevant authority approval. It is noted that the final transport, street design and traffic management arrangements may vary from the provisions in this DCP.

Objective

- (a) To provide reasonable flexibility to ensure that detailed design development of local infrastructure and transport is not unduly constrained.

Provision

- (1) Where local infrastructure and transport arrangements are being considered, including alternatives to the arrangements set out in this DCP, a reasonable degree of flexibility in design will be acceptable. Where this occurs, alternative proposals should illustrate consistency with the objectives of this DCP and should make reference to specific DCP provisions as a benchmark.

GSTC 3.1 Public open space

Objectives

- (a) Achieve a strong definition of the public domain with integration of design themes and signature elements to give Green Square Town Centre a sense of place and to establish it as the focal point of the Green Square Urban Renewal Area.
- (b) Achieve an adaptable public domain capable of accommodating a broad range of uses and events (including major events), experiences and activities.
- (c) Establish a diverse and sustainable range of public spaces, plazas and parks throughout the centre that encourage social interaction and use by everyone.
- (d) Achieve a variety of spaces that are inclusive of particular needs and desires of key community groups such as children, young people, older people, people on low incomes and people with a disability.
- (e) Achieve desirable public open spaces with high levels of amenity addressing safety, climate, activity, circulation, seating and enclosure.
- (f) Integrate the Town Centre and surrounding communities by providing a community focus and spaces for people to meet, walk, recreate and feel safe.
- (g) Enable the provision of appropriate facilities within the public domain to enhance the usability of the Town Centre.
- (h) Integrate the management of stormwater and floodwater into the design of public open spaces.
- (i) Achieve well integrated interpretive water elements, ecologically sustainable and landmark public art to create a more visually interesting and culturally diverse public domain.

Provisions

- (1) Where required to be provided by Council, public open space is to be made available in the locations identified in Figure 3.1: Public open space and in accordance with the standards set out in Table 3.1: Public open space – key characteristics and the detailed design considerations below.
- (2) Public open spaces are to be designed to include clear, accessible, safe and convenient linkages to each other, especially to the Transport Place, Green Square library and plaza, Neilson Square, and The Drying Green.
- (3) Design of the public domain is to integrate stormwater and floodwater management, and to include well integrated interpretive water elements and ecologically sustainable public art intrinsic to the management of local stormwater.
- (4) Design of the public domain is to include design elements, furniture and fixtures to facilitate temporary events, both small and large scale.
- (5) Landscaping and choice of materials is to respond to the character of each space and is to unite and relate to the other spaces throughout the Town Centre.
- (6) Design of open spaces is to be of the highest quality, incorporating features such as indigenous tree species, well integrated landmark public art and appropriately varied hard surface design.
- (7) Vehicular movements through the plazas are to be generally restricted except for public transit, emergency vehicles, servicing and vehicular drop-off, and special events.

Figure 3.1: Public open space



KEY

- A** Transport Place
- B** Green Square (plaza), black hatch indicates public building
- C** Neilson Square
- D** The Drying Green
- E** Matron Ruby Grant Park
- F** Refer to Conservation Management Plan for heritage curtilage (Main administration building)

Table 3.1: Public open space – key characteristics

Name	Purpose	Activity	Requirements
The Drying Green	Primary green space	Play (formal and informal).	Deep soil planting throughout. Floodwater management/detention basin. Soft landscaping elements.
Matron Ruby Grant Park	Park	Passive recreation.	Include mature planting. Reflect cultural and heritage values.
Green Square plaza	Premier plaza Focus of district and community identity and learning	District and major community events and gatherings. Activities for all age groups.	Generous space expressed through a variety of outdoor 'rooms'. Include future light rail and community library.
Neilson Square	Community plaza	Local focus for gatherings and participation in community life.	More intimate plaza space. Opportunities for informal play. Soft landscaping elements. Ensure sufficient space for light rail.
Transport Place	Transport hub	Pedestrian, cycle and public transport interchange. East-west bus connections. North-south rail connections.	Direct pedestrian connections to Green Square plaza and to employment to the west. Concourse retailing and services to be explored. Mitigate traffic impacts.

GSTC 3.1.1 The Drying Green

- (1) A park of a minimum size of 5,500sqm is to be provided in the location identified in Figure 3.1: Public open space and is to:
 - (a) provide the primary green open space for the Green Square Town Centre, delineated by Zetland Avenue, Paul Street (Dunning Avenue extension), Portman Street and Geddes Avenue;
 - (b) provide for primarily soft landscaping and deep soil planting. Car parking is not to be located beneath the park;
 - (c) accommodate a range of experiences and activities including space for outdoor performances, events and temporary art installations;
 - (d) include informal seating areas, public amenities, BBQs, and shade structures;
 - (e) provide a safe play area/playground for children which is to:
 - (i) visually and physically connect, address and respond to the main park area; and
 - (ii) be vandal and graffiti resistant;
 - (f) include play elements integrated into the landscape design;
 - (g) provide opportunities and fixtures to support small scale events and open air vending;
 - (h) facilitate cross-site pedestrian connections including a walking route to the former Royal South Sydney Hospital site. Pedestrian connections are to be carefully integrated to maintain the predominantly open landscape character;

- (i) perform a dual recreation and stormwater detention function. It is to achieve an appropriate balance between the two functions;
- (j) retain existing trees along Portman Street and provide new street trees in accordance with the relevant Street Tree Masterplan to define the Portman Street boundary of the park; and
- (k) achieve direct sunlight each hour between 11am and 2pm for at least 50% of the park.

GSTC 3.1.2 Neilson Square

- (1) A neighbourhood plaza, Neilson Square, of a minimum size of 1,559sqm (including the Transit Corridor) is to be provided in the location identified in Figure 3.1: Public open space and is to:
 - (a) provide a linear termination of Zetland Avenue, and act as a signifier for entry into the Green Square Town Centre core;
 - (b) create an open space plaza tailored towards the local community which provides a refuge place of a more intimate scale and character than the Green Square plaza;
 - (c) be capable of supporting smaller public gatherings and provide non-staged performance spaces;
 - (d) include play elements integrated into the landscape design and enable informal play;
 - (e) enable small, temporary markets through the provision of required fixtures including water and power supply;
 - (f) be fronted by specialty retail and café/restaurant uses, including the opportunity for al-fresco dining along the southern edge;
 - (g) allow for continuation of Zetland Avenue public transit route along the northern edge;
 - (h) integrate the function and interpretation of Shea's Stream into the landscape design;
 - (i) be landscaped to include shaded areas and native trees; and
 - (j) achieve direct sunlight each hour between 12 midday and 2pm for at least 50% of a 4m wide strip along the full length of the southern edge.

GSTC 3.1.3 Green Square plaza

- (1) A plaza of a minimum size of 6,257sqm (including the Transit Corridor), is to be provided in the location identified in Figure 3.1: Public open space and is to:
 - (a) provide the principal gathering space to act as the heart of the Green Square Town Centre;
 - (b) be designed to support community events through the provision of an adaptable space, variations in levels where appropriate to enable formal and informal seating and the inclusion of fixtures, for example water and power supply;
 - (c) provide a variety of outdoor spaces including exposed, sheltered, sunny, shaded, intimate and expansive;
 - (d) include play elements integrated into the landscape design and enable informal play;
 - (e) enable large temporary markets and provide for staged and/or seated performances;
 - (f) incorporate a community library building in Green Square plaza, with the bulk of the building located underground;

- (g) allow for the continuation of Zetland Avenue public transit route along the northern edge for long-term light rail and incorporate a public transport stop;
- (h) integrate the function and interpretation of Shea's Stream into the landscape design;
- (i) be fronted by specialty retail and café/restaurant uses, including the opportunity for al-fresco dining along the southern edge;
- (j) protect user amenity against traffic intrusion from Botany Road through the use of acoustic screening measures where necessary;
- (k) ensure measures to protect residential amenity are in place, including preparation of a Plaza Management Plan that considers special events and other sources of noise and light pollution;
- (l) incorporate visual links and signage to Transport Place and the Green Square Railway Station, and appropriate pedestrian connections crossing Botany Road, preferably at-grade and from the northern side of the public building;
- (m) excluding shadows cast by community buildings in site 20, achieve direct sunlight each hour between 12 midday and 2pm on 21 June for at least 50% of a 4m wide strip along the full length of the southern edge of the Green Square plaza; and
- (n) excluding shadows cast by community buildings in site 20, achieve consolidated areas of direct sunlight each hour between 12 midday and 2pm on 21 June generally consistent with the location and size indicated in Figure 3.2: Direct sunlight to Green Square plaza.

Figure 3.2: Direct sunlight to Green Square plaza



Note: the plan is to scale and the area in orange should be in direct sunlight.

- (2) The Green Square plaza is to have a separate identity to the adjacent Neilson Square. The threshold between the two plazas is to make reference to each other's design to achieve a visual coherence throughout the Town Centre core.
- (3) Should the plaza be separated into two or more areas by design elements or temporary streets, it is to be designed so that the areas can be amalgamated to provide a large plaza area capable of staging community and district events.
- (4) Temporary vehicular crossing points to enable construction of the Town Centre core in phases or which operate during the set up of community events are to be:
 - (a) carefully integrated to maintain the predominantly open character of the plaza; and
 - (b) carefully controlled to limit impact of vehicles on pedestrian safety and amenity.
- (5) The interface between the plaza and the transit corridor should be designed to allow for:
 - (a) pedestrian priority and safety;
 - (b) maximised pedestrian movement; and
 - (c) integration with the plaza treatment and level of finishes.

Figure 3.3: Indicative illustration of Green Square plaza cross section with transit corridor



GSTC 3.1.4 Transport Place

- (1) Transport Place is to be provided in the location identified in Figure 3.1: Public open space and is to:
 - (a) emphasise the role of Transport Place as the entry point to the Green Square Railway Station and commercial area;
 - (b) act as the primary point of arrival by public transport to the Town Centre core;
 - (c) serve as a transport interchange for bus and train services;

- (d) create a sense of place and integration with the Town Centre core through the use of common design themes and signature elements;
 - (e) incorporate safe and convenient pedestrian and cycle connections across Botany Road, preferably at-grade;
 - (f) encourage the provision of sustainable activity during peak and off-peak travel times with the integration of some retailing and services to maximise safety and surveillance;
 - (g) provide for substantial penetration of daylight to the station concourse area; and
 - (h) address the acoustic, visual and air quality impacts associated with Botany Road and Bourke Street.
- (2) The extent of Transport Place may partly be located under the building footprint provided a 2 storey high clearance is maintained.
 - (3) All building footprints defining Transport Place must stay clear of the 12m wide view corridor extending from Green Square plaza.

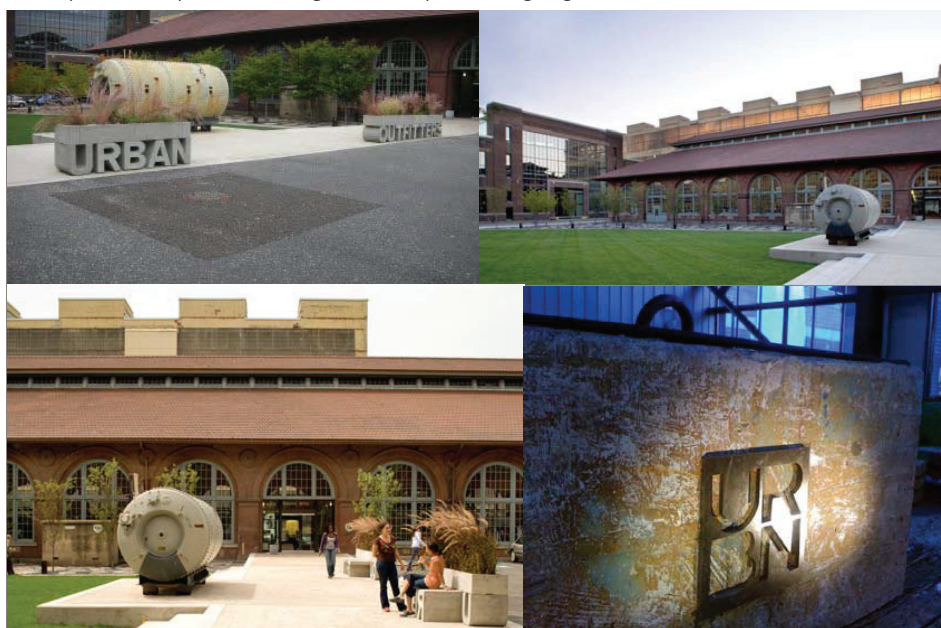
GSTC 3.1.5 Matron Ruby Grant Park

- (1) A park of a minimum size of 750sqm is to be provided in the location identified in Figure 3.1: Public open space and is to:
 - (a) include deep soil planting which incorporates existing mature vegetation;
 - (b) incorporate heritage and cultural values associated with the evolving use of the former Royal South Sydney Hospital Site;
 - (c) achieve a high quality environment for passive recreation, incorporating shade and some formal and informal seating;
 - (d) include skateable elements;
 - (e) provide opportunities and fixtures to support small scale events and open air vending;
 - (f) explore opportunities to integrate references to the Town Centre's Green Infrastructure within design elements;
 - (g) facilitate cross-site pedestrian connections including a walking route to The Drying Green; and
 - (h) address pedestrian desire lines between Joynton Avenue and Portman Street.

GSTC 3.1.6 Interpretive heritage landscape strategy

- (1) Publicly accessible areas surrounding Heritage Items are to:
 - (a) be in accordance with Figure 3.5: Interpretive heritage landscape strategy;
 - (b) incorporate integrated interpretive landscape and ecologically sustainable public art;
 - (c) provide a consistent palette of landscape treatment, materials/ finish and planting;
 - (d) integrate vehicular access to minimise the intrusion on the heritage significance of the site and pedestrian access whilst providing a clear pedestrian path and sightlines.
 - (e) provide uniform street furniture and signage; and
 - (f) establish a coordinated lighting strategy for the Heritage Items including up-lighting and in-ground lighting.

Figure 3.4: Example of interpretive heritage landscape and signage.



(Urban Outfitters Headquarters, Philadelphia Navy Yard; PA, USA. Architects: Meyer, Scherer and Rockcastle Ltd; Landscape Architects: D.I.R.T. Studio. Images: Lara Swimmer Photography; Artwork/ Signage: Brooke Hine.)

Figure 3.5: Interpretive heritage landscape strategy



GSTC 3.1.7 Interpretative water elements

- (1) Design of the public domain is to provide a reference to the historical watercourses and water bodies once within the area, including the Botany Sands Aquifer that lies beneath the site and the Shea's Creek which runs near to the Town Centre.

- (2) Interpretation of the watercourses is to include the provision of the Shea's Stream surface water channel or similar interpretative elements, to act as a strong east-west spine through the Town Centre.
- (3) Any physical channel may also be designed to assist with stormwater management and Water Sensitive Urban Design.
- (4) Interpretive water elements and well integrated ecologically sustainable public art is to be intrinsic to the management of local stormwater, where possible.

GSTC 3.1.8 Below ground level public spaces and connections

- (1) The provision of any below ground level public spaces and connections is to be informed by:
 - (a) the location of underground stormwater infrastructure;
 - (b) the location of the future underground Green Infrastructure network; and
 - (c) the requirement for above ground deep soil capacity.
- (2) Where provided, below ground level spaces and connections are to:
 - (a) accommodate a range of activities spanning ground and below ground level that benefit the community including cycle facilities, communal car parking and car share facilities;
 - (b) include parking and local area retail where appropriate and desirable;
 - (c) provide visual and physical connections between ground and below ground level public domain and between each below ground level element;
 - (d) be safe and direct;
 - (e) incorporate clear signage for pedestrians and cyclists; and
 - (f) incorporate landscaping within the below ground level and provide opportunities for access to natural light.

GSTC 3.2 Development within the public domain

- (1) Development in the public domain is to be consistent with any adopted Plan of Management or policy of Council.
- (2) Any building or installation within the public domain is to consider impacts on the amenity of surrounding buildings and the public domain including:
 - (a) solar amenity;
 - (b) disruption of the function of the place;
 - (c) obstacles to pedestrian movements and visual connections; and
 - (d) future incompatible uses.
- (3) All utilities services within the public domain are to be located underground.

GSTC 3.3 Street network

Objectives

- (a) Provide a fine grained and legible pedestrian priority street network that maximises access to and within the Green Square Town Centre.
- (b) Provide a street network that promotes public transport, walking and cycling as the preferred modes of movement.

- (c) Ensure that new streets respond to key connections within and adjacent to the Town Centre and, where appropriate, enhance the existing street network.
- (d) Establish a street hierarchy which seeks to protect amenity on existing lower order residential streets.
- (e) Ensure that the street network provides a high level of amenity and safety for all users.
- (f) Create clear and direct east-west pedestrian connections through the Town Centre from Botany Road to Joynton Avenue.
- (g) Establish a key public transport route along Zetland Avenue, as part of the Eastern Transit Corridor, which will provide dedicated transit and cycle lanes and high quality public domain.
- (h) Ensure that Zetland Avenue is designed so as to enable the future incorporation of a light rail system.
- (i) Create a road network that can be used to manage stormwater through the integration of an upgraded underground drainage network, overland flowpaths and integration of Water Sensitive Urban Design.
- (j) Restrict the number of vehicular entries to enhance the pedestrian environment and improve safety.

Provisions

- (1) Where required by Council, new streets are to be provided in the locations identified in Figure 3.6: Street network and hierarchy.
- (2) All streets are to be constructed generally in accordance with the standards set out in Table 3.2: Indicative street types and Figures 3.8 to 3.23: Indicative Street Sections and are to be cognisant of the detailed design considerations outlined in sub sections GSTC 3.3.1 to GSTC 3.3.4 in this DCP, and designed to conform with the minimum dimensions permitted by the relevant Australian Standard for Parking Facilities under Part 1: Off-Street Car Parking.
- (3) Shared zones are to be provided in the locations identified on Figure 3.6: Street network and hierarchy, which are to prioritise pedestrian and cycle movements and to facilitate local vehicular access only.
- (4) Temporary vehicular access may be permitted in the two locations shown in Figure 3.6: Street network and hierarchy to facilitate staging of development and are thereafter to be pedestrianised.
- (5) Once pedestrianised the temporary vehicular access crossing Green Square plaza adjacent to the public building may continue to be used for occasional timed-controlled access to temporary events within the plaza and for emergency and community vehicles when required. The temporary vehicular access is to be paved consistent with the materials in the plaza to differentiate this access from other permanent streets within the Town Centre and aid its visual integration within the plaza.
- (6) Vehicular traffic is to circulate around the Town Centre in accordance with Figure 3.24: Access and circulation.
- (7) Traffic management devices are not to impede cycle or pedestrian movements.
- (8) The design of Zetland Avenue and Geddes Avenue is to allow for overland stormwater flows from the east of the Town Centre.
- (9) Street trees are to be provided as indicated in Figures 3.8 to 3.23: Indicative Street Sections and are to be of frangible species so as not to pose a crash risk to users.

Note: Land uses provided in the Figures 3.8 to 3.23: Indicative Street Sections are indicative only. For required land use at ground floor, first floor, and second floor and above, refer to Figure 4.1, Figure 4.2 and Figure 4.3 Land Use.

Figure 3.6: Street network and hierarchy



KEY

- Collector Streets
- Local Street Type 1
- Local Street Type 2
- Local Street Type 3
- Potential Plaza Crossing
- Shared Zones
- Pedestrian priority - potential shared zones
- Temporary vehicular access
- Plaza access subject to detailed design

Table 3.2: Indicative street types

Type	Reservation Width	Lane width	Median	On road cycle lane	Footpath Width
East-West Boulevard (Zetland Avenue)	36m	2 transit lanes: 2 x 3.3m 2 travel lanes: 2 x 3.2m 1 parking lane: 1 x 2.1m	3.4m-wide bio-swale 3m-wide planted median	Separated bi-directional cycle lane: 1 x 3.2m	2 x 5.4m-5.1m
New Cross Street (Geddes Avenue)	20.5m	2 travel lanes: 2 x 3.3m 1 parking lane: 2 x 2.3m	-	Separated bi-directional cycle lane: 1 x 2.8m	2 x 3.5m-5.3m
Local Street Type 1 (Paul Street and Ebsworth Street)	19-20m	2 travel lanes: 2 x 2.9m – 3.3m 2 parking lanes: 2 x 2.3m – 2.6m	3m-wide bio-swale can be included	-	2 x 3.0m-4.2m (with grass verge as appropriate)
Local Street Type 2 (Sonny Leonard Street, , Woolpack Street, Hinchcliffe Street south of Geddes Avenue (to Sonny Leonard Street), and Barker Street between Geddes Avenue and the plazas)	15-16m	2 travel lanes: 2 x 2.9m 2 parking lanes : 2 x 2.1m	-	-	2 x 2.5m-3m
Local Street Type 3 (Fellmonger Place, Hinchcliffe Street north of Geddes Avenue, Tweed Place, and Barker Street between the plazas and Ebsworth Street)	12m	2 travel lanes: 2 x 3m Or 1 travel lane : 1 x 2.9 and 1 parking lane: 1x 2.6m	-	-	2 x 2m-4.0m
Plaza Crossing (Barker Street across plazas)	6m	2 travel lanes: 2 x 3m	-	-	-

Figure 3.7: Location of Street Sections



Figure 3.8: Zetland Avenue Indicative Street Section – 36m (Section A)

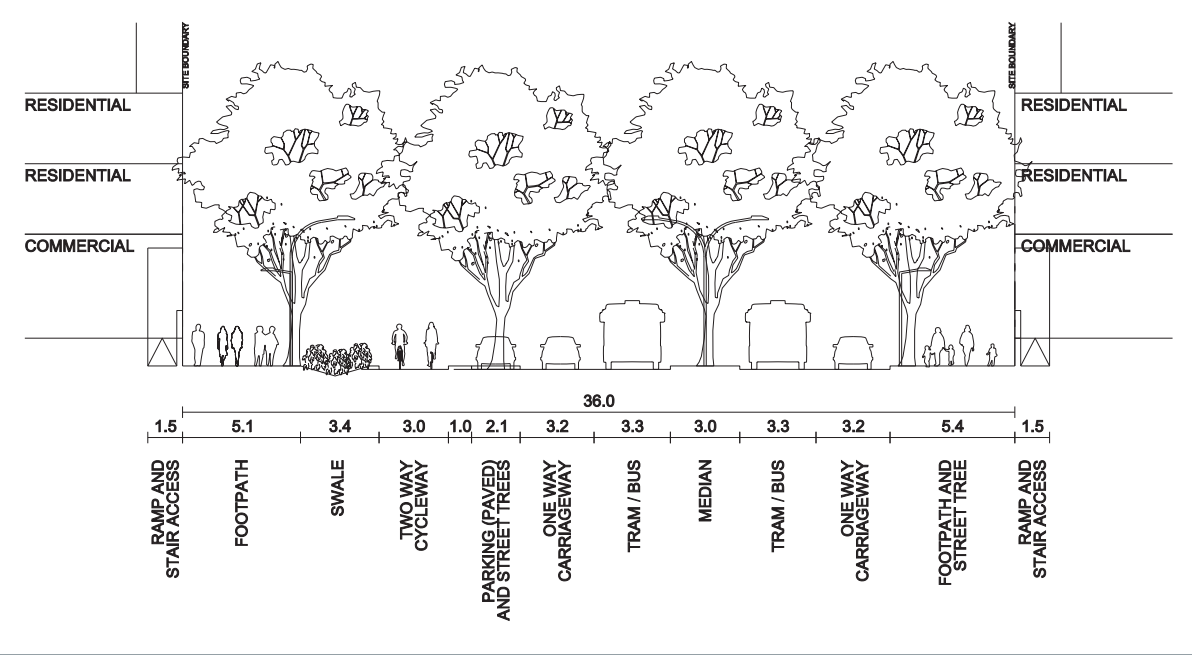


Figure 3.9: Geddes Avenue Indicative Street Section – 20.5m (Section B)

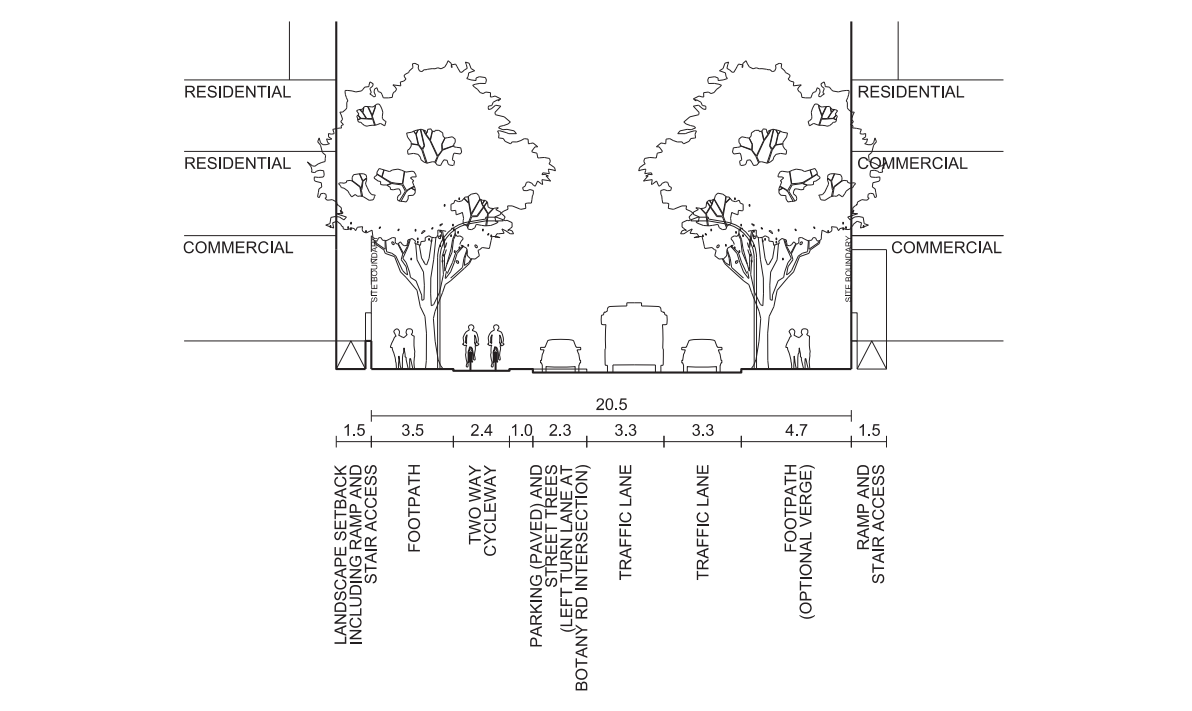


Figure 3.10: Local Street Type 1 Indicative Street Section – 19m (Section C)

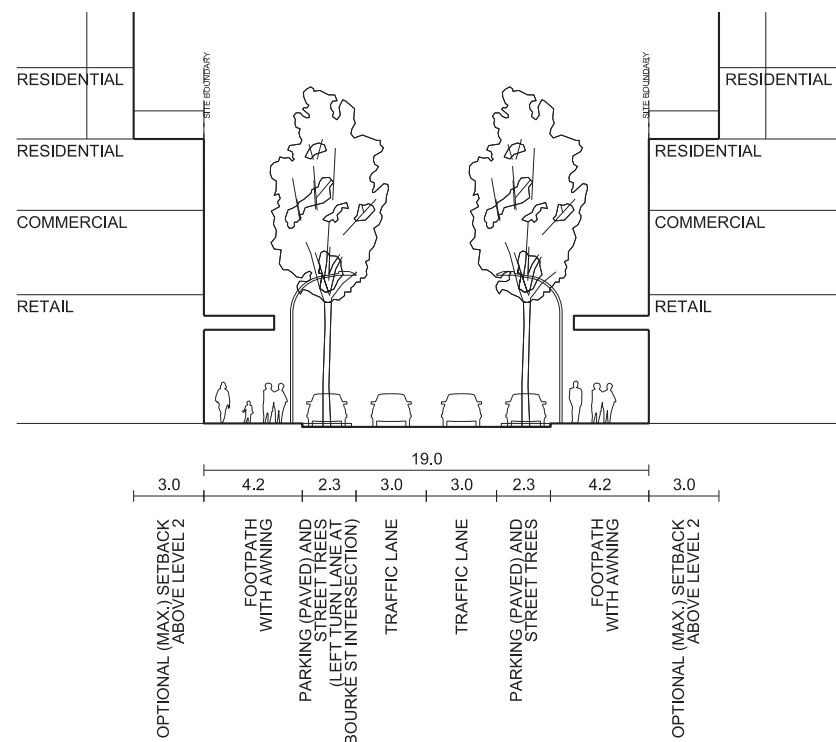


Figure 3.11: Local Street Type 1 Indicative Street Section – 20m (Section D)

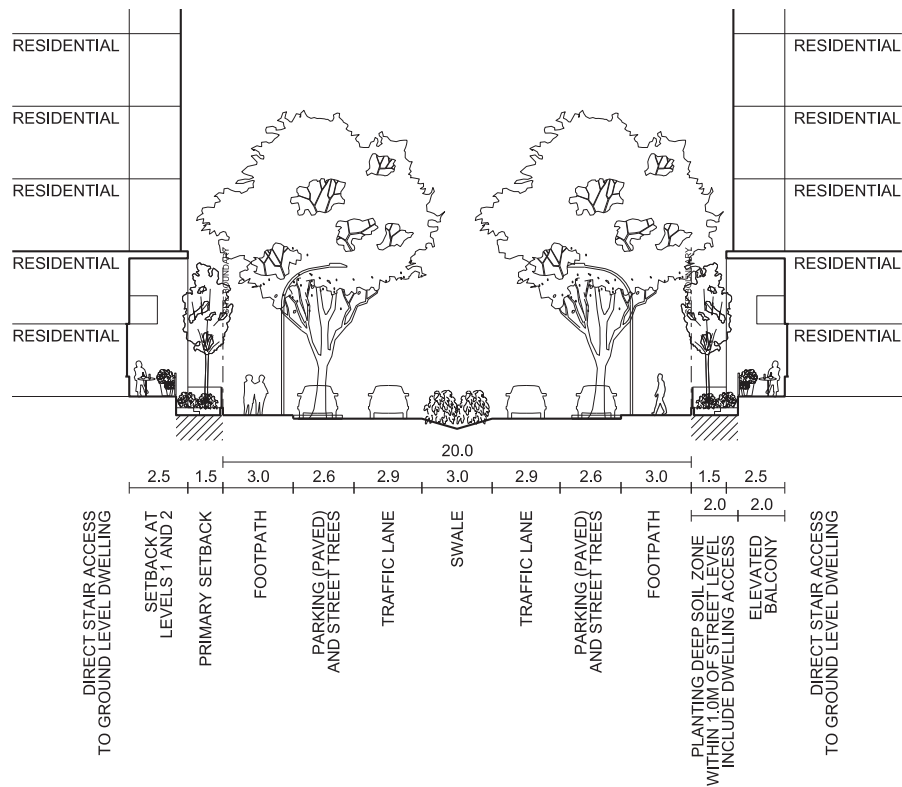


Figure 3.12: Local Street Type 2 Indicative Street Section – 16m (Section E)

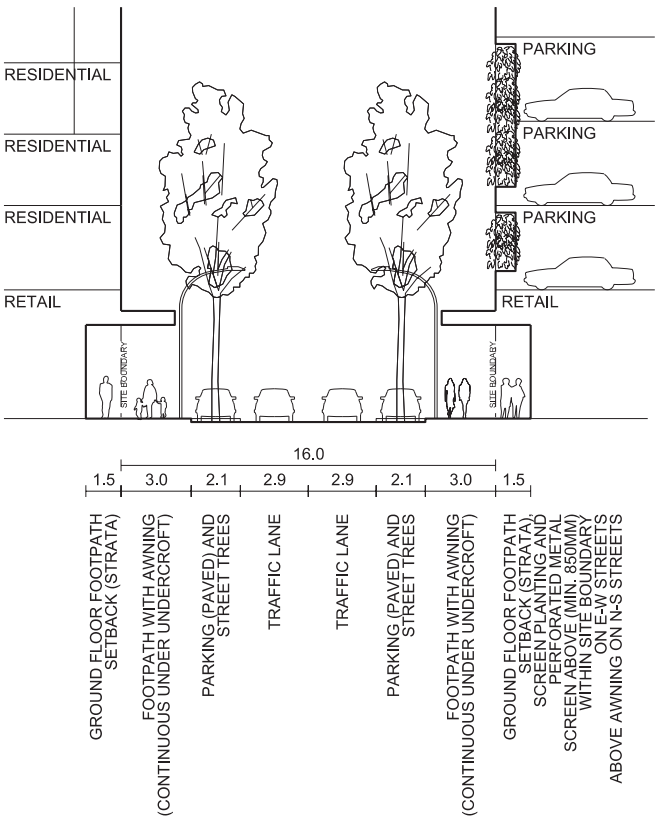


Figure 3.13: Local Street Type 3 Indicative Street Section – 12m (Section F)

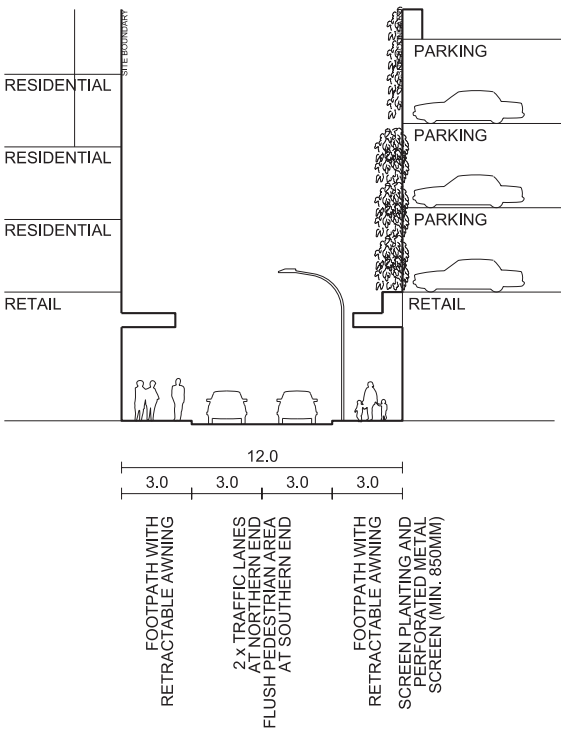


Figure 3.14: Local Street Type 2 Indicative Street Section – 15m (Section G)

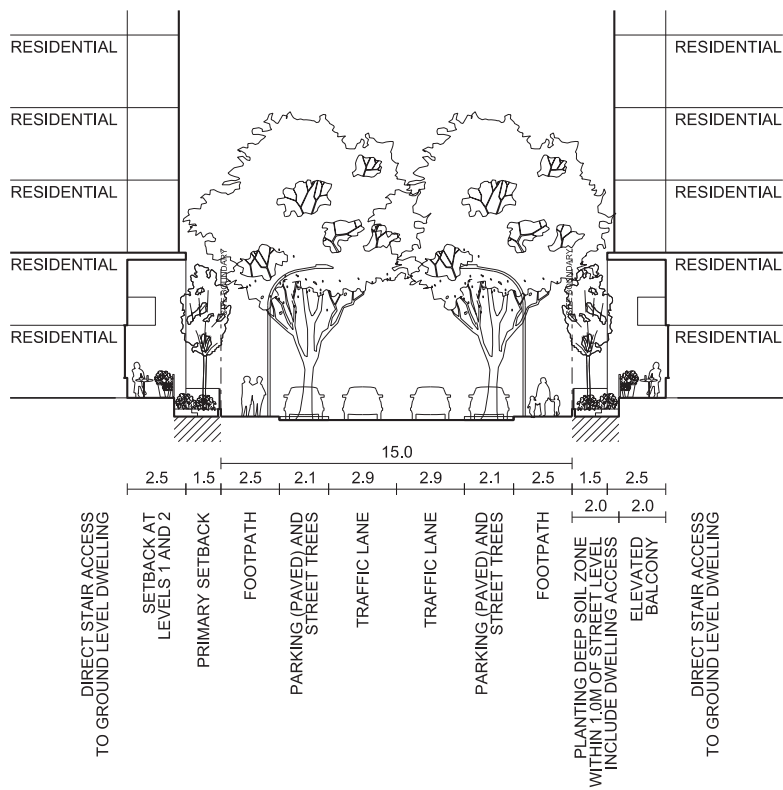


Figure 3.15: Local Street Type 3 Indicative Street Section – 12m (Section H)

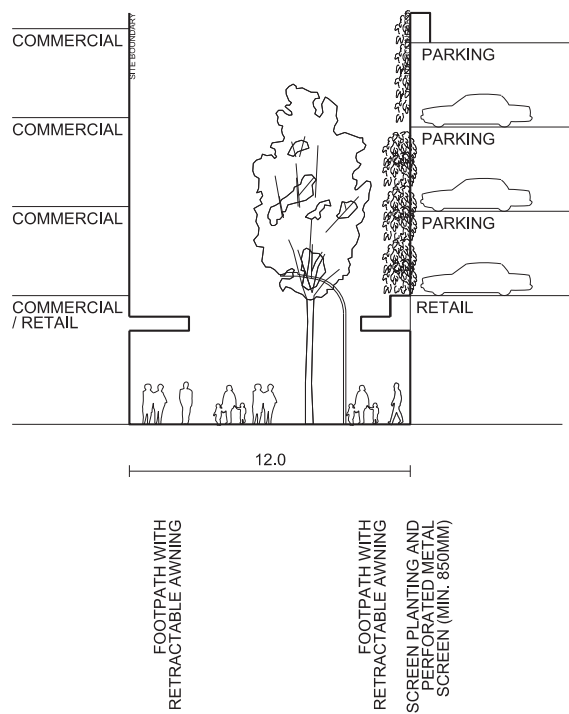


Figure 3.16: Local Street Type 3 Indicative Street Section – 12m (Section I)

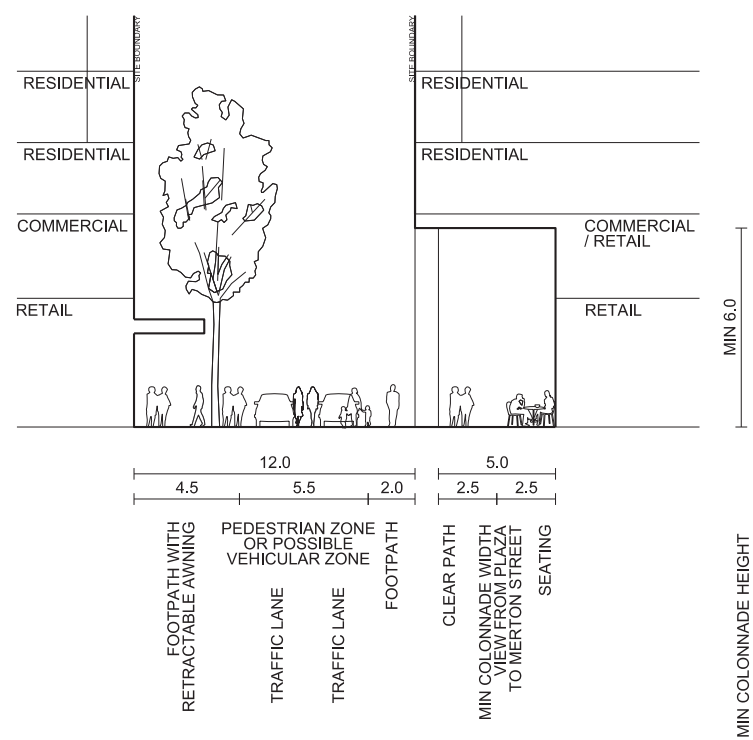


Figure 3.17: Indicative Colonnade Cross Section (Section J)

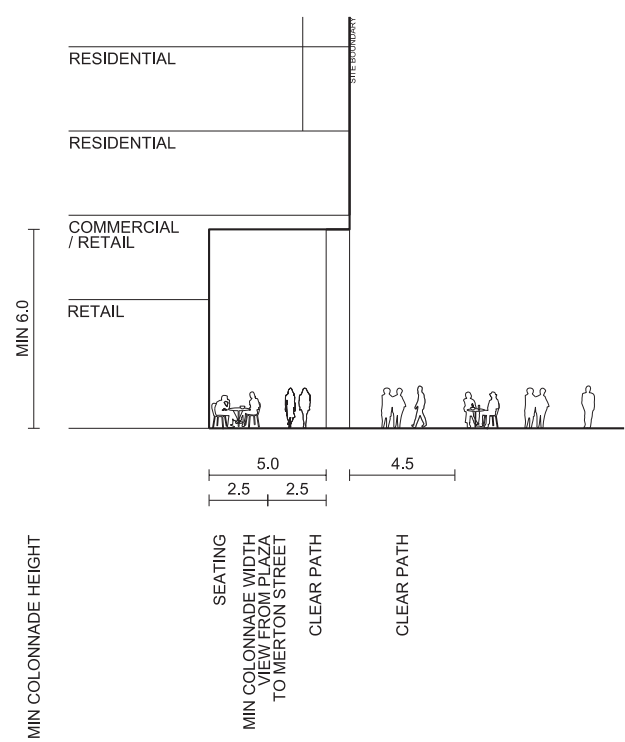


Figure 3.18: Indicative Transit Corridor Cross Section through Plaza (Section K) (Terminus)

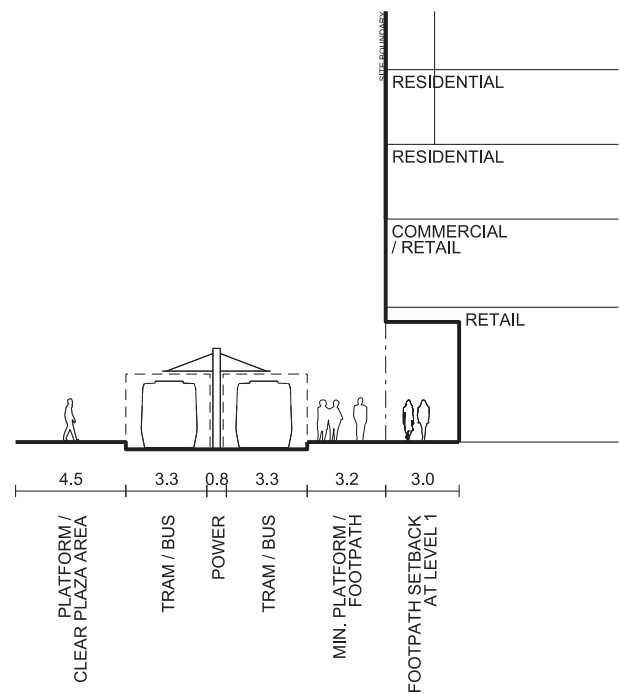


Figure 3.19: Indicative Section for Portman Street to provide cycleway (Section L)

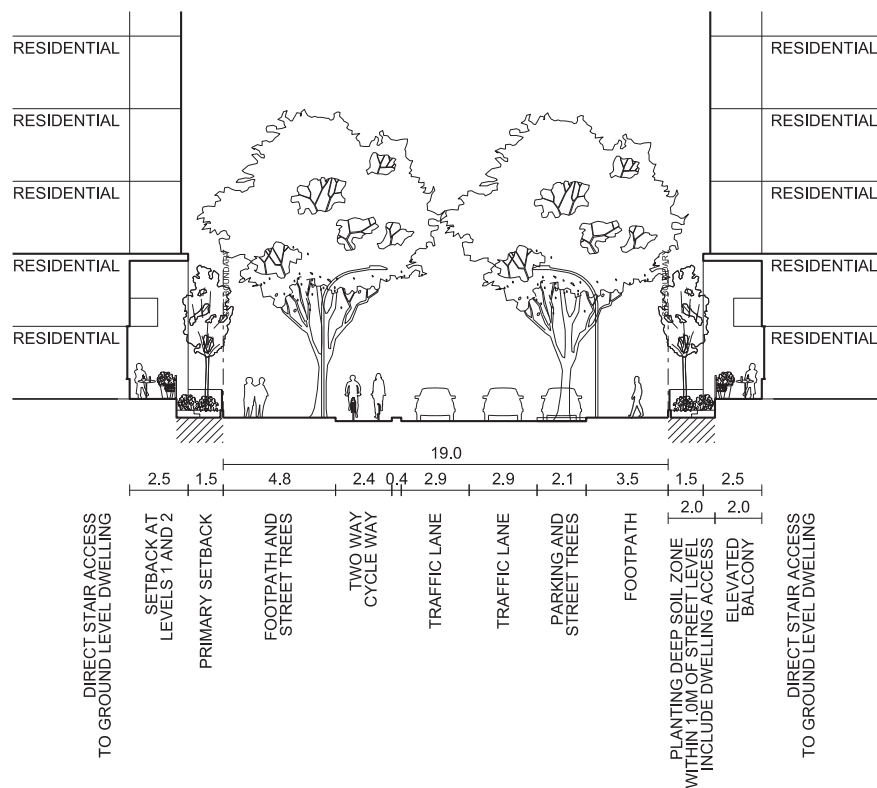


Figure 3.20: Treatment Adjacent to Existing Lane (Section M)

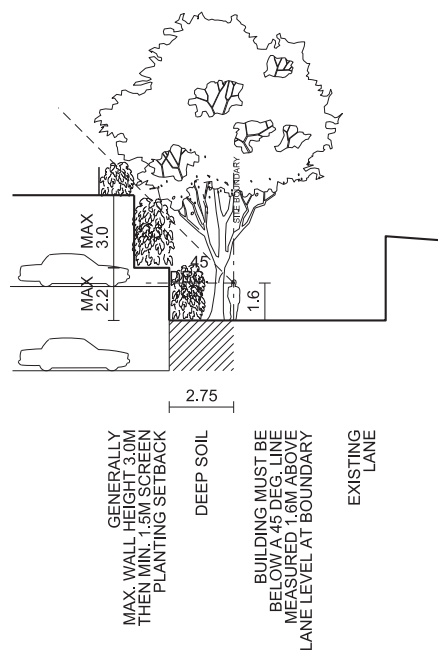


Figure 3.21: Local Street Type 3 Indicative Street Section – 12m (Section N)

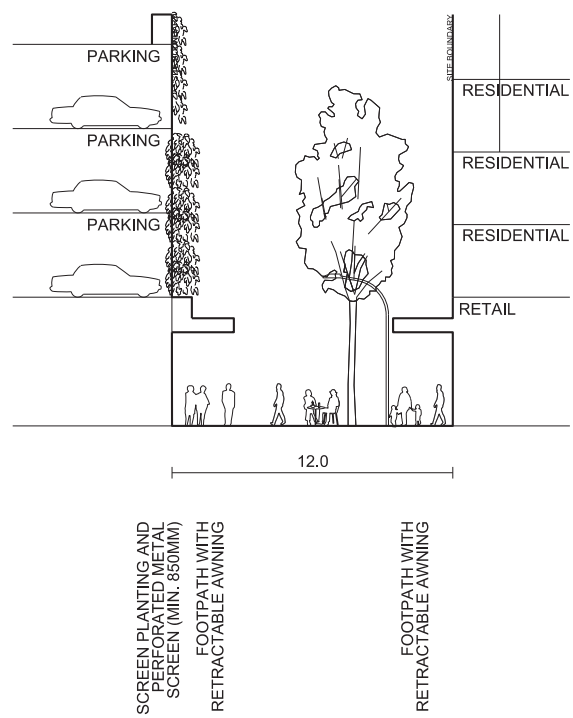


Figure 3.22: Local Street Type 1 Indicative Street Section – 20m (Section O)

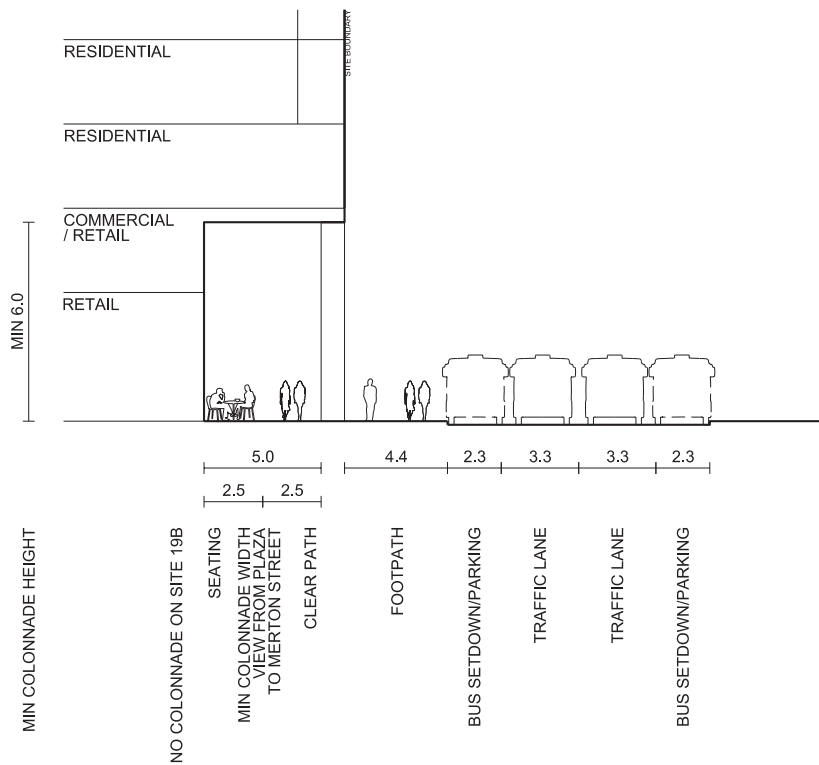


Figure 3.23: Local Street Type 2 Indicative Street Section – 16m (Section P)

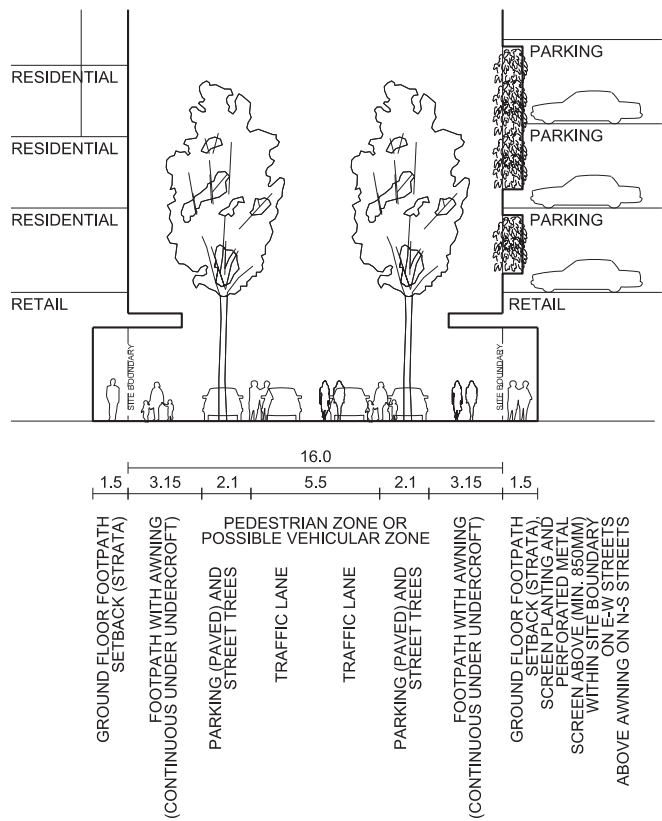


Figure 3.24: Access and circulation



KEY

- Pedestrian priority - potential shared or pedestrian zones
- Area closed to private vehicles (vehicular entry to adjacent sites not permitted on perimeter)
- Area potentially closed to private vehicles
- Future public transport corridor - light rail (dashed line - long term light rail, possible short term bus connection or general vehicular access)
- Vehicular entry not permitted
- No vehicular access to or from lanes
- Temporary vehicular access

GSTC 3.3.1 Zetland Avenue

Objectives

- (a) Provide for a high quality visual link and movement corridor between the Green Square Town Centre and Epsom Park neighbourhood.
- (b) Enable a high capacity transport corridor with provision for transit, including light rail, and pedestrian/cycle links.
- (c) Integrate major stormwater flows and drainage.

Provisions

- (1) Zetland Avenue is to:
 - (a) continue the transit corridor which extends through the eastern precincts of the Green Square Urban Renewal Area, facilitating the connection of buses and future light rail with the Green Square Railway Station;
 - (b) be of a width to ensure sufficient space is provided for cycle paths and the future introduction of light rail;
 - (c) incorporate elements that signify entry to the Town Centre;
 - (d) provide a high quality frontage to The Drying Green; and
 - (e) act as an overland flowpath for stormwater flows from the east of the Town Centre, incorporating appropriate Water Sensitive Urban Design features.
- (2) Generous verge areas which incorporate deep soil zones for trees and soft landscaping are to be provided along Zetland Avenue.
- (3) Between Portman Street and Paul Street (Dunning Avenue extension), Zetland Avenue is to be closed to private vehicular traffic.
- (4) Where Zetland Avenue meets Neilson Square at Paul Street, public transit vehicles only are to be permitted to enter and exit the plaza to provide a connection for public transport to and from Transport Place along the northern edge of Neilson Square and Green Square plaza. Emergency vehicle access is also permitted.

GSTC 3.3.2 Eastern Transit Corridor and Bus priority/Light rail access

The Eastern Transit Corridor (the “ETC”) will connect the eastern suburbs of Green Square to Transport Place through the Town Centre, along Zetland Avenue and across the plazas. It will operate as a high capacity transport corridor that is critical to the successful development of Green Square Town Centre as an accessible and sustainable major centre for the southern areas of the City of Sydney.

It may be developed in two stages where the initial stage may accommodate bus priority access, pedestrian links, cycleways and quality urban design elements. A future light rail alignment is to be protected to enable the implementation of light rail through the ETC and plazas in a later stage of development.

Objectives

- (a) Facilitate the staged development of bus priority measures and light rail in the Green Square Town Centre to link Green Square Town Centre with the Victoria Park and Epsom Park neighbourhoods and the rest of the City.
- (b) Ensure the ETC is designed predominantly for cycle and pedestrian movements, and transit, including light rail.
- (c) Ensure that new streets and plazas are designed to enable the future incorporation of a light rail system.
- (d) Ensure the incorporation of high quality urban design elements (for example street furniture, attractive materials) to integrate bus priority access within the plazas.

- (e) Ensure the safety of pedestrians and other users of the plazas, access ways and street system, through good design.
- (f) Set out the location of potential bus stops and transport nodes.

Provisions

- (1) Continuous paths of travel for all users are to be provided through the ETC and plazas with the use of level or gently sloping surfaces, kerb ramps or flush pavements, where appropriate.
- (2) The ETC:
 - (a) is to be constructed in accordance with the Zetland Avenue indicative street types and sections in this section of the DCP, in so far as the ETC runs through the Town Centre; and
 - (b) is to be of a width to ensure sufficient space is provided for cycleways, bus priority access and the introduction of light rail in accordance with Figure 10.1: Transport Structure Plan and Table 3.3: Development Requirements - ETC and Plazas.
- (3) The plazas:
 - (a) are to be of a width to ensure sufficient space is provided for shared pedestrian and cycle access, bus priority access and the introduction of light rail, demonstrated at Figure 3.25: ETC Terminus- Plaza section and Figure 3.26: ETC Corridor- General Interface-Plaza section; and
 - (b) may incorporate bus priority access at grade to allow access for buses to and from Botany Road, in the initial stage of development.
- (4) The development of the ETC and plazas is to satisfy the requirements set out in Table 3.3: Development Requirements- ETC and Plazas.

Table 3.3: Development Requirements – ETC and Plazas

Light rail corridor		
Type	Reservation width	Design considerations
ETC	Light rail reservation - variable width (may include bus priority access: 2 lanes at 3.25m each)	<ul style="list-style-type: none"> a. Significant east-west road connecting into the Green Square Town Centre. b. Function as a high capacity transport corridor with bus priority access lanes (initial stage only) a light rail alignment, pedestrian footpaths, a dedicated cycleway and traffic lanes.
Plazas	Light rail reservation - variable width (may include bus priority access: 2 lanes at 3.25m each)	<ul style="list-style-type: none"> a. Function as a high capacity transport corridor with potential for bus priority access lanes (initial stage only), a light rail line and shared pedestrian and cycle access as indicated at Figure 10.1: Transport Structure Plan. b. Provide potential for bus priority access lanes (initial stage only), light rail line, north of the public building in Green Square plaza, to connect with Botany Road. c. Provide a continuous light rail line into the ETC at the eastern end of the plazas. d. Provide continuous bus priority access into the ETC and the continuation of the Dunning Ave alignment (Paul Street) at the eastern end of the plazas. e. Provide potential for bus priority access lanes (initial stage only), and the light rail line at grade with the pedestrian plaza areas, with bollards and signage at appropriate locations as shown at Figure 3.25: ETC Terminus- Plaza Section. f. Provide bus stops, light rail stops and shelters at locations marked on Figure 10.1: Transport Structure Plan.

Figure 3.25: ETC Terminus- Plaza Section

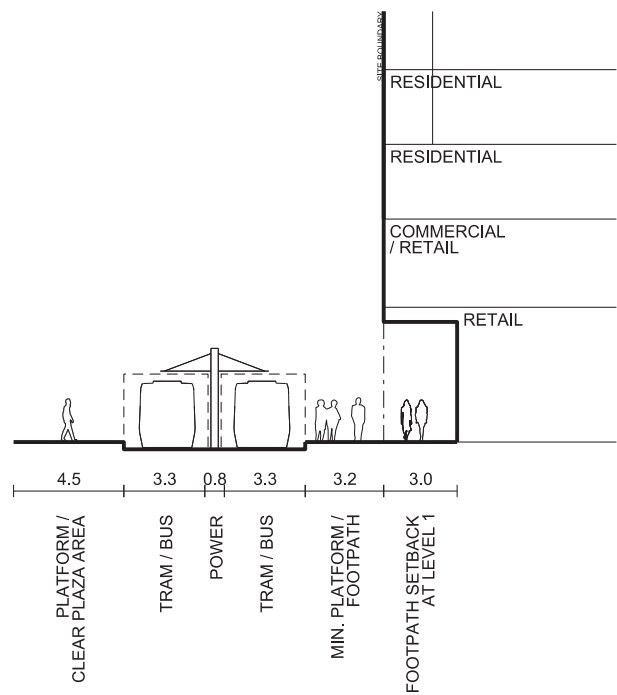
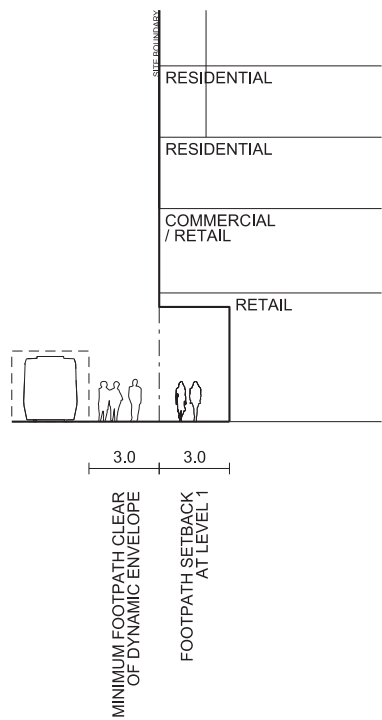


Figure 3.26: ETC Corridor (general interface) - Plaza Section



GSTC 3.3.3 Barker Street

Objectives

- (a) Provide a north-south access through the Town Centre core and establish a more fine-grained pattern of street blocks.
- (b) Be designed to create a more intimate city street in contrast to the expanse of the urban plaza areas.

Provisions

- (1) Barker Street is to:
 - (a) provide controlled vehicular access for drop-off, emergency vehicles and the like, and to support the library and plaza activities; and
 - (b) be designed and finished so as to provide a visual and physical link between the Neilson Square and Green Square plazas.

GSTC 3.3.4 Slow zones

Objectives

- (a) Enhance the connectivity and legibility of the Town Centre core through the provision of a network of smaller streets where pedestrian and cyclists share the space with vehicles.
- (b) Improve safety and amenity for users of the plazas.
- (c) Achieve a gradual transition for pedestrians and vehicular activity between the plazas and the wider street network.

Provisions

- (1) The following streets are to operate as slow zones:
 - (a) Tweed Place;
 - (b) Fellmonger Place;
 - (c) Barker Street – between Ebsworth Street and Geddes Avenue;
 - (d) Woolpack Street; and
 - (e) Hinchcliffe Street between Geddes Avenue and the Green Square plaza.
- (2) Slow zones are to:
 - (a) have slow traffic speeds (as determined by the Roads Traffic Authority from time to time); and
 - (b) be designed to allow pedestrian and cyclists to safely share the space with vehicles.

GSTC 3.3.5 Through-site links

Objectives

- (a) Improve permeability and provide through-site links that connect private and public open space to main pedestrian and cycle networks, public facilities and dwellings.
- (b) Ensure that the design promotes the use of through-site links by having a public character, being safe, well lit, highly accessible and having a pleasant ambience.

- (c) Encourage walking and cycling for local trips to promote community interaction, increase health benefits and reduce local vehicle traffic generation.
- (d) Maximise low angle views between buildings to allow orientation throughout the Town Centre and to reduce the effects of visual enclosure.

Provisions

- (1) Where required by Council, through-site links are to be provided in the locations identified on Figure 3.27: Through-site links and arcades.
- (2) Further through-site links are to be provided within development sites 12A, 13A and 14 (shown at Figure 6.1: Development sites) where the Consent Authority considers that site analysis indicates the need for or desirability of a through-site link.
- (3) The maximum street block length is 65m. Where a development site proposes a distance between street or lanes greater than this, building separation and through-site links must be provided to break up the appearance of the street block.
- (4) Through-site links are to be an easement on title unless identified for dedication to Council.
- (5) Through-site links are to be designed to:
 - (a) have a minimum width of 6m, and a clear height of at least 6m;
 - (b) be direct and publicly accessible, allow visibility along the length of the link to the public domain and be open to the sky as much as is practicable;
 - (c) be easily identified by users and have a public character;
 - (d) include signage advising of the publicly accessible status of the link and the places to which it connects;
 - (e) be clearly distinguished from vehicle accessways;
 - (f) align with breaks between buildings so that views are extended and there is less sense of enclosure;
 - (g) provide active edges and opportunities for natural surveillance;
 - (h) include materials and finishes (paving materials, tree planting, furniture etc.) integrated with adjoining streets and public spaces and be graffiti and vandalism resistant;
 - (i) ensure no structures (for example, electricity substations, carpark exhaust vents, swimming pools etc) are constructed in the through-site link;
 - (j) include landscaping to assist in guiding people along the link while enabling long sightlines; and
 - (k) be accessible 24 hours a day.
- (6) Through-site links are only to pass through or under a building where:
 - (a) the building's height is greater than 3 storeys; and
 - (b) the maximum distance of the link under any structure is 18m.

- (7) In retail and commercial developments through-site links may be internalised (i.e. an arcade), provided they are:
 - (a) between 3m to 6m in width;
 - (b) at ground level;
 - (c) lined with active uses;
 - (d) able to maintain access to natural light;
 - (e) open at each end or, where air conditioned, provide entry doors that are glazed and comprise a minimum 50% of the width of the entrance;
 - (f) accessible at least between 6.00 am and 10.00 pm each day; and
 - (g) align directly between streets/lanes so that each end of the link can be seen from the other where possible.
- (8) Where residential development fronts a through-site link, windows, doors and verandahs are to front the through-site link at ground level.
- (9) Blank walls or carparking facing through-site links are not acceptable.
- (10) Between sites 8A and 8B, a 20m long (from Botany Road to the Hinchcliffe Street frontage) glazed sky bridge may connect the development sites from 10m above ground level up to (but not including) level 10.

GSTC 3.3.6 Arcades

- (1) Arcades are to be provided in the locations identified on Figure 3.27: Through-site links and arcades.
- (2) Arcades are to have:
 - (a) a width of between 4m and 6m;
 - (b) a minimum uninterrupted pedestrian path of 3m;
 - (c) a minimum clear height of 3.5m; and
 - (d) no columns intruding into the arcade.
- (3) The ground level within arcades is to provide a consistent fall in levels without the use of steps and/or ramps.

Figure 3.27: Through-site links and arcades



KEY

- Through site links
 - A - 6m open to sky
 - B - 9m open to sky,
 - C - indicative pedestrian desire line
 - D - 6m wide 10m high
 - E - 4m wide 6m high
 - F - Required pedestrian crossing

GSTC 3.4 Flooding and stormwater management

Definitions

Annual Exceedance Probability (AEP) means the chance of a flood of a given or larger size occurring in any one year, usually expressed as a percentage. For example, if a peak flood discharge of 500m³/s has an AEP of 5%, it means that there is a 5% chance (that is a one-in-twenty chance) of a 500m³/s or larger event occurring in any one year.

Major drainage systems refer to “overland” drainage routes, which can include roads and recreational areas.

Minor drainage systems refer to all gutters, pipes, culverts, open channels, natural creeks and other stormwater infrastructure.

Probable maximum flood (PMF) is the largest flood that could conceivably occur at a particular location, usually estimated from probable maximum precipitation. The PMF defines the extent of flood prone land, that is, the floodplain.

Water Sensitive Urban Design (WSUD) means any alternative to the traditional conveyance approach to stormwater management that aims to mitigate environmental impacts on water quantity, water quality and receiving waterways, conventionally associated with urbanisation. WSUD techniques include, but are not limited to, street planter bio-retention systems, rain garden bio-retention systems, bio-retention swale systems and gross pollutant traps.

Objectives

- (a) Assist in the management of stormwater to minimise flooding and reduce the effects of stormwater pollution on receiving waterways.
- (b) Ensure that new development is not subjected to undue flood risk, nor exacerbates the potential for flood damage or hazard to existing development and to the public domain both during and after the event.
- (c) Ensure that flood risk management within the Green Square Town Centre addresses public safety and protection from flooding.
- (d) Ensure an integrated approach to water management across the City through the use of WSUD principles.

Provisions

GSTC 3.4.1 Flooding

- (1) Development applications must be prepared in accordance with the assumptions and flood information documented in a catchment-wide Flood Study and Flood Risk Management Plan available from the Council, or a version thereof as it applies to the Town Centre.
- (2) A site-specific flood study may be required to be prepared and submitted by the applicant for individual development sites and the public domain in the Town Centre which:
 - (a) ensures that no long term additional adverse impacts are created upstream or downstream of the Town Centre;
 - (b) provides for sufficient capacity, as a component of the Town Centre, for handling existing (pre-development) flow conditions; and
 - (c) includes any compensatory works, if required.
- (3) Any site-specific flood study is to be undertaken by a suitably qualified and experienced hydrologist and is to include, but not be limited to:
 - (a) a detailed topographical survey that defines flow paths, storage areas, and hydraulic controls; and
 - (b) flood modelling that uses appropriate hydrological and hydraulic techniques, and incorporating boundary conditions.

- (4) The flood study is to show pre-development and post-development scenarios, and at a minimum is to include the following information:
 - (a) water surface contours;
 - (b) velocity vectors;
 - (c) velocity and depth product contours;
 - (d) delineation of flood risk precincts; and
 - (e) flood profiles for the full range of events for total development including all structures and works (such as revegetation and physical enhancements).
- (5) Development is to:
 - (a) provide a flood management system which is compatible with a Flood Study and Flood Risk Management Plan available from the Council, as it applies to and is current for the Green Square Town Centre;
 - (b) comply with the approach shown in Figure 3.28: Flood Management Principles, which incorporates overland flowpaths, detention areas and an upgraded culvert system; and
 - (c) comply with the Flood Planning Levels (FPLs) as documented in Table 3.5: Flood Planning Levels in the Green Square Town Centre.
- (6) If a development proposes non-compliance with provision (5)(c) above, the application must demonstrate to the satisfaction of Council that the development will comply with all other relevant objectives and provisions of this section.
- (7) Any portion of the building or structure lower than the nominated FPL is to be built from flood compatible materials (i.e. materials that will not experience any significant damage as a result of the ingress or passage of floodwaters, including debris).
- (8) All services associated with the development are to be flood proofed to the nominated FPL or the Probable Maximum Flood (PMF), whichever is higher. Flood proofing is to be undertaken using a combination of measures sufficient to ensure that the structure and building contents are able to withstand the forces due to the ingress or passage of floodwaters, including debris.
- (9) All flood sensitive equipment (including non-submersible electric motors and switches) is to be located above the FPL, or if in basements protected to the nominated FPL or the PMF, whichever is the higher.
- (10) A suitably qualified engineer is to certify that the structure can withstand the forces of floodwater, debris and buoyancy in the PMF flood event.

Figure 3.28: Flood Management Principles



Note: For events larger than the 1% AEP event (up to the PMF), the topography of roads, access ways, drainage easements, etc should be capable of functioning as overland flow paths, in accordance with the principles of the NSW Floodplain Development Manual 2005.

- (11) Entry points to buildings along major flowpaths are to incorporate a non-mechanical flood barrier, such as a hump, to prevent ingress of flood waters up to the FPL.
- (12) Entry points to any below ground level public spaces or connections are to be set at the PMF.

- (13) Overland flowpaths and other stormwater management systems must be designed such that personal safety is not compromised. In the event of a PMF flood vertical evacuation procedures must be considered.
- (14) All buildings are to provide temporary refuge for persons escaping floodwaters.

Table 3.4: Flood Planning Levels in Green Square Town Centre

Item	Flood Planning Level
Residential Properties	
<i>Habitable Room Floor Level:</i>	
• inundated by mainstream flooding	1% AEP + 0.5 m.
• inundated by local drainage flooding	1% AEP + 0.5 m or if the depth of flow in the 1% AEP is <0.25 m then 2 x the depth of flow with a minimum of 0.3 m above the surrounding surface
• all other properties	0.3 m above surrounding ground or as otherwise defined by a specific flood risk management plan prepared for the land
<i>Non-Habitable Floor Level such as a garage (excluding underground garages) or laundry for which development approval is required:</i>	
• inundated by mainstream or local drainage flooding	1% AEP
Underground Garage or Car Park	
For this purpose an underground garage or car park is where the floor of the car park is more than 1 m below the surrounding natural ground.	
<i>Single property owner with not more than 2 car spaces:</i>	
• inundated by mainstream or local overland flooding	1% AEP + 0.5 m
• car park outside floodplain	0.3 m above the surrounding surface or as otherwise defined by a specific flood risk management plan prepared for the land
<i>All others:</i>	
• inundated by mainstream or local overland flooding	1% AEP + 0.5 m (as a minimum) or a level that is determined based on a review of the PMF, whichever is the higher
• car park outside floodplain	0.3 m above the surrounding surface or as otherwise defined by a specific flood risk management plan prepared for the land
Industrial/Commercial/Retail Properties	
It is assumed that all properties will be advised of the flood risk, either from existing studies or investigations by the proponent	
• floor level of a small business	1% AEP
• floor level of a large business	merits approach presented by the applicant
• floor level of schools and child care facilities	merits approach presented by the applicant
• residential floors within tourist establishments,	1% AEP + 0.5 m

Item	Flood Planning Level
<ul style="list-style-type: none"> housing for older people or people with disabilities 	1% AEP + 0.5 m (as a minimum) or a level that is determined based on a review of the PMF, whichever is the higher.
<ul style="list-style-type: none"> above ground car park 	1% AEP
Critical Facilities	
These include: hospitals and ancillary service; communication centres; police, fire and SES stations; major transport facilities, sewerage and electricity plants; any installations containing infrastructure control equipment, any operational centres for use in a flood	
<ul style="list-style-type: none"> floor level 	1% AEP + 0.5 m (as a minimum) or a level that is determined based on a review of the PMF, whichever is the higher.
<ul style="list-style-type: none"> access to and from 	1% AEP + 0.5 m (as a minimum) or a level that is determined based on a review of the PMF, whichever is the higher.

GSTC 3.4.2 Drainage and Stormwater Management

- (1) A local drainage management plan is required and is to address:
 - (a) the hydrology of the locality and its relationship to the drainage system;
 - (b) the distribution of soil types and the scope for on-site infiltration;
 - (c) any expected rise in ground water level due to development;
 - (d) the role of the principal landscape components on the site for water conservation and on-site detention;
 - (e) the scope for on-site stormwater detention and retention, including the collection of water for re-use;
 - (f) how any detrimental impacts on the existing natural hydrology and water quality are proposed to be minimised;
 - (g) how public safety is to be ensured; and
 - (h) integration of drainage management responses and open space areas.
- (2) A suitably qualified engineer with experience in drainage design is to assess the site drainage requirements for the proposed development, and prepare the required site drainage plan in accordance with the provisions of this DCP and with reference to a Flood Study and Flood Risk Management Plan available from the Council, as it applies to and is current for the Green Square Town Centre, or any site-specific flood study.
- (3) Any major drainage system is to be designed to address any site specific conditions, and how it connects into the downstream drainage system.
- (4) Major drainage systems are to be designed in a manner that ensures that personal safety is not compromised.
- (5) The discharge of minor flows and stormwater runoff from a proposed development is to be designed in accordance with the guidelines contained within the Drainage Practice Note, as available from and updated by Council from time to time.
- (6) The Consent Authority in the assessment of a development application may require on-site detention to be provided.

- (7) Stormwater detention devices are to be designed to:
 - (a) ensure that the overflow and flowpath have sufficient capacity during all design rainfall events;
 - (b) discharge to the public stormwater system without affecting adjoining properties and
 - (c) be free of obstructions, for example, fences.
- (8) Where infiltration and bio-retention devices are proposed, they are to be designed to capture and provide temporary storage for stormwater.

GSTC 3.4.3 Stormwater Quality

- (1) Development of a site with a site area greater than 1,000sqm is to undertake a Stormwater Quality Assessment prepared by a suitably qualified engineer with experience in WSUD and include:
 - (a) modelling of pollutant load standards with an industry standard water quality model;
 - (b) the design of WSUD measures used to achieve the post-development pollutant load standards; and
 - (c) maintenance schedules of any proposed WSUD measure that requires maintenance and/or full replacement including the likely recycling disposal location of any wastes that may be generated.
- (2) Development on a site with a site area less than 1,000sqm is to be designed so that the flow of pollutants from the site due to stormwater is reduced.

GSTC 3.5 Staging and implementation

Objectives

- (a) Ensure that the redevelopment of the Green Square Town Centre is coordinated in an orderly manner to ensure the activities of adjacent sites and amenity of residential neighbours are not adversely impacted upon.
- (b) Address the stormwater and flood management at the outset of construction works, thus ensuring adjacent areas are not adversely affected.
- (c) Secure the public domain required to support the Town Centre at the earliest opportunity.
- (d) Ensure that as far as practicable, the development of sites can occur independently, without reliance on infrastructure from adjacent sites.
- (e) Provide vehicular access during the construction phase of sites in the Town Centre.
- (f) Facilitate the staged closure of roads and shareways to vehicular traffic in identified locations in the Town Centre.

Provisions

- (1) All sites to be redeveloped are to have a public road frontage and be accessible via a public street.
- (2) Development must ensure that flood and stormwater management solutions are co-ordinated with each stage of development.
- (3) Temporary vehicular accesses are permitted in the two locations shown on Figure 3.6: Street network and hierarchy to facilitate the staging and construction of development and thereafter are to be closed to vehicular traffic and pedestrianised.

- (4) The street that runs east-west, perpendicular to Botany Road and north of 517 Botany Road, as indicated on Figure 3.6: Street network and hierarchy in section GSTC 3.3 Street network of this DCP:
 - (a) is to be open for temporary vehicular access to the development sites to the south of the Green Square plaza and north of Tosh Lane until Paul Street is constructed; and
 - (b) is to be closed to vehicular access and become a pedestrian priority lane when Paul Street is constructed.

GSTC 4

Land uses

Objectives

- (a) Create a genuinely mixed use centre that is activated during the day and in the evenings, and is consistent with its nomination as a 'Planned Major Centre' in the NSW Government's *Metropolitan Plan for Sydney 2036*.
- (b) Create a new commercial precinct focussed on development sites 1, 2, 3, 4, 8A and 8B (shown at Figure 6.1: Development sites) that will help to realise employment targets for the Green Square Town Centre.
- (c) Provide retail uses and other services for the immediate community, and entertainment and regional retail opportunities for visitors to the Green Square Town Centre.
- (d) Locate residential development away from high traffic impact and potential land use conflicts, both horizontally and vertically.
- (e) Support the adaptive reuse of the Heritage Items in the former Royal South Sydney Hospital site.

Provisions

GSTC 4.1 Location of desired activities

- (1) The distribution of land uses in all development is to be consistent with Figure 4.1, Figure 4.2 and Figure 4.3: Land use. Where residential uses are indicated, this may be changed to provide for retail or commercial uses, however no additional residential uses may be introduced.
- (2) Commercial land uses are to be located on sites in close proximity to the Green Square Railway Station and the Botany Road corridor.
- (3) Retail uses are to be located along main streets and the public transport corridor, and fronting the Green Square plaza and Neilson Square.
- (4) Community uses are to be located in close proximity to the Green Square plaza, the Green Square Railway Station and the light rail terminus. Community uses, including green infrastructure, may also be located in the heritage buildings within the former Royal South Sydney Hospital site.
- (5) The ground floor and first floor of buildings fronting major streets and public places, in particular along Bourke Street, Botany Road, Ebsworth Street and the blocks edging the plazas, are to be designed to allow retail and commercial uses.
- (6) Any Stage 1 development application or application for subdivision is to identify how the gross floor area is to be distributed throughout the site including any floor space allocated for affordable housing.
- (7) Development in the areas designated "Retail or commercial" in Figure 4.1 and Figure 4.2: Land use can be for any combination of these uses, and is to be designed to be adaptable, with a minimum floor to ceiling height of 3.0m.
- (8) Development on development site 7 is to include floor space that can be later adapted to a cinema.
- (9) Retail/commercial uses are to be provided on the first floor to screen above ground level car parking in podium levels, and provide commercial space in the first phase of development of the Green Square Town Centre.
- (10) Above ground level car parking is to be designed in accordance with Figure 4.1, Figure 4.2: and 4.3: Land use, to be able to be adaptable to habitable uses once the public transport services are realised and improved.

Figure 4.1: Land use - ground floor



KEY

- Retail
- Commercial
- Retail or commercial (orange hatch - residential permissible)
- Community (including green infrastructure) or open space (A - potential site of green infrastructure hub)
- Residential, retail or commercial
- Parking, retail or commercial
- ▨ Grey hatch - limited back of house and basement access

Figure 4.2: Land use - first floor



KEY

- Retail
- Commercial
- Retail or commercial (orange hatch - residential permissible)
- Non-residential
- Community (including green infrastructure) or open space (A - potential site of green infrastructure hub)
- Residential, retail or commercial
- Car parking, retail or commercial

Figure 4.3: Land use - second floor and above



KEY

- Retail
- Commercial
- Retail or commercial
- Community (including green infrastructure) or open space (A - potential site of green infrastructure hub)
- Residential, retail or commercial
- ▨ Hatch - car parking permissible up to level 4

GSTC 4.2 Retail uses

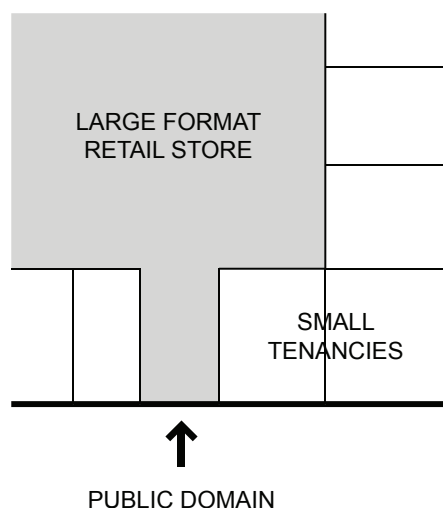
Objectives

- (a) Ensure that the type and amount of retail floorspace contributes to the Green Square Town Centre developing as a 'Planned Major Centre', as nominated in the NSW Government's *Metropolitan Plan for Sydney 2036*.
- (b) Ensure that the location of retail activity and food and drink premises activates the public domain and helps to create lively, attractive public spaces.

Provisions

- (1) To anchor the major retail centre, a minimum of two supermarkets are to be provided in the Green Square Town Centre consisting of at least:
 - (a) a full-line supermarket with a minimum gross floor area of 3,000sqm; and
 - (b) a second supermarket with a minimum gross floor area of 1,500 sqm.
- (2) Supermarkets and other major retailers are to be located within the development sites that adjoin Green Square plaza and Neilson Square, where they activate the plazas, provide co-location benefits for smaller retailers and limit the potential for land use conflict in the residential areas of the Town Centre.
- (3) The primary retail 'main streets' are Hinchcliffe Street and Ebsworth Street and the street-edges of the plazas. The design of retail tenancies on these streets is to be fine-grain, maximising the use of glazing and architectural detail and limited blank walls.
- (4) Development site 1 (shown at Figure 6.1: Development sites) is to include retail premises to service commuters.
- (5) The Consent Authority may support large retail tenancies in basements, where it can be demonstrated that the design improves the presentation of the building to the public domain.
- (6) Large retail tenancies are to be screened by smaller tenancies as shown in Figure 4.4: Screening to large format retail stores, to minimise the amount of blank walls adjoining the public domain.
- (7) Internalised, enclosed shopping malls are discouraged. Retail premises and food and drink premises are to open onto the public domain.

Figure 4.4: Screening to large format retail stores



GSTC 4.3 Active frontages

Objectives

- (a) Provide active frontages along nominated “active frontages” streets and public places to encourage community activity, safety, natural surveillance and territoriality.
- (b) Identify locations where ground level active frontages are desirable, and ensure the design is appropriate to the location and use, and does not detract from the visual appeal and amenity of the streetscape.

Provisions

- (1) Active frontages are to be provided in accordance with Figure 4.5: Location of active frontages, in terms of location and predominant use.
- (2) Active frontages are to contribute to the liveliness and vitality of streets by maximising entries or display windows to shops and/or food and drink premises or other uses, customer service areas and activities which provide pedestrian interest and interaction.
- (3) Uses along an active frontage are to have an average width of 5m to 8m. Where longer frontages are considered appropriate, they are to be limited to two per 100m building frontage, and be separated by at least one use with a frontage less than 8m.
- (4) Active frontages are to include a minimum of 70% of transparent glazing with a predominantly unobstructed view from the adjacent footpath to a depth of 6m within the building.
- (5) The sill height is to match surrounding sill heights and be no more than 1.2m above the adjacent street paving. Translucent/tinted glazing or films are not permitted above a height of 1.2m above the footpath level.
- (6) Solid non-transparent roller shutters are not permitted externally. Where security grills or screens are required, they are to be installed at least 1m behind the glazing line and of lattice design with an openness to allow viewing of the interior and internal lighting to spill onto the footpath.
- (7) Except where required by flood planning level provisions, ground floor uses are to be at the same level as the footpath at the entry to the individual tenancies (every 5-8m). Split level arcades or open retail forecourts at a different level to the footpath are inappropriate because they separate the activities within them from the street.
- (8) Retail active frontages are to have a:
 - (a) glazing line adjacent to the public domain. Recessed entries may be appropriate to provide for a traditional style shopfront.
 - (b) minimum of 15 tenancy entrances per 100m.

Figure 4.5: Location of active frontages

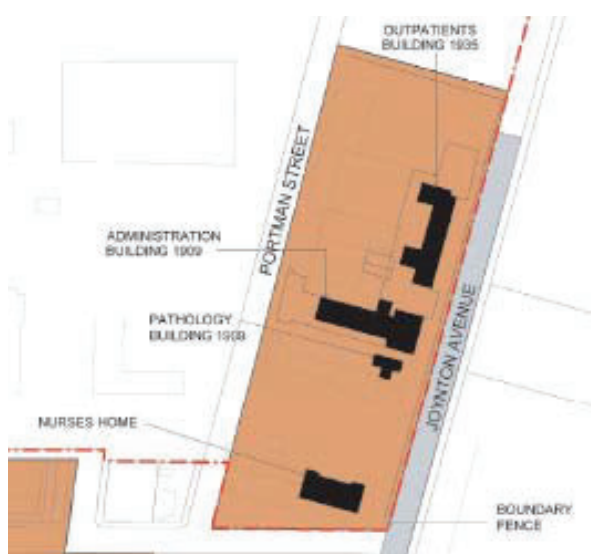


GSTC 5

Heritage

Within the Green Square Town Centre, buildings and features within the former Royal South Sydney Hospital site are classified as a Heritage Item, specifically, the Main Administration Building, the Pathology Building, the Outpatients Building, the Nurses Home eastern wing (Esme Cahill Building), the brick and sandstone boundary wall to Joynton Avenue and the landscaped area fronting Joynton Avenue between the Nurses Home and the Pathology Building (see Figure 5.1: Heritage Items). These provisions apply to the Heritage Item and development within the vicinity of the item which can have an impact upon the heritage significance of the item.

Figure 5.1: Heritage Items



Objectives

- (a) Ensure development is undertaken in accordance with the principles of the Burra Charter (ICOMOS Australia), and the applicable Conservation Management Plan for the site.
- (b) Ensure development has respect to the heritage significance of the individual buildings and the group of buildings as a whole.
- (c) Ensure development in the vicinity of heritage items is designed and sited to minimise any impact on the heritage significance of the item.

Provisions

GSTC 5.1 Heritage impact statements

- (1) A Heritage Impact Statement is to be submitted as part of the Statement of Environmental Effects for development applications relating to the former Royal South Sydney Hospital site.
- (2) The Heritage Impact Statement is to address:
 - (a) the heritage significance of the heritage item;
 - (b) the options that were considered when arriving at a preferred development and the reasons for choosing the preferred option;

- (c) the impact of the proposed development on the heritage significance of the heritage item; and
 - (d) the compatibility of the development with conservation policies contained within the applicable heritage controls and the Conservation Management Plan.
- (3) Where the development application proposes the full or substantial demolition of a heritage item the Heritage Impact Statement is to:
 - (a) demonstrate why the building is not capable of retention or re-use;
 - (b) include a statement from a quantity surveyor comparing the cost of demolition the reconstruction to the cost of retention if the demolition is recommended primarily on economic grounds; and
 - (c) include a report by a suitably qualified structural engineer if the demolition is proposed on the basis of poor structural condition.
- (4) When giving consent to the full or partial demolition of a heritage item the Consent Authority may require photographic recording of the building and the requirement to add a heritage interpretation device on the site as conditions of consent.

GSTC 5.2 Development affecting a heritage item

- (1) Any development application in respect of the former Royal South Sydney Hospital Site is to be consistent with the Conservation Management Plan for the site, and with the specific provisions relating to the individual buildings.
- (2) Development affecting a heritage item is to retain an appropriate setting to allow for the continued appreciation and integrity of the item, including the following setbacks:
 - (a) a 15 metre setback around the Main Administration Building;
 - (b) a 6 metre setback to the western elevation and a 12 metre setback to the northern elevation of the Outpatients Building; and
 - (c) a 6 metre setback around the Nurses Home (Esme Cahill Building).
- (3) Development affecting a heritage item is to achieve the following:
 - (a) minimise the extent of alterations to significant fabric and features;
 - (b) use traditional techniques and materials unless contemporary techniques and materials will result in a better conservation outcome;
 - (c) enable the interpretation of each of the significant values of the item through the treatment of the item's fabric, spaces and setting;
 - (d) internal changes are not to compromise the heritage significance and the external appearance of the building;
 - (e) the provision of on-site interpretation of previous significant uses;
 - (f) design works that will not negatively impact the heritage significance of the item; and
 - (g) enable new alterations and additions to be reversible so that it can be removed at a latter date with minimal damage to, or impact on significant building fabric.
- (4) Where practicable, development should enhance the heritage item by:
 - (a) removing unsympathetic alterations and additions, in particular the detracting additions to buildings along the frontages of Joynton Avenue and Hansard Street;

- (b) undertaking preventative and remedial conservation work to curtail any damage and deterioration to significant fabric; and
 - (c) reinstating missing details, building and landscape elements, where physical or documentary evidence is available.
- (5) If there is any likelihood that the development will have an impact on significant archaeological relics, development is to ensure that the impact is managed according to the assessed level of significance of those relics.

GSTC 5.3 Alterations and additions to heritage items

- (1) A proposed increase in floor space outside the existing building envelope is not permitted where it would compromise the significant fabric and building elements.
- (2) The provision of car parking within the existing building is not acceptable justification for creating additional storeys above the height of the existing roof.
- (3) Where scope exists for a roof addition, it is to be in keeping with the character and era of the original building. The addition is not to dominate the original building.
- (4) Alterations and additions are to:
 - (a) retain the essential geometric form of the existing building when viewed from the public domain; and
 - (b) be complementary in materials and articulation to the existing façade(s), including incorporating distinguishing features that occur at regular intervals.
- (5) The original or significant pattern of windows and openings is to be retained.
- (6) All original window frames, sashes and lights are to be retained or replicated on prominent elevations and on secondary elevations where considered critical to the significance of the building.
- (7) Work to the facade is to:
 - (a) retain original and significant elements and finishes;
 - (b) reinstate or restore missing original elements that contributed to the significance of the building;
 - (c) remove detracting elements;
 - (d) minimise new elements; and
 - (e) not obscure original elements with new elements.
- (8) External awnings, hoods and other overhanging devices are not to be attached to the building facades where such structures detract from the overall building form.
- (9) Face brick and sandstone are not to be rendered, painted or otherwise coated.
- (10) Where practicable, existing floor levels are to be maintained, with mezzanine or loft areas only acceptable where they have minimal heritage impact, including impact on any significant structure and significant views into the interior.
- (11) Any internal subdivision and change to the layout of floor areas, for example to create new units, is to respect the existing pattern of windows and openings, and have minimal heritage impact including impact on significant structure and significant views into the interior.

- (12) Significant original elements, fabric and features that are characteristic of the former use of the building are to be:
 - (a) retained;
 - (b) generally not obscured by new elements; and
 - (c) where required, to be adapted to meet contemporary needs or safety standards, alterations should be reversible and minimal, where possible.
- (13) Active frontages are to be integrated into the existing fabric so that entrances and display windows do not alter the regularity of façade elements or compromise the external appearance.
- (14) Existing signs that relate to the history and significance of the building and site are to be retained.

GSTC 6

Building layout, form and design

Built form controls identify the location of buildings on their defined development sites (shown at Figure 6.1: Development sites), their height and overall shape – these controls create neighbourhood character. They also impact on sunlight to adjoining buildings and open spaces, privacy and overlooking, the quality of spaces inside the building, the amenity and usability of private open spaces, and the sense of pedestrian scale and amenity in nearby streets.

Objectives

- (a) Ensure new development is designed to minimise negative impacts on development surrounding the Town Centre in terms of privacy and solar access.
- (b) Minimise overshadowing of the plazas and parks, and inter-building overshadowing within the Town Centre and surrounding sites.
- (c) Create a Town Centre that demonstrates design excellence in terms of built form and public domain design.
- (d) Ensure development provides a diversity of building and architectural characters within each street block to create visual variety.
- (e) Ensure the grain, rhythm and palette of materials used in the design of new buildings respond to the “fine grain” character of the surrounding area.
- (f) Ensure the use of high quality façade design and finishes in particular around the plazas and parks and where built form is viewed at the termination of a vista.
- (g) Ensure that proposed buildings do not obstruct public views along streets.
- (h) Minimise the perceived height of development when viewed from Portman Street, Portman Lane, Tosh Lane, Hansard Street and the former Royal South Sydney Hospital Site.
- (i) Minimise visual impact of above ground car parking.
- (j) Provide opportunities for above ground car parking to be adaptable to other uses in the future.

Figure 6.1: Development sites



Note: The Town Centre development sites are defined by the areas remaining after the dedication of streets and public open spaces defined in Figures 3.1 and 3.6.

GSTC 6.1 Competitive design process

Objectives

- (a) Ensure high quality and varied design through the use of competitive design processes for large, prominent and complex developments;
- (b) Ensure development individually and collectively contributes to the architectural and overall urban design quality of the LGA;
- (c) Achieve variety in architectural design and character across large developments to provide a fine grain which enriches and enlivens the City's public realm; and
- (d) Maximise opportunities to incorporate the principles of ecologically sustainable development in the design of buildings.

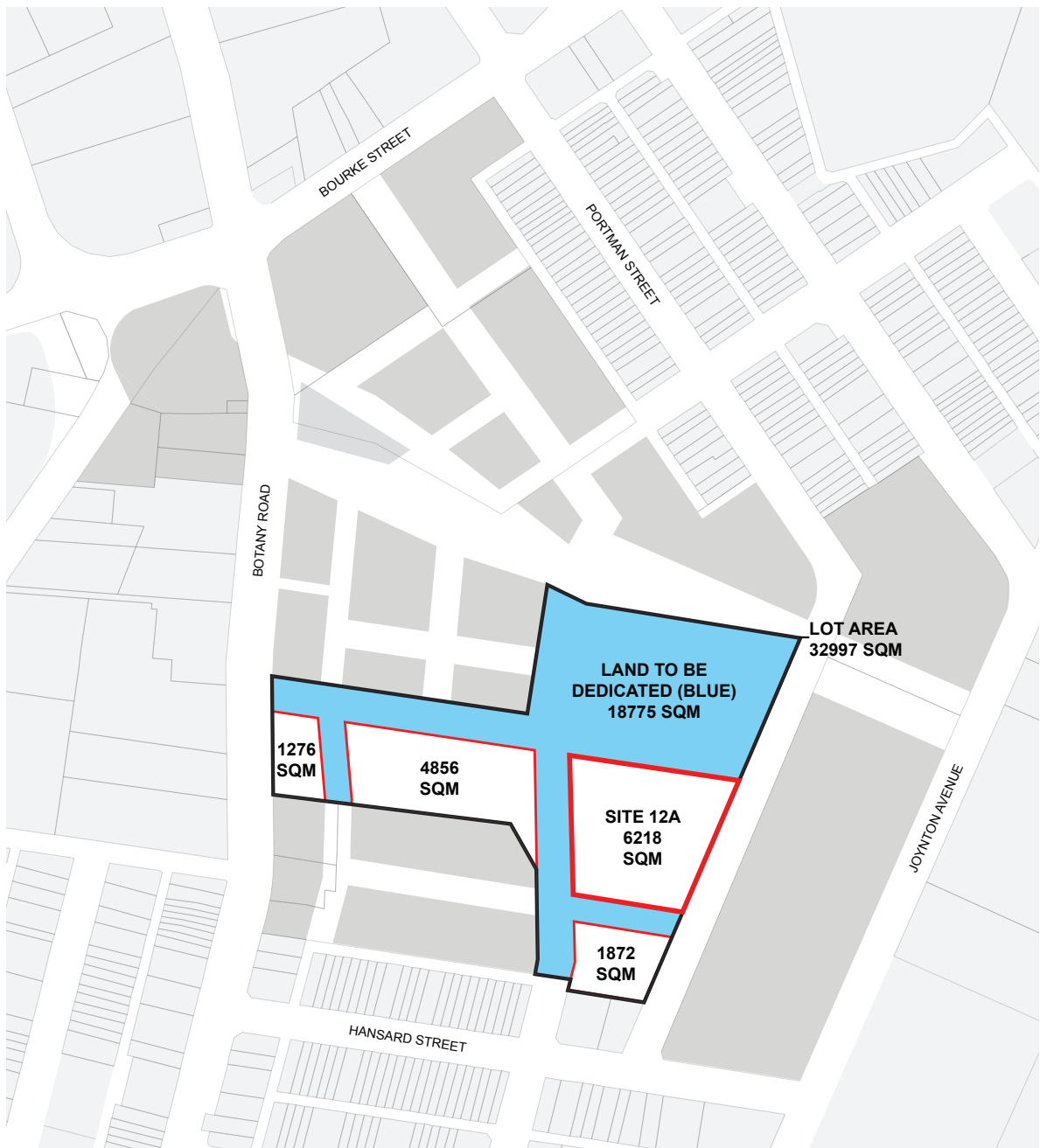
Provisions

- (1) Where a development site is to include a tall building (16 storeys or greater), a competitive design process must be undertaken, in accordance with any policy adopted by Council.
- (2) Each competitive design process is to be limited to a single development site, and in any case not to cover an area larger than 7,000sqm of developable site area.
- (3) Additional floorspace awarded for the competitive process under the relevant clause of the LEP will be proportional to the percentage of the lot area covered by the competitive process (excluding any land to be dedicated for streets and open space). For example, the bonus floorspace attributable to a competitive design process undertaken for development site 12A would be calculated as follows:

$$= (\text{Development site area} / (\text{Lot area} - \text{area of site to be dedicated})) \times 10\%$$

$$= (6218\text{sqm} / (32997\text{sqm} - 18775 \text{ sqm})) \times 10\% = 4.37\% \text{ bonus FSR}$$
- (4) In distributing any additional floor space within the area covered by the competitive design process, the following considerations must be appropriately addressed:
 - (a) Site and context analysis;
 - (b) Public domain layout, including levels, uses, access and circulation, dedications and hierarchy of spaces;
 - (c) Built form massing and dimensioned envelopes;
 - (d) Overshadowing analysis;
 - (e) Stormwater management strategy;
 - (f) Traffic management and servicing strategy, parking numbers and location;
 - (g) Ecologically sustainable development strategies and benchmark commitments (including connection to green infrastructure); and
 - (h) Heritage impact statement.

Figure 6.2: Calculating bonus FSR



GSTC 6.2 Design and architectural diversity

- (1) To achieve architectural diversity and interest in the architectural character of the neighbourhood, buildings that are located adjacent to or opposite to one another are not to be the same or similar in design.
- (2) The maximum frontage length of a building is 65m. Where a development site frontage is in excess of 65m in length, two or more buildings with different architectural expressions should be developed to front the street or public domain with a building separation of not less than 6m for the full height of the building. This provision may be varied where the development provides significant architectural diversity consistent with provisions (3) to (6).
- (3) Buildings in excess of 45m long must be designed as at least two distinct 'building components' which are to:
 - (a) have their own architectural character as illustrated in Figure 6.3: Distinct 'building components';
 - (b) not exceed 25m in length with a preferred length of 20m; and
 - (c) reflect the building's internal organisation.
- (4) Buildings less than or equal to 35m long may have a single architectural character provided that the façade elements establish 'fine grain' vertical and horizontal articulation (rhythm and scale) as illustrated in Figure 6.4.
- (5) Groups of dwellings served by the same vertical circulation lift and/or stair are to be designed as a distinct 'building component' with its own architectural character and expression. Generally, in buildings up to 10 storeys high, these groups should not exceed 50 dwellings per 'building component' and should have separate body corporate entities.
- (6) Large development sites which have multiple buildings are to be designed as distinctive families of building elements (including building entrances, balconies and balustrades, awnings, planters, pergolas, boundary walls and fences).

Figure 6.3: Distinct 'building components'

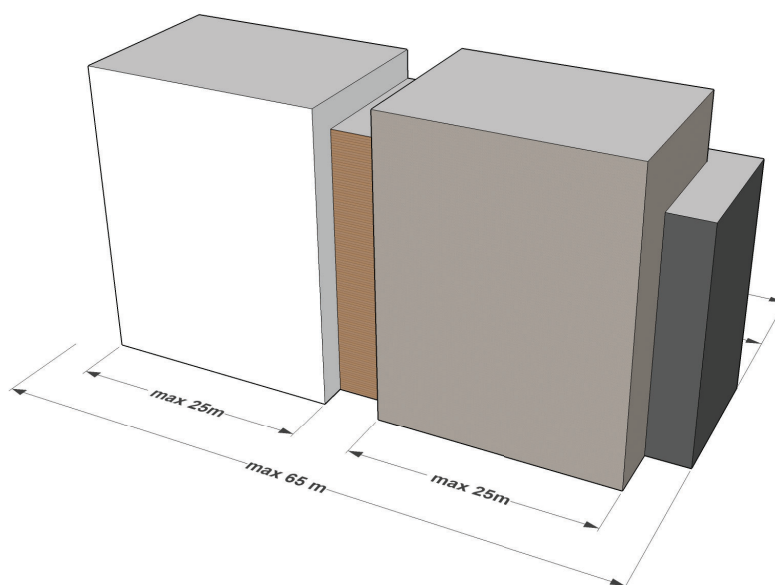
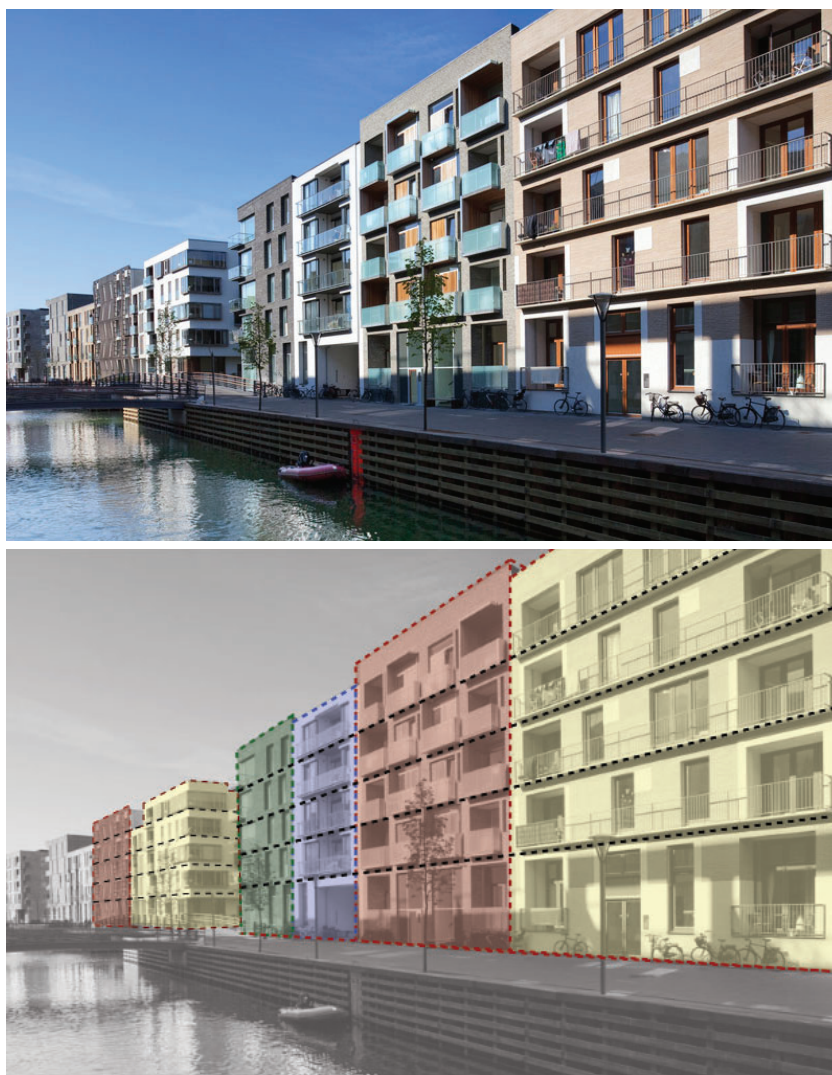


Figure 6.4: Establish 'fine grain' vertical and horizontal articulation (rhythm and scale) Sluseholmen, Copenhagen, Denmark



GSTC 6.3 Building layout

- (1) Buildings are to be located within the sites nominated in Figure 6.1: Development Sites.
- (2) The layout of buildings within the development sites are to be consistent with the following principles:
 - (a) buildings are to address the street and be aligned with streets to form broken perimeter blocks with building breaks where appropriate;
 - (b) full height gaps are to be provided between buildings for solar access and visual connections between street and private open spaces within blocks; and
 - (c) buildings are to step down in height toward the south and east of the Town Centre adjacent to existing lower scale development.
- (3) The built form layout is to be generally consistent with that shown in Figure 6.5: Illustrative building footprints. Alterations to that layout will only be considered where they demonstrate an improved public benefit and design excellence.

Figure 6.5: Illustrative building footprints



KEY

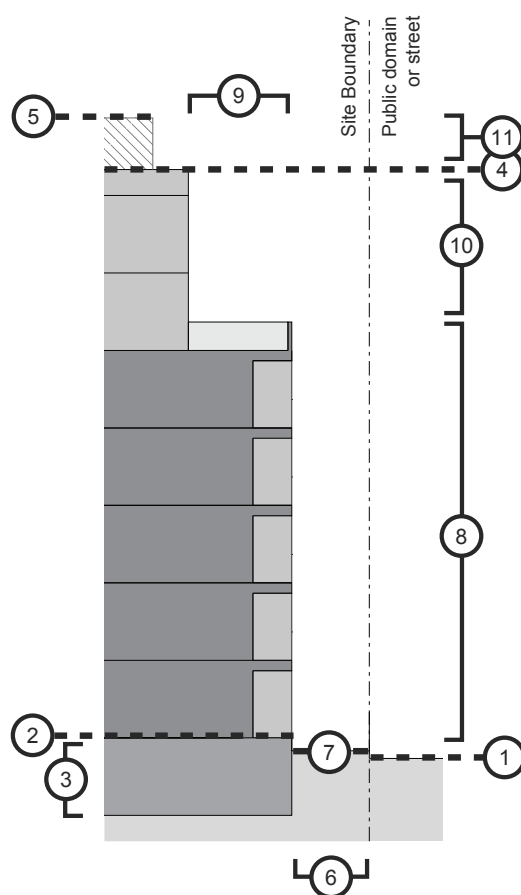
- Tall buildings
- Street wall and perimeter block buildings
- Podiums
- Heritage buildings
- As defined by competition process and design development

- (4) The public building is to:
 - (a) be provided generally within Green Square plaza in development site 20;
 - (b) be designed as a landmark building;
 - (c) be designed so as to maximise the activation of Botany Road and Green Square plaza through active uses and integration into the public domain;
 - (d) incorporate a degree of transparency at-grade to allow for visual connection between Transport Place and Green Square plaza;
 - (e) be designed to minimise the impact of traffic noise from Botany Road to Green Square library and plaza;
 - (f) consider the provision of shelters for weather protection:
 - (i) for pedestrians using the tram and bus stops at the north-western corner of Green Square plaza; and
 - (ii) for pedestrians waiting for buses along Botany Road;
 - (g) be located with regard to:
 - (i) the location of underground stormwater infrastructure;
 - (ii) the location of the future underground green infrastructure network; and
 - (iii) the social, cultural and community requirements of the space/facility.
 - (h) be supported with below ground cycle and communal car parking facilities (where appropriate); and
 - (i) be built to a maximum of 4-8 storeys, whilst minimising overshadowing impacts on the public domain.

Figure 6.6: Proposed Green Square Library and plaza



Figure 6.7: Elements of the built form controls



- (1) Future public domain or street level
- (2) Ground floor level
- (3) Basement level(s)
- (4) Maximum building height for occupied levels
- (5) Maximum building height plus building services.
- (6) Primary building setback
- (7) Primary building setback ground level (within 0.5m of adjacent public domain level)
- (8) Maximum street frontage height
- (9) Minimum secondary building setback
- (10) Building form above street frontage height
- (11) Building services

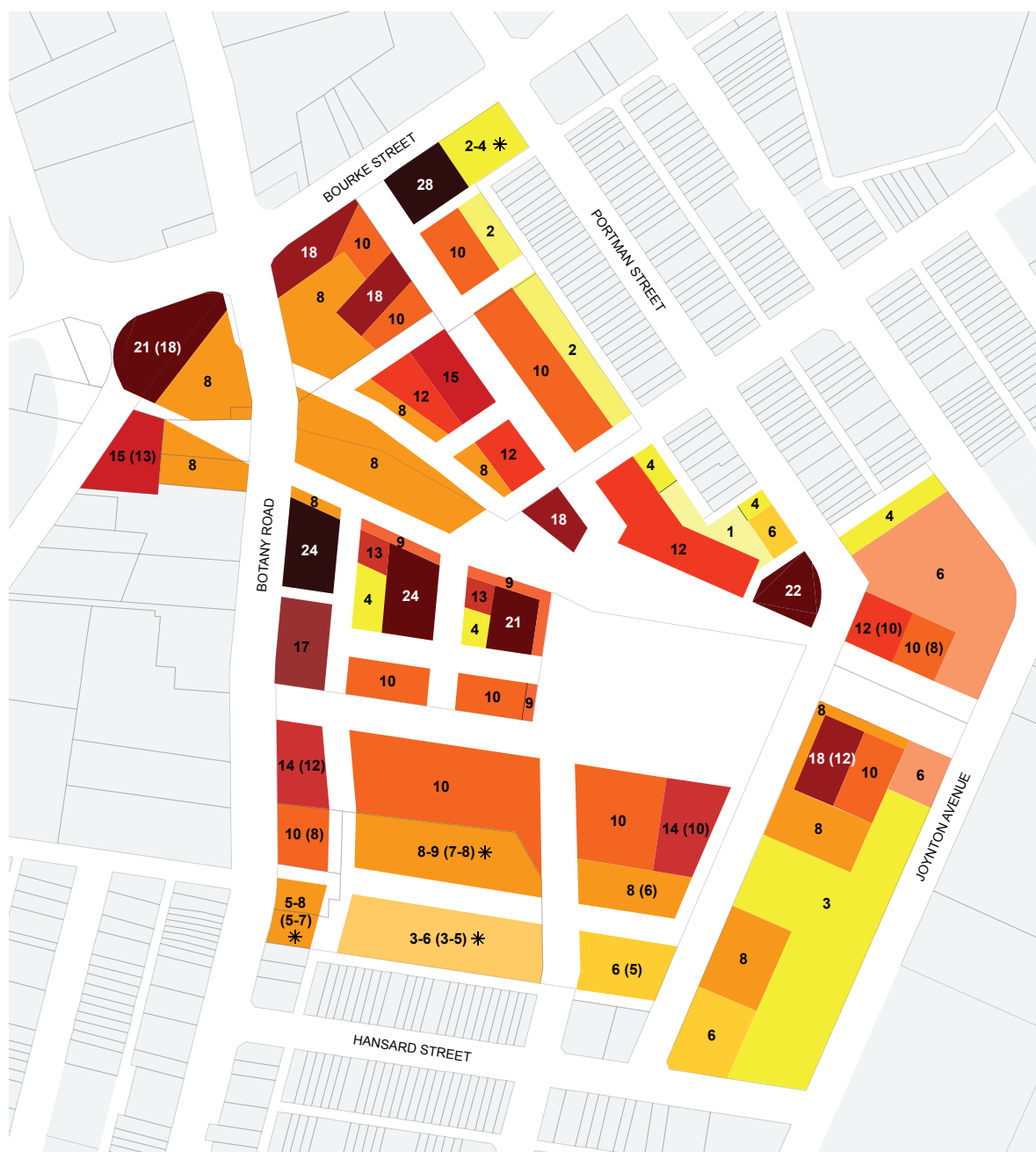
GSTC 6.4 Height in storeys and street frontage

- (1) Maximum building heights are to be in accordance with:
 - (a) Figure 6.8: Building height in storeys;
 - (b) Table 6.2: Height of buildings, which shows the relationship between the height of building in storeys and the height of the building in metres including and excluding building services;
 - (c) for development sites 11A and 11B, Figure 6.9 Maximum building height and sun access for development sites 11A and 11B; and
 - (d) for development site 5A, Figure 6.10 Maximum building height and sun access for development site 5A.
- (2) For development sites 11A, 11B and 5A, where the maximum building height is to be in accordance with a sun access plane, no incursions (including plant, balcony rails etc) are to be made into the sun access plane.
- (3) Except where required to achieve a minimum freeboard above a Flood Planning Level (FPL), the ground floor level above the ground level of the adjacent public domain is to be no greater than:
 - (a) 1.2 metre for residential uses; and
 - (b) 0.15 metre for retail and commercial uses.
- (4) Development is to be consistent with the minimum and maximum floor-to-floor and floor-to-ceiling heights for the specified uses within the Town Centre shown in Table 6.1 Minimum and maximum floor-to-floor and floor-to-ceiling heights.

Table 6.1: Minimum and maximum floor-to-floor and floor-to-ceiling heights

Use	Floor to floor height in metres		Floor to ceiling height in metres
	Minimum	Maximum	Minimum
Retail	4.5	5.5	3.6
Commercial	3.6	-	3.0
Adaptable	3.6	-	3.0
Residential	3.0	3,3	2.7
Community	3.6	-	3.0

Figure 6.8: Building height in storeys



KEY

- ☒ Maximum building height in storeys **including** additional floor space available through competitive design process (where applicable)
- ☒ Maximum building height in storeys **excluding** additional floor space available through competitive design process - shown in brackets
- * Heights subject to development meeting minimum sun access requirements to adjacent private open space as per GSTC DCP clause 6.10.2. Refer to building envelope diagram.

The absolute maximum height of a building is set by the relevant provision of the LEP and expressed as an Australian Height Datum Reduced Level (RL).

Refer to Section GSTC 3.4 Floodwater and Stormwater Management for Flood Planning Levels (FPL).

Table 6.2: Height of buildings

Site	Maximum height of buildings in storeys above ground level	Height of buildings in metres* above the FPL or assumed ground level including building services	Height of buildings in metres* above the FPL or assumed ground level excluding building services but including parapets	Street frontage height in storeys	Street frontage height in metres* above the FPL or assumed ground level
1	8	35	33.5	-	-
	21	87	82.5	-	-
2	15	63	60	-	-
3	8	34	32.5	-	-
4	8	34	32.5	-	-
5A	4	18.5	17	-	-
	28	95.5	90.5	8	29.5
5B	2	8	-	-	-
	10	37	35.5	8	29
6	8	31	29	-	-
	10	37	35.5	8	29
	18	63.5	60	-	-
7	8	29	29	-	-
	12	43.5	41.5	-	-
	15	55.5	50.5	8	29
8A	8	33	33	-	-
	24	97.5	93	8	33
8B	17	72.5	67	-	-
8C	4	19	17	-	-
	9	33	32	-	-
	13	47	44.5	9	32
8D	24	83.5	78.5	9	32
	10	37	35	8	29
9A	11 commercial or 14 residential	48.5	46.5	12	40.5
9B	10	35.5	33.5	8	28.5
10A	10	36.5	34.5	8	28.5
10B	8	30	28.5	-	-
11A	8-9	30.5	30	7	24
11B	3	12.5	11.5	-	-
	6	21.5	21	-	-
11C	8	30.5	29	6	23

Site	Maximum height of buildings in storeys above ground level	Height of buildings in metres* above the FPL or assumed ground level including building services	Height of buildings in metres* above the FPL or assumed ground level excluding building services but including parapets	Street frontage height in storeys	Street frontage height in metres* above the FPL or assumed ground level
12A	8	30.5	28.5	-	-
	10	36.5	34.5	8	28.5
	14	49	47	8	28.5
12B	6	23	21	-	-
	3	13.5	12	-	-
13A	6	25	23	-	-
	8	31	29.5	-	-
	10	37	35.5	8	29
	18	63.5	60	8	29
13C	3	14	12	-	-
	6	23.5	21.5	-	-
	8	29.5	28.5	-	-
13B	3	14	12	-	-
14	4	16	15.5	-	-
	6	23.5	22.5	-	-
	10	36.5	35	8	28.5
	12	43	41	10	35
15A	22	77	72	-	-
15B	12	43.5	42	10	35
15C	1	3	1.5	-	-
	4	15.5	14.5	-	-
	12	43	42	10	35.5
15D	4	15.5	14.5	-	-
	6	25	23	-	-
16A	2	8	6	-	-
	10	37.5	35.5	8	29
16B	2	8	6	-	-
	10	37.5	35.5	8	29
17	8	30.5	29	-	-
	12	43.5	41.5	8	29
18	18	64.5	59.5	-	-
19A	4	19	17	-	-
	9	32.5	32.5	-	-

Site	Maximum height of buildings in storeys above ground level	Height of buildings in metres* above the FPL or assumed ground level including building services	Height of buildings in metres* above the FPL or assumed ground level excluding building services but including parapets	Street frontage height in storeys	Street frontage height in metres* above the FPL or assumed ground level
	13	47	44.5	9	32.5
	21	74.5	69.5	9	32.5
19B	9	32	32	-	-
	10	37.5	35.5	8	29
20	8	31	25	-	-

FPL= Flood Plain Level

* Variations to the height of buildings in metres may be acceptable where appropriate, to respond to level changes within a development site.

Figure 6.9: Maximum building height and sun access for development sites 11A and 11B

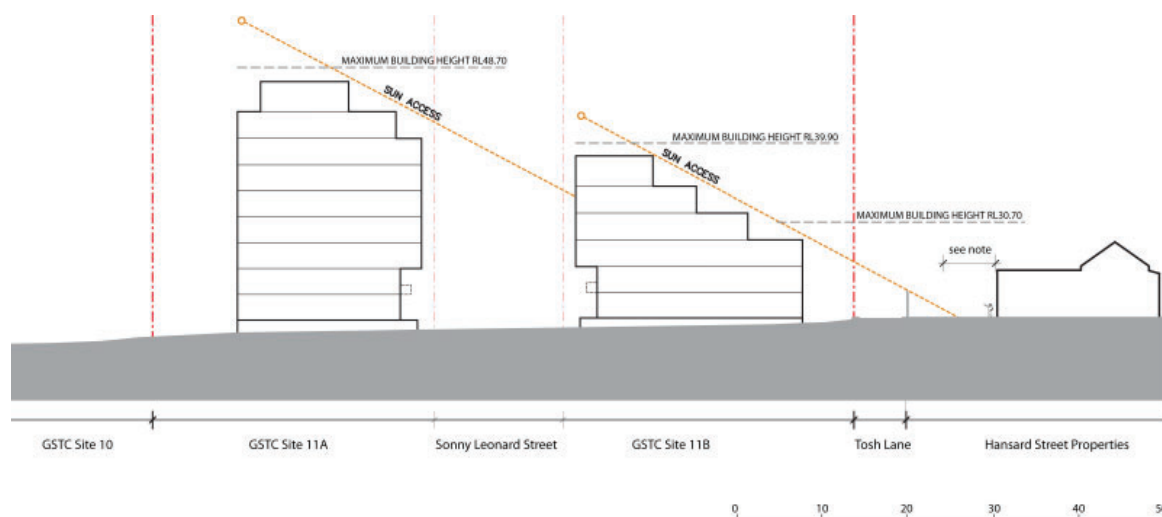


Figure 6.10: Maximum building height and sun access for development site 5A

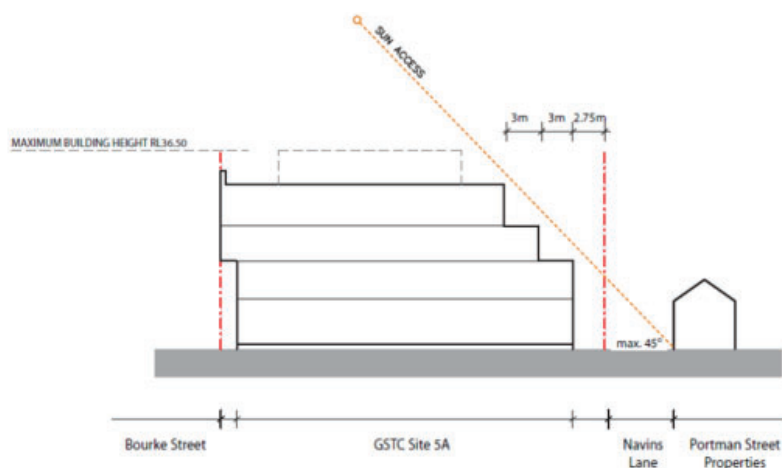


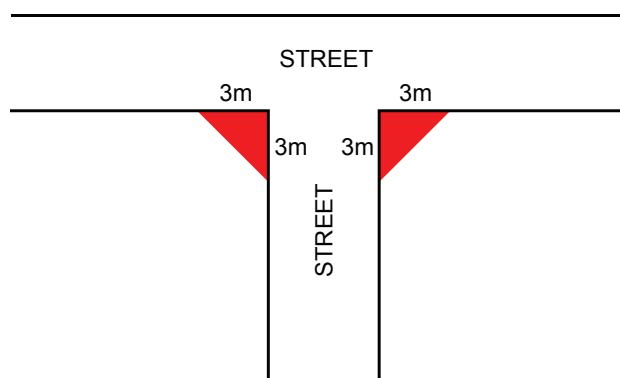
Figure 6.11: Illustrative aerial view of built form from north-west showing heights in storeys
(* Library building subject to competition and design development)



GSTC 6.5 Building alignments and setbacks

- (1) For the purpose of the following controls, the:
 - (a) Primary building setback is the setback between the public domain/ street site boundary and the front alignment of the building; and
 - (b) Secondary building setback is the additional setback above the street frontage height.
- (2) Development is to be in accordance with the building alignments, primary building setbacks, street frontage heights and secondary building setbacks identified in Figures 6.14: Street frontage alignments and primary setbacks and Figure 6.15: Street frontage height and secondary setbacks.
- (3) For buildings over 5 storeys, where no secondary building setback is shown in Figure 6.15: Street frontage height and secondary setbacks, the uppermost 2 floors are to have a secondary setback of a minimum of 3m.
- (4) Balconies, vertical screens and retractable horizontal sun shading devices at the first level above the street frontage height may occupy an area equal to or less than the plan of the floor immediately below.
- (5) Sun shading devices may extend up to 300mm beyond the secondary building setback.
- (6) Development adjacent to Portman Lane is to be setback so that it does not break a 45 degree line drawn from any point 1.6m above the lane level at the site boundary (refer to street sections in GSTC Section 3).
- (7) A 3m by 3m chamfered setback as shown in Figure 6.12: Minimum chamfered setback, must be provided from the site boundary at the ground and first floors (levels 1 and 2) at the intersection of streets to ensure adequate sight lines.

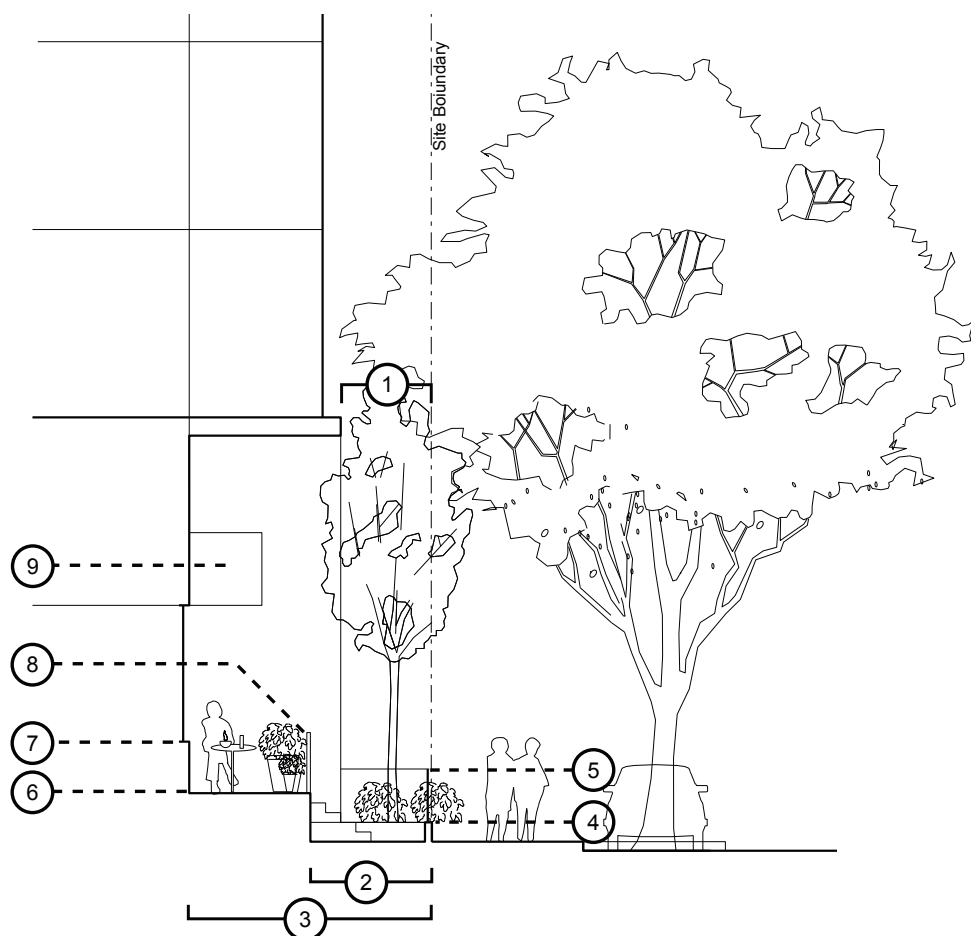
Figure 6.12: Minimum chamfered setback



GSTC 6.5.1 Ground and first floor residential street setbacks

- (1) Ground floor residential uses are to be provided with a minimum:
 - (a) primary building setback of 1.5m, where landscape setback (1.5m full height and 4m at ground and first floors for residential uses) is required in Figure 6.14: Street frontage alignments and primary setbacks;
 - (b) 4m setback from the site boundary to the glass line enclosing the internal space at the ground and first floors; and
 - (c) 2.0m wide deep soil landscape setback at street level (within 1.0m vertically from the street level RL).
- (2) Ground floor private open space on the street frontage is to be designed as compact decks up to 2.0m deep.
- (3) Ground floor level is to be a maximum of 1.2m above the adjacent public domain level (0.8m to 1.0m is preferred).
- (4) Sills to ground floor windows are to be a minimum of 0.85m above ground floor level.
- (5) Dwellings on the ground floor facing the street are to have individual entries from the street.
- (6) Balustrades to ground floor decks are to be predominantly open contemporary steel palisade type.
- (7) A predominantly open contemporary steel palisade fence up to a maximum of 1.35m high should be located on the site boundary.
- (8) First floor balconies are to be a maximum of 2.5m long and 1.25m deep.
- (9) Ground and first floor residential street setbacks may be delineated by vertical fin walls to mark individual dwellings and to avoid the appearance of a 'continuous undercroft space'.

Figure 6.13: Ground and first floor setbacks to residential buildings



Key

- (1) Primary building setback
- (2) Deep soil landscape planting area
- (3) Setback from the site boundary to the glass line
- (4) Landscape bed
- (5) Site boundary fence
- (6) Ground floor level
- (7) Window sill
- (8) Deck balustrades
- (9) First floor balcony

Figure 6.14: Street frontage alignments and primary setbacks



KEY

- Colonnade setback (6m clear at ground and first floor)
 - Footpath widening setback (5m from kerb at ground and first floor)
 - Footpath widening setback (3m at ground floor)
 - Footpath widening setback (1.4m at ground and first floor)
 - Heritage curtilage (varies - refer to Conservation Management Plan)
 - Landscape setback (A - 7m, B - 6m)
 - Laneway landscape setback (C - 2.75m, D - 6m)
 - Landscape setback (1.5m full height)
 - Landscape setback (1.5m full height and 4m at ground and first floors for residential uses)
- Note: these setbacks apply wherever there are ground floor residential uses

Figure 6.15: Street frontage heights and secondary setbacks



KEY

- 9 storey street frontage height, 6m secondary setback
- 8 storey street frontage height, 6m secondary setback
- 8 storey street frontage height, secondary setback varies (min. 8m - refer to maximum height in storeys)
- 10 storey street frontage height, 3m secondary setback
- 8 storey street frontage height, 3m secondary setback
- 6 storey street frontage height, no secondary setback

GSTC 6.6 Roof form

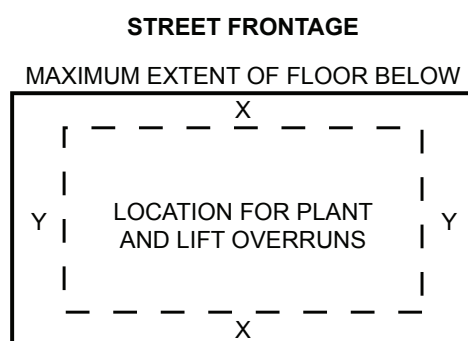
Objective

- (a) Ensure that plant and lift overruns are designed as simple compact forms that are visually unobtrusive.

Provisions

- (1) Plant and lift overruns are to be incorporated into the roof form, where possible.
- (2) Plant and lift overruns are to be setback by:
 - (a) buildings 8 storeys and below – a minimum of 3 metres from the extent of the floor below to all frontages (X and Y).
 - (b) buildings 9 - 13 storeys – a minimum of 3 metres along the street frontage length of the floor below (X) and 4.5 metres along the building depth (Y).
 - (c) buildings 14 -18 storeys – a minimum of 4.5 metres along the street frontage length of the floor below (X) and 6 metres along the building depth (Y).
 - (d) building 19 storey (or 17 commercial floors) and above - a minimum of 6 metres from the extent of the floor below to all frontages (X and Y).
- (3) Non-compliance with the above plant and lift overrun setbacks may be acceptable where the plant and lift overrun is designed to be architecturally integrated with the building and the sun access to surrounding buildings, development sites and the public domain is not reduced.

Figure 6.16: Location for plant and lift overruns



GSTC 6.7 Maximum floorplate of tall buildings

- (1) The component of a building that is above 14 storeys is to have a maximum average floorplate (including balconies and voids) within 5% of the area indicated in Table 6.3: Maximum average floorplate for buildings over 14 storeys.

Table 6.3: Maximum average floorplate for buildings over 14 storeys

Development Site	Floors	Use	Maximum Floorplate (sq m)
1	21	Commercial	1950
2	15	Commercial	1150
5A	28	Residential	970
7	15	Residential	800

Development Site	Floors	Use	Maximum Floorplate (sq m)
8A	24	Commercial	1340
8B	17	Commercial	1410
8C	24	Residential	1030
13A	18	Residential	750
15A	22	Residential	800
19A	21	Residential	730

GSTC 6.8 Flexible housing and dwelling mix

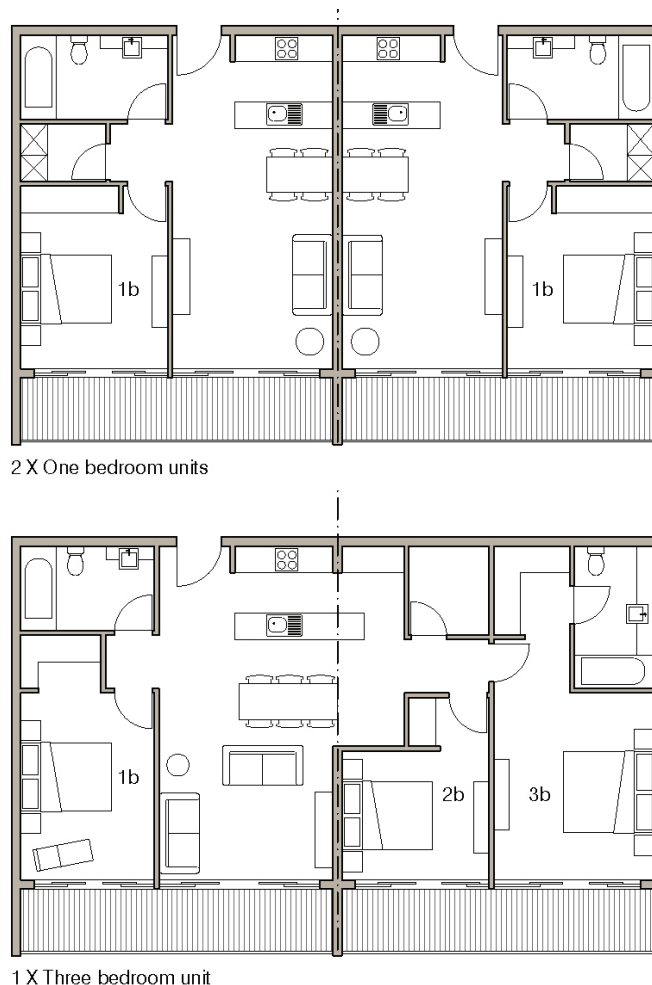
Objectives

- (a) Provide a mix of dwellings to cater for the needs of the resident population and to encourage a diverse population.
- (b) Encourage flexible building design to enable future changes in use and internal configurations.

Provisions

- (1) Development of 20 dwellings or more is to provide dwellings within the following proportional ranges:
 - (a) Studio dwellings - 5 to 10% of total dwellings;
 - (b) 1-bedroom dwellings - 10 to 30% of total dwellings;
 - (c) 2-bedroom dwellings - 40 to 75% of total dwellings; and
 - (d) 3-bedroom dwellings or larger - 10 to 30% of total dwellings.
- (2) The maximum percentage of 1 bedroom dwellings may be increased above 30% provided the numbers of studio dwellings and 1 bedroom dwellings combined does not exceed 45% of the total dwellings proposed.
- (3) Where residential uses are proposed for the ground flood level, at least 50% of 3 bedroom or larger dwellings are to be provided on the ground floor.
- (4) New development is to include a variety of internal designs that will allow adaptation to different uses over time by:
 - (a) providing internal walls that can easily be removed without affecting structural integrity;
 - (b) locating services so that they do not impede the future conversion of the unit into a different configuration; and
 - (c) incorporating the ability to separately occupy parts of individual dwellings.
- (5) Dwellings comprising two or more bedrooms may be configured as two adjacent apartments provided:
 - (a) both apartments are accessed from a shared private lobby or have dual-key access; and
 - (b) where a strata plan exists, both apartments are contained within a single strata unit.

Figure 6.17: With minor alterations 2 one bedroom units can be converted into a three bedroom unit



GSTC 6.9 Adaptable dwelling mix

Adaptable housing is accommodation that is specifically designed to enable easy modification in the future for occupation and visitation by people with a current disability or people who will acquire disabilities gradually as they age. Design criteria for adaptable housing are to be found in relevant Australian Standards.

- (1) Adaptable dwellings are to be spread amongst all unit sizes to accommodate various household sizes.
- (2) Adaptable dwellings are to be provided in all new development at the following rates:
 - (a) for development without a lift and including 7 or more dwellings - 10% of total dwellings; and
 - (b) for development with a lift and including 5 or more dwellings - 20% of total dwellings.

GSTC 6.10 Amenity

Development should be in accordance with *State Environmental Planning Policy 65: Design Quality of Residential Flat Development* (SEPP 65). Where the strict adherence to the provisions of SEPP 65 and the *Residential Flat Design Code* cannot be achieved, development should demonstrate that alternative solutions to ensure high levels of amenity are provided, in particular in terms of access to natural light and ventilation.

GSTC 6.10.1 Daylight access

Objectives

- (a) Ensure that daylight access is provided to all habitable rooms and encouraged in all other areas of residential flat development.
- (b) Provide adequate ambient lighting and minimise the need for artificial lighting during daylight hours.
- (c) Provide residents with the ability to adjust the quantity of daylight to suit their needs.
- (d) Maximise the solar access to apartments in the lower levels of buildings.

Provisions

- (1) Living rooms and private open spaces for at least 70% of apartments in a development are to receive a minimum of two hours direct sunlight between 9 am and 3 pm in mid winter.
- (2) No more than 25% of the area of the dwelling is to be more than 8m from a window, or 30% where a dwelling is a cross-over or through apartment to reduce dependence upon artificial lighting.
- (3) Developments which seek to vary from the minimum standards contained in the *Residential Flat Design Code* must demonstrate how site constraints and orientation prohibit the achievement of these standards and how the above objectives are addressed.

GSTC 6.10.2 Sun access

- (1) Development sites and neighbouring dwellings adjacent to the Town Centre are to achieve a minimum of 2 hours direct sunlight between 9am and 3pm on 21 June onto at least 1sqm of living room windows and at least 50% of the required minimum amount of private open space (50% of 16sqm). Where this standard is not currently achieved then the total reduction in direct sunlight should not be more than 10%.
- (2) The development application is to include hourly diagrams in plan and elevation that show the shadow impact of the proposal.

GSTC 6.10.3 Lightwells

- (1) Lightwells are to:
 - (a) provide reasonable separation to height ratio as set out in the NSW Residential Flat Design Code, Where a lesser standard is adopted a report demonstrating compliance with the BCA (light and ventilation) will be required; and
 - (b) not have a width:length:height ratio greater than 3:4:12. For example in a lightwell 24m high the minimum plan dimensions are 6m x 8m.

GSTC 6.10.4 Reflectivity

Objectives

- (a) Minimise the reflection of sunlight from buildings to surrounding areas and buildings.
- (b) Ensure that building materials do not lead to hazardous, undesirable or uncomfortable glare to pedestrians, motorists or occupants of surrounding buildings.

Provisions

- (1) A Reflectivity Report that analyses potential solar glare from the proposed building design may be required for tall buildings (over 14 storeys) and buildings in the vicinity of arterial roads/major roads.
- (2) Light reflectivity from building materials used on facades is not to exceed 20%.

GSTC 6.10.5 Natural ventilation

- (1) Ventilation for dwelling units provided solely by air conditioning is considered to be an unacceptable alternative to natural ventilation, except where external environmental factors make the sole reliance on natural ventilation undesirable.
- (2) No more than 25% of the area of the dwelling is to be more than 8m from an operable window, or 30% where a dwelling is a cross-over or through apartment to reduce dependence upon artificial ventilation.
- (3) Developments, which seek to vary from provision (2) above are to demonstrate how natural ventilation can be satisfactorily achieved, particularly in relation to habitable rooms.

GSTC 6.10.6 External lighting

Objectives

- (a) Encourage appropriate external lighting of buildings that adds to the architectural character of the building while having regard to light pollution and the efficient use of energy and the amenity of nearby residents.
- (b) Minimise light spill to the sky.

Provisions

- (1) In general, external lighting of buildings is discouraged to avoid light pollution and the unnecessary consumption of energy and generation of greenhouse gas emissions, unless there is particular and justifiable merit in illuminating a building.
- (2) Applications for decorative lighting or for the illumination of building facades, roof-tops, billboards or roof signs are required to include a photomontage or computer modelling to illustrate the visual effect of the proposal, including the visual effect of any associated structure during the day.
- (3) External light fixtures are to be integrated with the architecture of the building (for example, by highlighting external features of the building).
- (4) The visual effects of external lighting should contribute to the character of the building, surrounds and skyline.
- (5) The external lighting system must be energy efficient and subject to appropriate times of operation.
- (6) External lighting should not disturb the amenity of residents in the locality.
- (7) External lighting must not negatively impact areas of habitat for locally indigenous fauna species.
- (8) External lighting must minimise the light spill into the night sky.
- (9) To minimise light pollution LED down lighting is preferred over up lighting.
- (10) The following decorative lighting techniques are inappropriate:
 - (a) bud-lights and similar festoon lighting on buildings which detract from the architectural qualities of the building;
 - (b) broad floodlighting of facades from large light sources located separate to the building; and
 - (c) up-lighting of flag poles and banner poles.

GSTC 6.10.7 Wind effects

These provisions apply to all buildings over 45m high and other development where Council requires wind effects to be considered.

Objective

- (a) Ensure that new developments satisfy nominated wind standards so as to maintain comfortable conditions for pedestrians, maintain the structural integrity of buildings and not inhibit the growth of street trees.

Provisions

- (1) A wind effects report prepared by a suitably qualified engineer is to be submitted with a development application for a building higher than 45m, and for other buildings at the discretion of Council. The report is to:
 - (a) be based on wind tunnel testing, compare and analyse the current wind conditions and the new likely wind conditions created by the proposed new building;
 - (b) report the likely impacts of wind on the pedestrian environment at the footpath level within the site and the public domain;
 - (c) provide design solutions;
 - (d) show how the proposal minimises the impact of wind on the public and private domain; and
 - (e) demonstrate that the proposed building and solutions are consistent with the provisions of this DCP.
- (2) Wind effects caused by development are not to exceed:
 - (a) 10 metres/second in streets with an active frontage (refer Figure 4.5: Location of active frontages); and
 - (b) 16 metres/second in all other streets.
- (3) New developments are to incorporate design features that will ameliorate existing adverse wind conditions so that the criteria above are achieved.
- (4) Building design is to minimise adverse wind effects on recreation facilities and open spaces within developments.
- (5) To ensure useability and comfort, the impact of wind on balconies is to be minimised by:
 - (a) utilising partially recessed sun screens, pergolas and shutters;
 - (b) on tall buildings, providing recessed balconies, where possible; or
 - (c) the use of operable screens, where high winds prevent other solutions.

GSTC 6.10.8 Acoustic and visual privacy**Objective**

- (1) Provide adequate acoustic amenity for residential dwellings by attenuating noise from external sources.
- (2) Provide visual privacy for residential dwellings when viewed from the adjacent public domain.

Provisions

For the purposes of defining adequate levels of acoustic amenity for residential development, reference is to be made to Clause 102(3) of the Infrastructure State Environmental Planning Policy.

- (1) Dwellings are to be constructed so that the repeatable maximum LAeq (1 hour) level does not exceed:
 - (a) for closed windows and doors:
 - (i) bedrooms (10pm-7am), 35dB; and
 - (ii) main living area (24 hours), 40dB.
 - (b) for open windows and doors:
 - (i) bedrooms (10pm-7am), 45dB; and
 - (ii) main living area (24 hours), 55dB.
- (2) The levels above are to include the combined measured level of noise from both external sources and the ventilation system operating normally.
- (3) Noise from plant and equipment (including roof plant, and plant and servicing associated with green infrastructure) is to be attenuated to an appropriate level to ensure the amenity of adjacent and nearby uses is achieved and maintained.

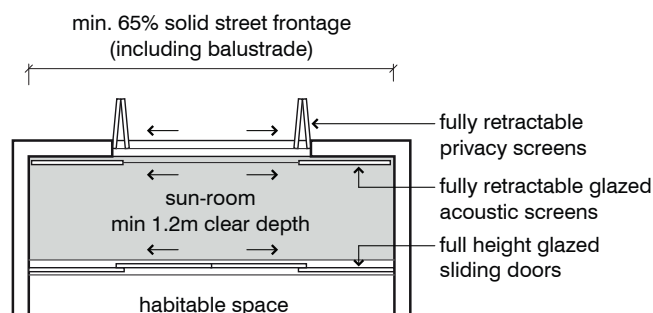
For areas with predominantly non-residential ground level uses, or with a nominated active frontage or sites with a frontage to a busy road (carrying more than 20,000 vehicles per day), acoustic and visual privacy for residential uses is to be addressed in accordance with the following provisions.

- (4) Residential uses with a floor level located within 10m of the ground level with good access to daylight (where the angle from a horizontal plane to obstructions of the sky is less than 30 degrees) must:
 - (a) have a minimum 65% solid masonry street frontage (including balustrade); and
 - (b) incorporate a sun-room behind the street frontage with a minimum clear depth of 1.2m to:
 - (i) attenuate noise by providing fully retractable glazed screens at the street frontage alignment that when closed create a full acoustic seal (and reasonable acoustic amenity in habitable spaces); and
 - (ii) ensure visual privacy by providing fully retractable privacy screens at the street frontage alignment.

Note: The two sets of screens must operate independently.

The sunroom is to be included in any calculations of gross floor area but is not to be considered as a habitable room.

Figure 6.18: Acoustic and visual privacy treatment for residential units with good access to daylight



- (5) Residential uses with a floor level located within 10m of the ground level with limited access to daylight (where the angle from a horizontal plane to obstructions of the sky is greater than 30 degrees) must:
- (a) have a minimum 50% solid masonry street frontage (including balustrade);
 - (b) not include any external horizontal projections above residential windows that block access to daylight (for example balconies);
 - (c) provide exterior windows at the streets frontage alignment that when closed create a full acoustic seal and provide adequate acoustic amenity; and
 - (d) provide visual privacy with fully retractable privacy screens at the street frontage alignment.

Note: The two sets of screens must operate independently.

Figure 6.19: Acoustic and visual privacy treatment for residential units with limited access to daylight

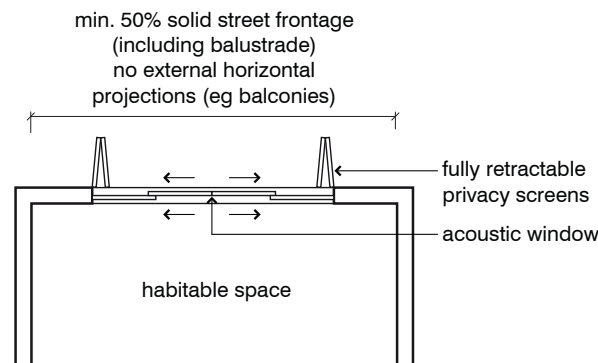
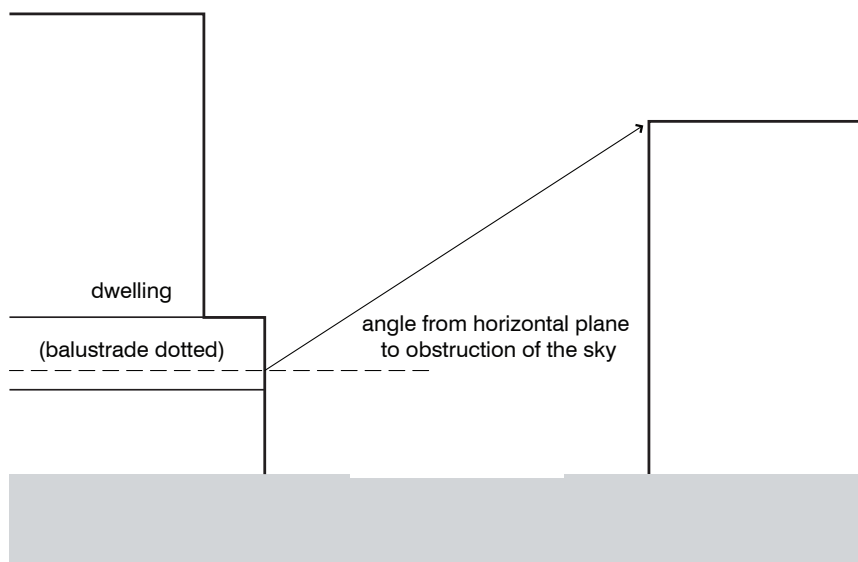


Figure 6.20: Angle from horizontal plane to obstruction of the sky



GSTC 6.11 Accessible design

Objective

- (a) Ensure that the public domain of new development provides equitable and safe access for everyone.
- (b) Provide equitable access within all new developments and ensure that substantial building work carried out on or intensified use of existing buildings provides upgraded levels of access and facilities for everyone.
- (c) Establish accessible dwelling standards for easy modification to cater for occupants with a disability or impairment.

Provisions

- (1) Encroachment onto public land to achieve access requirements is not permitted except when access by other means will result in a substantial loss of original fabric of a heritage-listed property impacting on the heritage significance of the place, and that the provision of equitable access is highly desirable, with no alternative access options available; or
- (2) Accessways for pedestrians and for vehicles are to be separated.
- (3) Access arrangements are to be:
 - (a) integral with the overall building and landscape design and not appear as 'add-on' elements or as of secondary importance;
 - (b) routes that are as direct as possible; and
 - (c) designed so that the user does not need to summon help.
- (4) Required egress routes in residential development must allow for safe escape for persons with limited mobility including, but not limited to, waiting space on landings within fire stairs and provision of accessible egress paths from ground floor apartments.

GSTC 6.12 Safety and design

Objective

- (a) Provide for a safe environment and minimise opportunities for criminal and anti-social behaviour.

Provisions

- (1) Active spaces including windows of habitable rooms within buildings are to be located to maximise casual surveillance of streets, laneways, parking areas, public spaces and communal courtyard space.
- (2) In commercial, retail or public buildings, facilities such as toilets and parents rooms are to be conveniently located and designed to maximise casual surveillance to facility entries.
- (3) Development is to minimise blind-corners, recesses and other external areas which have the potential for concealment/entrapment.
- (4) Building entries are to be clearly visible, unobstructed and easily identifiable from the street, other public areas and other development. Where practicable lift lobbies, stairwells and hallways/corridors should be visible from the public domain.
- (5) Ground floors of non-residential buildings, the non-residential component of mixed use developments, and the foyer areas of residential buildings, are to be designed to enable surveillance from the public domain to the inside of the building at night.

- (6) Pedestrian routes from car parking spaces to lift lobbies are to be as direct as possible with clear lines of sight.
- (7) Where dwelling units have individual main entries directly from a public space, the entry is to include a clearly defined transitional space between public and private areas.

GSTC 6.13 Landscaping and open space

Objectives

- (a) Ensure that the amenity of residents, workers and visitors is enhanced by high quality landscaping, and private and common open space.

GSTC 6.13.1 Landscaping

- (1) For new development, a landscape plan prepared by a suitably qualified Landscape Architect is to be submitted with the development application in accordance with the Council Landscape Code as it applies to the Green Square Town Centre that shows the:
 - (a) levels adjacent to the public domain;
 - (b) planting schedule with numbers and species of plants (botanical and common name/s);
 - (c) number and name (botanical and common name/s) of mature trees on site; and
 - (d) type and detail of paving, fencing and other details of external areas of the site.
- (2) All development proposals are to be designed to minimise the impact upon street trees and trees on adjoining land.
- (3) Landscaping should give precedence to species with low water needs, include native plant species, and select and position trees and shrubs to maximise control of sun and winds.

GSTC 6.13.2 Deep soil

For the purpose of these provisions, deep soil requires that there are no structures below. These provisions apply to development sites 11, 12, 13 and 14 only (shown in Figure 6.1 Development sites).

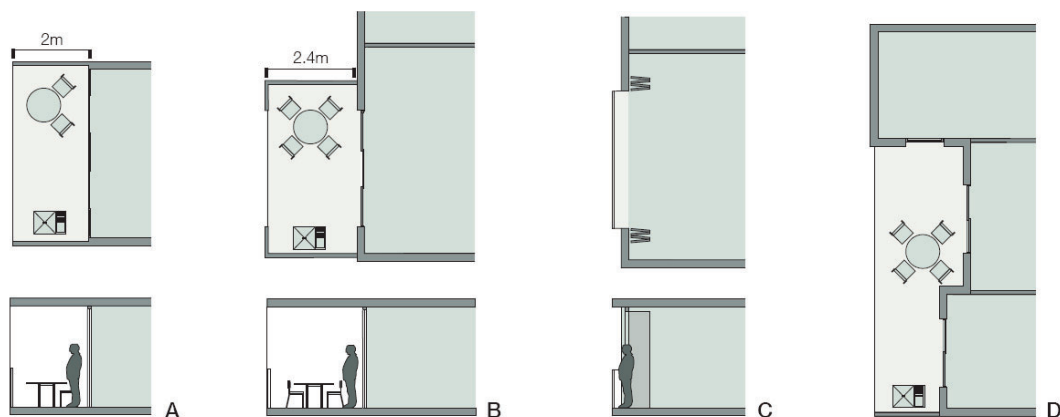
- (1) The minimum amount of deep soil is to be 6.25% of the site area.
- (2) For lots greater than 1000sqm, an area of the deep soil is to be consolidated and have a preferred area of 100sqm and minimum dimension of 10m.
- (3) All remaining deep soil areas are to have a minimum plan dimension of 2m.
- (4) Where site conditions allow, the deep soil is to be consolidated as one area to assist the ease of drainage and to allow for effective deep soil planting.

GSTC 6.13.3 Private open space

- (1) Private open space is to have a northern aspect where practicable.
- (2) Private open space is to be directly accessible from the living area of the dwelling and capable of serving as an extension of the living area.
- (3) Private open space for ground floor dwellings is to be located at the ground level, where possible, with a maximum gradient of 1 in 20 (ie. 5%). Where a level courtyard is not possible, a deck or split level courtyard is to have a level area with a minimum dimension of at least 2.5m.
- (4) Private open space may be in the form of courtyards, decks and/or balconies and is to be provided for at least 75% of dwellings in a development. Where private open space is not provided, dwellings are to be provided with a least one 'juliet' balcony to a full height window.

- (5) The private open space is to have the following minimum consolidated area and dimensions:
 - (a) ground level dwellings: 16sqm with 3m minimum dimension; and
 - (b) ground level dwellings with 1.5m street setbacks and upper level units: 10sqm with 2.0m minimum dimension.

Figure 6.21: Balcony configurations



(A - A 2m deep balcony can comfortably accommodate a table and two chairs. B - A 2.4m balcony deep balcony is needed for a table and four chairs. C - Operable walls or 'juliet' balconies may be more appropriate in some context. D - Balconies with access from multiple rooms improve the amenity of an apartment)

- (6) For all ground floor dwellings, a planting bed adjacent to the street boundary is to be provided with a palisade fence up to 1.35m high.
- (7) The minimum consolidated area of private open space will only be permitted to be located above ground level where:
 - (a) a location at ground level is not possible due to conditions of the site;
 - (b) the proposed private open space will provide a similar level of amenity to private open space at ground level; and
 - (c) there will be no significant impact on surrounding properties in respect to loss of privacy.
- (8) Where environmental conditions (including wind and noise effects), could significantly diminish the amenity of private open space, the Consent Authority may waive the requirement for its provision.
- (9) Wind and acoustic treatments of private open space must not result in the space being within the envelope of the building (as defined by the BCA). Where, in the opinion of the Consent Authority, the private open space has the character of a habitable room, it will be included as floorspace area.
- (10) Swimming pools are not to be included in any calculation of consolidated private open space area.

GSTC 6.13.4 Common open space

- (1) Where practicable, an area of common open space under common title is to be provided that occupies a minimum 25% of the site area and has a minimum dimension of 6m.
- (2) The calculation of the required area of common open space excludes driveways, parking areas, essential access paths (e.g. fire escape routes), indoor gymnasiums, swimming pools and outdoor clothes drying areas.
- (3) Common open space may be located on elevated gardens or roof tops provided that the area and overall design is useful for the recreation and amenity needs of residents.

- (4) The design of exterior private open spaces such as roof top gardens is to address visual and acoustic privacy, safety, security, and wind effects.
- (5) Common open space is to be located and designed to:
 - (a) be seen from the street between buildings.
 - (b) provide for active and passive recreation needs of all residents; and
 - (c) provide landscaping.
- (6) Unpaved soft landscaped area is to comprise a minimum of 50% of the total area of common open space.
- (7) The common open space is to be designed to:
 - (a) present as a private area for use by residents only;
 - (b) include passive surveillance from adjacent internal living areas and/or pathways;
 - (c) have a northerly aspect where possible; and
 - (d) be in addition to any public thoroughfares.

GSTC 6.13.5 Green roofs and podiums

Objective

- (a) Encourage green roofs and podiums in developments to improve air quality, ambient air temperature, building insulation, bird habitat, amenity and aesthetic quality of the urban environment.

Provisions

- (1) Green roofs and podiums are encouraged on all buildings.
- (2) The green roof or podium should be planted out with suitable plants (Australian native or endemic to the Sydney region where possible).

GSTC 6.14 Footpath awnings and colonnades

Objectives

- (a) Ensure that the location and design of footpath awnings and colonnades enhance the public domain by providing appropriate levels of shade and weather protection to support retail, commercial and community activities.
- (b) Ensure that footpath awnings and colonnades are of a high architectural quality.
- (c) Encourage pedestrian activity along streets and plazas in conjunction with active edges to support the vitality of the Green Square Town Centre.

Provisions

GSTC 6.14.1 Awnings

- (1) Provide awnings in the Town Centre with regard to the use of the building as follows:
 - (a) Retail uses – provision of a continuous awning over the extent of the retail frontage and building entries;
 - (b) Commercial uses – provision of an awning over building entries; and
 - (c) Residential uses – provision of an awning over common building entries.
- (2) In addition to the above, buildings to the northern side of the public plazas are to be provided with continuous weather protection in the form of a covered path of travel or an awning.

- (3) Awnings are to be a minimum of 3m wide, or where the footpath is less than 3.6m wide are to be 600mm less than the distance from the building façade to the kerb.
- (4) The clear height of awnings must be between 3.2 – 4.2m measured between the finished level of the footpath and the soffit of the awning.
- (5) The fascia of the awning must not exceed 0.5m in height.
- (6) Steps along the length of an awning for design articulation and to accommodate sloping streets are to be a maximum of 0.7m.
- (7) Awnings provided on streets narrower than 18m are to be predominantly glazed or retractable.
- (8) Vertical blinds, weather screens and the like are not to be attached to awnings.
- (9) Lighting is required below all awnings to supplement existing street lighting and 'spill' lighting from shopfronts and other ground floor uses. Under awning lighting is to:
 - (a) comply with requirements for pedestrian areas in the current AS/NZS 1158; and
 - (b) be recessed into the awning and be integral to the awning's structure and form.
- (10) All wiring and conduits associated with the under awning lighting is to be completely concealed.
- (11) Light fittings are to be readily accessible to support their regular maintenance.
- (12) The Consent Authority may impose conditions on any awning lighting requiring it to be switched on or off between certain hours.

GSTC 6.14.2 Colonnades

- (1) Colonnades are to be provided in the locations identified on Figure 6.14: Street frontage alignments and primary setbacks.
- (2) Colonnades are to be integrated into the building design.
- (3) Colonnades are to:
 - (a) have a minimum clear width of 5m between the columns and the face of the building;
 - (b) have an uninterrupted pedestrian path of travel at least 3m wide in a straight line free of seating and other furniture;
 - (c) have a minimum clear height of 6m;
 - (d) have soffit heights defined by a consistent datum; and
 - (e) have vertical, fully retractable fabric sun shading screens, not horizontal screens, if shading is required.
- (4) The ground levels within colonnades are to provide a consistent fall in levels without the use of steps, ramps, balustrades or landings.

GSTC 7

Signage and advertising

Objectives

- (a) Encourage well designed and suitably located signs which:
 - (i) achieve a high level of design quality;
 - (ii) complement the architectural design and use of buildings, and the character of streetscapes;
 - (iii) do not contribute to a cumulative visual clutter on and around buildings; and
 - (iv) do not detrimentally impact on streetscape and residential amenity.
- (b) Require an integrated approach for multiple signs on new buildings, major refurbishments of existing buildings, and heritage items.

Provisions

GSTC 7.1 Signage strategy

- (1) A signage strategy is required to be submitted with a development application for any new building when multiple signs are proposed.
- (2) Signs are to be consistent with the approved signage strategy applying to the site.

GSTC 7.2 Period of consents and changes to signs

- (1) For building name signs, development consents are limited to up to three years. Applications for renewal in the form of a Section 96 Application to modify the original consent or a new development application can be lodged up to 6 months before the expiration of a development consent.
- (2) Proposals to change the dimensions or increase the illumination/ general impact of an existing sign will require a new development consent.

GSTC 7.3 General requirements for signs

- (1) Stratum or strata subdivision for the purposes of creating separate lots for signage is not permitted.
- (2) Signs are to be designed and located to:
 - (a) relate to an approved use on the site;
 - (b) be compatible in scale and integrated with the architectural design of the building;
 - (c) not to cover architectural features;
 - (d) ensure that corporate colours, logos and other graphics are compatible with the architecture, materials, finishes and colours of the building and the streetscape;
 - (e) take into account the impacts on nearby buildings, streets and existing signs to ensure they do not create or add to unacceptable visual clutter;
 - (f) allow the main facades of buildings from the first floor to the rooftop/ parapet to be uncluttered and generally free of signage;

- (g) have regard to the view of the sign, any supporting structure, and concealed cabling and conduit from all angles, including its visibility from the street level and nearby higher buildings and against the skyline;
 - (h) have a minimal projection from a building;
 - (i) not contain additional advertising promoting products or services (for example the logos or brands of products such as soft drinks, brewers, photographic film, etc) other than the approved use of the premises or site irrespective of whether that product or service is sold or available on the site; and
 - (j) not be supported from, hung from or placed on other signs.
- (3) Signs painted on or applied to the roof of a building are not permitted.
 - (4) Innovative design proposals for signs not envisaged by these provisions or where there are issues of interpretation, the consent authority will have regard to the design excellence of the sign and its compliance with the objectives.
 - (5) In most cases, appropriate dimensions can be achieved by restricting signs to architectural grid locations or panels to ensure the architectural elements (set by the lines of awnings, windows, doors and parapet lines etc) remain the dominant feature of the facade.
 - (6) Existing signs on buildings and on heritage items may have heritage value and should be retained where appropriate, preferably in their original location. Existing signs may also include many other types of signs, such as signs written in pavements, tile work, lead lighting and windows. They may be painted on walls or in raised lettering in rendering.

GSTC 7.4 Illumination and animation of signs

- (1) Illumination (including cabling) of signs is to be concealed, integral with the sign, or provided by means of carefully designed and located remote or spot lighting.
- (2) Up lighting of signs is not permitted. Any external lighting of signs is to be down lighting and focused directly on the sign and is to minimise the escape of light beyond the sign.
- (3) Animated signs are generally discouraged. Animated signs may be appropriate on a temporary basis in association with special events of a community, religious or cultural nature.
- (4) Excessive or special illumination schemes expressly designed for the purpose of promoting the business, activity or product, both on and within buildings (including windows and doorways) and sites, are not permitted.

GSTC 7.5 Number of business and building identification signs

- (1) The maximum number of business and building identification signs generally permitted on building elevations, subject to compliance with all other provisions relating to signs, are:
 - (a) 3 building name signs - a maximum of 2 signs (but no more than 1 sign per elevation) near the roof or parapet, and 1 at or near the buildings major entry;
 - (b) 1 under awning sign, or where there is no awning, 1 projecting wall sign for each ground floor tenant with a street frontage. Some flexibility may be allowed for premises with multiple tenancies with a street frontage, provided that under awning signs are at least 3m apart; and
 - (c) 1 sign above the entry of a ground floor tenant with a street frontage, in the form of a top hamper sign.

GSTC 7.6 Building identification or name signs

- (1) Generally signs on upper parts of buildings are discouraged to improve visual amenity. The only signs permissible at or near roof level (including signs at or near the parapet) are building name signs. A Building name sign may only be located in the following places:
 - (a) at the pedestrian entry to the building, generally in an appropriate part of the facade above and in the vicinity of the entry doors; and
 - (b) at the building parapet or on the walls of a rooftop plant room but only where the sign will not cover or obscure parts of the building that are significant elements of the building's architectural design.
- (2) Building name signs:
 - (a) are to be restricted to a small element within the architectural fenestration projections of the building. Such signs are preferably logos. Building name signs may contain the corporate logo of a significant tenant or owner, but only if the design of the logo achieves a high degree of compatibility with the architectural design (particularly its proportioning and any axis of symmetry), materials, finishes and colours of the building.
 - (b) are not permitted on a Heritage Item where the building name sign will affect the significance or visual integrity of the building.
 - (c) are only to be allocated to a significant tenant of the building or its owner where the tenant or owner occupies the largest amount of floor space within the building relative to other tenants or occupants.
 - (d) are not to be sold/ leased to enable commercial advertising in the guise of a building name sign.
- (3) The minimum distance between buildings with building name signs that demonstrate the name of the same company or logo is 500m from the boundary of the lot unless considered otherwise by the Consent Authority.
- (4) Commercial names or advertising are not to be used for naming residential (or primarily residential) buildings.
- (5) Building name signs are not to contain any text other than the name of the building, significant tenant or owner.
- (6) The building is not to have additional structures supporting signs.
- (7) Signs at or near roof level are to:
 - (a) be no higher than one typical floor of the building;
 - (b) not be positioned on glazed portions of the building elevations, regardless of whether or not that glazing is a window or is wall cladding;
 - (c) be composed of individual letters fixed to the building and not be placed on any backing material; and
 - (d) where placed on a building component (such as a plant room wall, louvre panel etc) be further reduced in height and size to suit the scale and proportion of that building component.
- (8) Sky signs are not permitted.

GSTC 7.7 Suspended under awning signs

- (1) A minimum separation distance from the centre of an under awning sign to another under awning sign is to be 3m.

GSTC 7.8 Above awning signs

- (1) Above awning signs are not permitted.

GSTC 7.9 Projecting ground level wall signs

- (1) If illuminated, a projecting ground level wall sign is not to have a backlit white background.
- (2) Horizontally oriented projecting wall sign will only be considered where the sign matches other approved and appropriately designed and located signs and has an appropriately designed bracket.
- (3) No projecting signs of any kind (including flags and banners whether temporary in nature or not) are to be placed between an awning and the footpath.

GSTC 7.10 Non projecting ground level wall signs

- (1) Non projecting ground level wall signs are to:
 - (a) be located above the public entrance to a shop/premises and any adjacent window;
 - (b) not be located on frontages without a public entry;
 - (c) be limited to one sign per frontage of the shop/premises;
 - (d) be not more than 600mm in height, 1sqm in area and relate to the horizontal proportions of the shop/premises door or window above which it is located; and
 - (e) project no more than 150mm from the shop/premises face to the outside edge of the sign.
- (2) A small wall plaque up to 0.1sqm next to a shop/ premises entrance is permitted.

GSTC 7.11 Other business and building identification signs

- (1) Other business and building identification signs not specified in this section may be considered provided that the sign demonstrates design excellence, is of an appropriate size and location, and meets the overall objectives for signs.
- (2) Banners, flags and other fabric signs are not appropriate for business and building identification signs and are more suitable for promoting temporary special events of a community, religious or cultural nature.

GSTC 7.12 Signs on heritage items

- (1) Signs on heritage items are to:
 - (a) be consistent in design to the architectural form of the building to which they are attached;
 - (b) be designed and installed in a sympathetic manner to any existing signs on the heritage item;
 - (c) be appropriately located on the building and not obscure significant components or distinguishing features of the building;
 - (d) be of a high standard of materials and construction; and
 - (e) be of a compatible design and style, including colours, images and lettering.

- (2) Internally illuminated signs are only permissible where they are a reconstruction of an original significant sign or where it can be demonstrated that it is an important aspect of the heritage significance.
- (3) Externally illuminated signs are only permissible where:
 - (a) the design of the sign achieves a high degree of compatibility with the heritage item;
 - (b) the sign is lit from concealed or discrete energy efficient sources; and
 - (c) cabling and conduit is completely concealed and does not involve the intervention in, or damage to, significant fabric.
- (4) The name of a heritage item, and whether or not that name is significant, should be considered before allowing the building name sign to be changed.
- (5) Installation on heritage items is to be carried out in a reversible manner without damage to significant fabric. Where signs are attached to stone or brick walls, they are to be attached in such a way that any fixings are put only into mortar joints and not the stone or brick.
- (6) Existing signs on heritage items are to be retained, preferably in their original location. Any new sign is to be designed to be complementary and sympathetic to the original heritage sign.
- (7) Corporate colour schemes are to be modified to fit within the heritage character of the building.

GSTC 7.13 Commercial advertising signs

- (1) Commercial advertising signs and billboard signs are not permitted. In exceptional circumstances they may be permitted where:
 - (a) the sign directly supports the commercial viability of a significant building tenant or use in or near the building supporting the sign (eg. signs advertising attractions at Sydney cinemas or theatres etc);
 - (b) the sign is advertising a civic/community event involving the City of Sydney area; and
 - (c) the sign can be considered as public art in accordance with the City's policies in relation to public art.
- (2) Commercial advertising signs on street furniture (other than on Council furniture) are not permissible unless in accordance with the *Footways Dining Policy*.

GSTC 8

Environmental Management

Objectives

- (a) Ensure that new development applies the principles of ecologically sustainable development (“ESD”).
- (b) Reduce the impacts from development on the environment.
- (c) Reduce the use of resources in development and by development over its effective life.
- (d) Reduce the cause and impacts of the urban heat island effect.
- (f) Promote the use of renewable energy sources and materials to reduce the use of resources, and the generation pollution and waste resulting from development activity.
- (g) Encourage improved environmental performance through the voluntary use of industry recognised building rating tools.
- (h) Encourage energy and water efficiency and water recycling in non BASIX affected development.
- (i) Reduce the amount of construction and demolition waste, and waste generated in the operation of a development going to landfill.
- (j) Ensure waste from within developments can be collected and disposed in a manner that is healthy, efficient, minimises disruption to amenity, and is conducive to the overall minimisation of waste generated.
- (k) Facilitate the delivery of the City’s targets for sustainable urban renewal by encouraging development to connect to the City’s Green Infrastructure.

Note: Residential development is addressed by BASIX. The provisions of this DCP in relation to reducing greenhouse gas emissions, reducing potable water use, or improving the thermal comfort in the use of a dwelling, do not apply to BASIX affected development.

Provisions

GSTC 8.1 Ecologically Sustainable Development

- (1) All development is encouraged to use an environmental rating tool, such as Green Star, to demonstrate the degree to which it is ecologically sustainable development.
- (2) Development is to enable the incorporation of sustainable development initiatives, including green infrastructure.

GSTC 8.2 Energy

- (1) For building maintenance and to future proof the building to enable infrastructure upgrades, heating and cooling infrastructure is to be consolidated into a centralised basement location near the street frontage within residential developments.
- (2) In multi-floor or multi-tenant or strata-subdivided developments, electricity sub-metering is to be provided for light, air conditioning and power within each floor and/or tenancy and/or strata unit. Locations are to be identified on the development plans.

GSTC 8.2.1 Energy efficiency in non residential developments

- (1) Applications for new developments containing office premises with a net lettable area of 1,000sqm or more are to be submitted with documentation confirming that the building will be capable of supporting a Base Building National Australian Built Environment Rating System (NABERS) Energy Commitment Agreement of 5.5 stars with the NSW Office of Environment and Heritage. Such an agreement is to be entered into prior to any construction certificate being issued for the approved development.
- (2) Applications for developments involving alterations, additions and refurbishments to existing office premises where the estimated cost of works is over \$5 million, and contains a net lettable area of 1,000sqm or more, are to be submitted with documentation confirming that the building will be capable of supporting a Base Building National Australian Built Environment Rating System (NABERS) Energy Commitment Agreement of 5 stars with the NSW Office and Environment Heritage. Such an agreement is to be entered into prior to any construction certificate being issued for the approved development. Notwithstanding this, a Base Building National Australian Built Environment Rating System (NABERS) Energy Commitment Agreement of 5 stars may be not required by the consent authority where it is satisfied that:
 - (a) the costs associated with the energy efficiency upgrade works are unreasonable when compared to the overall estimated cost of works for the alterations, additions and refurbishment; and
 - (b) where it is asserted that the costs are unreasonable under subclause (2)(a) the development application is to be supported by a registered Quantity Surveyor's detailed cost report itemising and verifying the additional cost of the required energy efficiency upgrade works.

GSTC 8.2.2 Photovoltaic solar panels

- (1) The use, location and placement of photovoltaic solar panels is to consider the potential permissible building form on adjacent properties.
- (2) Proposals for new buildings, alterations and additions and major tree plantings should try to maintain solar access to existing photovoltaic solar panels having regard to the performance of, efficiency, economic viability and reasonableness of their location.

GSTC 8.2.3 Wind turbines

- (1) Wind turbines are not to cause the following LAeq levels to be exceeded in any nearby residential development (with windows closed):
 - (a) in any bedroom in the building—35 dB(A) at any time between 10pm and 7am;
 - (b) anywhere else in the building (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.
- (2) Wind turbines are:
 - (a) not to involve the removal or pruning of a tree or other vegetation that requires a permit or development consent for removal or pruning, unless that removal or pruning is undertaken in accordance with a permit or development consent;
 - (b) to be clear from power lines in accordance with the requirements of the relevant electricity authority;
 - (c) not to affect the structural integrity of the building;
 - (d) not to detract from the significance of a heritage item or a heritage conservation area;
 - (e) not to be located along a bat or bird flyway; and
 - (f) to be installed in accordance with manufacturer's specifications.

GSTC 8.3 Materials

- (1) Development is to use building materials, fittings and finishes that:
 - (a) have been recycled;
 - (b) are made from or incorporate recycled materials; and
 - (c) have been certified as sustainable or 'environmentally friendly' by a recognised third party certification scheme.
- (2) Building components are to be designed for, in order of priority, longevity, adaptation, disassembly, re-use and recycling.
- (3) The amount of materials used in the construction of a building is to be minimised through:
 - (a) exposing structures to reduce the use of floor, ceiling and wall cladding and finishes;
 - (b) naturally ventilating buildings to reduce ductwork;
 - (c) providing waterless urinals to reduce piping;
 - (d) using prefabricated components for internal fit outs; and
 - (e) providing only one bathroom for every two bedrooms in residential developments.

GSTC 8.4 Waste**Objectives**

- (a) Reduce the amount of construction and demolition waste going to landfill.
- (b) Reduce the amount of waste generated in the operation of a development from going to landfill.
- (c) Ensure waste from within developments can be collected and disposed of in a manner that is healthy, efficient, minimises disruption to amenity, and is conducive to the overall minimisation of waste generated.

Provisions

- (1) A waste management plan detailing how waste is to be minimised during demolition and construction of a development and over its effective life is to be submitted with the Development Application. It should include (but is not limited to):
 - (a) details regarding how waste is to be minimised within a development;
 - (b) estimations of quantities and types of materials to be re-used or left over for removal from the site;
 - (c) details regarding the types of waste and likely quantities of waste to be produced;
 - (d) a site plan showing storage areas away from public access for reusable materials and recyclables during demolition and construction and the vehicle access to these areas;
 - (e) details of reusing or recycling methods for waste either on-site or off-site;
 - (f) targets for recycling and reuse;
 - (g) nomination of the person responsible for ensuring targets are met and the person responsible for retaining waste dockets from facilities appropriately licensed to receive the development's construction and demolition waste;

- (h) confirmation that all waste going to landfill is not recyclable or hazardous; and
 - (i) measures to reuse or recycle at least 80% of construction and demolition waste, either on site or diverted for reuse and recycling with receipts sufficient to demonstrate the target will be achieved.
- (2) The waste management plan must also address the generation of waste from the occupants of the development. It should include (but is not limited to):
 - (a) plans and drawings of the proposed development that show the location and space allocated to the waste management facilities;
 - (b) nomination of the waste collection point for the site;
 - (c) dedication of the path of access for users and collection vehicles;
 - (d) details of the on-going management of the storage and collection of waste, including responsibility for cleaning, transfer of bins between storage areas and collection points, maintenance of signage, and security of storage areas; and
 - (e) where appropriate to the nature of the development, a summary document for tenants and residents to inform them of waste management arrangements.
- (3) Development should incorporate the requirements and provisions of the City's waste policies. Where there is an inconsistency, these DCP provisions override the City's other waste policies and guidelines.
- (4) Developments must allow for off-street collection of waste.
- (5) Waste must be stored in the largest residential bin sizes available from the Council to practically service the development.
- (6) Buildings with 100 or more apartments must provide steel skip compaction systems to be installed prior to issue of Occupation Certificate.

GSTC 8.5 Water

GSTC 8.5.1 Water efficiency

- (1) All new fittings and fixtures for amenities in all non-residential development, the public domain, and public and private parks are to be installed to the minimum Water Efficiency Labelling Scheme (WELS) standards in Table 8.1 below.

Table 8.1: Minimum WELS Standards

Fitting or fixture	Minimum WELS Standard
Showerheads	The highest WELS star rating available at the time of development (currently 3 Stars)
Water Tap Outlets	The highest WELS star rating available at the time of development (currently 6 Stars)
Urinals	The highest WELS star rating available at the time of development (currently 5 Stars)
Toilet Cisterns	The highest WELS star rating available at the time of development (currently 4 Stars)

- (2) Separate meters are to be installed for:
 - (a) separate units of occupancy in commercial buildings over 5,000sqm gross floor area, for example, separate tenant areas within a shopping centre;
 - (b) the make-up lines to cooling towers and swimming pools;
 - (c) the water supply to outdoor irrigation, and other major uses; and
 - (d) residential units.
- (3) Where cooling towers are used they are:
 - (a) to be connected to a recirculating cooling water loop;
 - (b) discouraged where they are a single pass cooling systems; and
 - (c) to be connected to a conductivity meter so that the blow down or bleed off system in a cooling tower can be automated based on conductivity. This ensures that the water is being re-circulated an optimum number of times before being discharged to sewer.

GSTC 8.5.2 Water re-use, recycling, and harvesting

- (1) Where a non-residential building, the public domain, a public or private park or a community facility is serviced by a dual reticulation system for permitted non-potable uses such as toilet flushing, irrigation, car washing, fire fighting and certain industrial purposes, the development is to provide the necessary potable and non-potable pipe connections for the system.
- (2) Buildings within the Town Centre are encouraged to provide the necessary infrastructure to connect to the Town Centre non-potable recycled water network to utilise non-potable water for outdoor irrigation, toilet flushing and laundry (washing machine connection).
- (3) Development proposals that seek to reuse water runoff from paved surfaces for irrigation and wash down purposes are to incorporate water treatment measures into the development design such that the water is fit for purpose. These measures are to clean the water to exclude contaminants such as litter, sediment and oil.
- (4) Water used for irrigation of public and private open space is to be drawn from reclaimed water or harvested rainwater sources where there is feasible access to those water sources. Possible sources include harvested stormwater, treated greywater and wastewater and water from a decentralised local network.
- (5) Rainwater tanks should be installed for all non-residential developments that have access to a roof form from which rainwater can be feasibly collected and plumbed to appropriate end uses.

GSTC 8.5.3 Water sensitive urban design (“WSUD”)

- (1) Wherever possible, applicants are to take an integrated approach to water cycle management for the development and address water conservation, efficiency, stormwater management, drainage and flooding through a coordinated process.
- (2) A suitably qualified engineer with experience in stormwater, drainage and WSUD is to assess the site requirements for the proposed development, and prepare the required stormwater, drainage and WSUD plans in accordance with the provisions of this DCP and with best practice sustainable water management techniques.
- (3) Swales and rain gardens are to be incorporated into open space, and road and footpath design.
- (4) Where filtration and bio-retention devices are proposed, they are to be designed to capture and provide temporary storage for stormwater.

GSTC 8.6 Biodiversity

Objectives

- (a) Ensure the protection of existing habitat features within and adjacent to development sites.
- (b) Improve the diversity and abundance of locally indigenous flora and fauna species across the LGA.

Provisions

- (1) Development is to be consistent with the Street Tree Master Plan and Park Tree Management Plans.
- (2) Existing habitat features including cliff lines, rocky outcrops, waterbodies, trees, shrubs and groundcover vegetation are to be retained, where possible.
- (3) New habitat features are to be incorporated into new developments or other activities, including trees, shrubs and groundcover vegetation, waterbodies, rockeries and/or green roofs and walls where possible.
- (4) Opportunities to link to, extend or enhance existing or potential biodiversity corridors should be realised in new developments or other activities.
- (5) A mix of locally indigenous tree, shrub and groundcover species should be incorporated into landscaping associated with a development or other activity wherever possible, as outlined in Council's Landscape Code. Where this is not possible it is preferred that plants native to Australia are used.
- (6) Shrubs should be densely planted while trees should be well-spaced, as outlined in Council's Landscape Code.
- (7) Naturally-occurring plant species should be used where possible. Hybridised species should be avoided.
- (8) Prior to determination of the development application, an Ecological Assessment report is to be submitted, prepared by a qualified and appropriately experienced ecologist:
 - (a) to determine the likely impacts on flora and fauna species and communities onsite and in the vicinity during demolition, construction and post-construction stages of the proposed development;
 - (b) to outline the mitigation measures that will be undertaken to keep any adverse impacts to a minimum; and
 - (c) to demonstrate consistency with the provisions of this Development Control Plan.
- (9) The Ecological Assessment report should:
 - (a) document the species present on and adjoining the development site;
 - (b) identify any species that are of particular conservation significance, including threatened species and locally-significant species identified in the relevant Urban Ecology Strategy;
 - (c) determine the nature and extent of impacts to flora and fauna, particularly those of conservation significance, that are likely to result from each stage of the development;
 - (d) outline the mitigation measures that will be employed to avoid or minimise such impacts, including:
 - (i) clearance and relocation of any onsite indigenous flora and fauna prior to works commencing;
 - (ii) protection of any significant habitat features;

- (iii) restoration/creation of compensatory habitat for any important habitat features removed or disturbed as a result of the development; and
 - (iv) incorporation of suitable locally-indigenous species in site landscaping, consistent with the relevant Urban Ecology Strategy.
- (10) A Landscape Plan should be submitted to the City that:
 - (a) incorporates the recommendations of the Ecological Assessment report; and
 - (b) is consistent with the provisions of this Development Control Plan.

GSTC 8.7 Tree management

Definitions

Imminently Dangerous includes but is not restricted to obvious instability of the root system, evidence of soil heave or cracking, loss of structural roots, root decay, structural defects that are imminently hazardous (for example, splitting branches), storm damage.

Objectives

- (a) Ensure the protection of trees within and adjacent to development sites.
- (b) Maximise the quality and quantity of healthy tree canopy coverage across the Town Centre.

Provisions

- (1) Where possible, existing trees should be retained, particularly where they are adjacent to the public domain.
- (2) Approval in the form of a permit or development consent is required to ringbark, cut down, top, lop, prune, remove, injure or wilfully destroy a tree that
 - (a) has a height of 5m or more; or
 - (b) has a canopy spread of over 5m; or
 - (c) has a trunk diameter of more than 300mm, measured at ground level; or
 - (d) is listed in the Register of Significant Trees.
- (3) Subclause (1) does not apply to a tree of the following species that is less than 10m in height except if it is listed in the Register of Significant Trees:
 - (a) *Cinnamomum camphora* (Camphor Laurel);
 - (b) *Celtis sinensis* (Chinese Nettle Tree);
 - (c) *Celtis occidentalis* (American Nettle Tree);
 - (d) *Erythrina x sykesii* (Coral Tree); and
 - (e) *Liquidambar styraciflua* (Liquidambar).
- (4) Subclause (1) does not apply to any tree of the following species except if it is listed in the Register of Significant Trees:
 - (a) *Ailanthus altissima* (Tree of Heaven);
 - (b) Bamboo sp (all species and cultivars);
 - (c) Citrus sp (all varieties);

- (d) Cotoneaster sp (Cotoneaster);
 - (e) Ficus elastica (Rubber Tree);
 - (f) Gleditsia triacanthos – not cultivars (Wild Honey Locust);
 - (g) Lagunaria patersonia (Norfolk Island Hibiscus);
 - (h) Ligustrum sp (Privet);
 - (i) Morus species (Mulberry);
 - (j) Musa species (Banana);
 - (k) Olea europaea var. Africana (African Olive);
 - (l) Robinia pseudacacia –not cultivars (False Acacia);
 - (m) Salix babylonica (Willow)
 - (n) Schefflera actinophylla (Umbrella Tree); and
 - (o) Syagrus romanzoffianum (Cocos Palm).
- (5) Subclause (1) does not apply to any pruning of trees located on private property, where pruning:
- (a) is to achieve clearances for the areas specified in Table 8.2 and where the branch size is less than the diameter size detailed in Table 8.2;
 - (b) does not exceed the total removal of more than 5% of the trees total canopy;
 - (c) does not cause damage or the decline of the tree, or affect the trees structural stability; and
 - (d) is undertaken in accordance with Australian Standard AS 4373-2007 Pruning of Amenity Trees, using a qualified Arborist (minimum Australian Qualification Framework (AQF) Level 2 Arboriculture).

Table 8.2: Tree pruning clearances (branch size is measured from the point of attachment to another branch/trunk (branch collar))

Location	Clearance permitted	Permitted Branch Size
Major Arterial Roads	4.5m clearance in height measured in height from the road surface and inline with the kerb alignment	up to (not exceeding) 100mm in diameter
Local Roads	2.5m clearance over parking lane and 4.5m clearance over road, measured in height from road surface and inline with the kerb alignment	up to (not exceeding) 100mm in diameter
Council pedestrian paths	2.5 metre clearance over footpath that is measured in height from ground level	up to 100mm in diameter
Buildings	Maximum clearance of 1 metre from any approved building, measured from the surface of the structural component (wall/ roof) of the building's edge	up to 50mm in diameter
Domestic power or Telecommunication lines	Minimum clearance of 0.5 metres and a maximum clearance of 1 metre, measured from service line	up to 50mm in diameter

Note: Other policies that apply to the management of trees in the City of Sydney include the Urban Tree Management Policy; Street Tree Master Plan, and Park Tree Management Plans and Register of Significant Trees. These are available at www.cityofsydney.nsw.gov.au.

GSTC 9

Social Sustainability and Impact

Objective

- (a) Ensure that development applications are accompanied by sufficient information so that social issues and impacts resulting from development can be adequately assessed.

GSTC 9.1 General Provisions

- (1) All development applications are to consider the social impacts of a development in accordance with the City of Sydney Social Impact Policy 2006 and Table 9.1: Social Sustainability Requirements.
- (2) The following development types will generally be required to submit a comprehensive Social Impact Assessment Report with a development application:
 - (a) group homes which result in an establishment accommodating ≥ 15 persons (this applies to applications for new premises, alterations/additions that would increase the capacity of the premise to ≥ 15 persons, or change of use from the premise);
 - (b) health services facilities that provide specialist drug or alcohol and/or mental health rehabilitation services (this applies to applications for new premises, alterations/additions that would increase the intensity of the premise by more than 50%, or change of use from the premise);
 - (c) place of public worship (this applies to applications for new premises which result in an establishment with a GFA $\geq 250\text{sqm}$ and alterations/additions that would increase the size of the premises to $\geq 250\text{sqm}$;
 - (d) new social housing development (≥ 20 units); and
 - (e) strata subdivision of low cost rental housing (≥ 6 units).
- (3) A Social Impact Assessment may also be required with development applications for significant accommodation proposals, hazardous or offensive uses, major infrastructure, community and recreational uses, large medical facilities, educational facilities, and some business premises.
- (4) To remove any doubt, Council may require the preparation of a Social Impact Assessment for any development.
- (5) Where a Social Impact Assessment is not required, social impacts are to be addressed in the Statement of Environmental Effects accompanying a development application. At a minimum, the Statement of Environmental Effects should consider:
 - (a) the potential social impacts;
 - (b) the scale of those impacts;
 - (c) the likely extent of those impacts (geographical/time);
 - (d) which may be affected by the proposal;
 - (e) outcomes of any discussions with affected people or groups; and
 - (f) any measures to maximise the positive impacts and/or eliminate or minimise negative impacts.

Table 9.1: Social Sustainability Requirements

Social Need/Issue	Development Requirement
Social Equity and Integration	<ul style="list-style-type: none"> • Pedestrian/bicycle facilities, public open space and public recreation facilities and public domain areas are to meet universal access guidelines • The public domain layout and design should not create a physical barrier and/or 'gating' of development sites • Create a clear visual and physical path between the public building in the Green Square plaza, Nielson Square and The Drying Green, to the former Royal South Sydney Hospital site and its community facilities
Affordable Housing	<ul style="list-style-type: none"> • Provide opportunities for affordable housing
Housing for Range of Households	<ul style="list-style-type: none"> • Provide a mix of dwelling sizes/types/design • Provide opportunities for residential aged and disability care and associated services within the town centre
Local Employment	<ul style="list-style-type: none"> • Consider opportunities to provide for vocational training/skills development as part of development construction program • Explore opportunities to design apartments that support diverse small business opportunities at ground level
Public Transport Access and Healthy Living	<ul style="list-style-type: none"> • Provide pedestrian/bicycle access and infrastructure to connect to neighbouring precincts, such as Epsom Park, Victoria Park and Beaconsfield. Provide adequate footpath connections to the Green Square Railway Station and local existing/proposed bus services • Provide protection from the weather with structures such as awnings on appropriate streets
Open Space and Recreation	<ul style="list-style-type: none"> • Provide multiple public open spaces including public parks suitable for a range of passive and unstructured active recreation. • Connects with the City of Sydney's Green Liveable Network • Ensure increased opportunities for biodiversity as part of the provision of public open space.
Public Domain	<ul style="list-style-type: none"> • Is a flexible interpretative design that caters for a diverse range of users and activities • Explore opportunities to provide child-friendly and active play elements within the public domain • Provide a variety of different spaces that provide amenity and opportunities for social interaction, and sense of community • Is designed for universal access • Design that reflects environmentally sustainable design • Provides good sightline and visibility • Provides direct access between the library and the community facilities in the former South Sydney Hospital • Provide adequate power, gas and water to outside areas to enable activities such as performances, fetes, outdoor cinema, al fresco dining and markets • Connects with the Green Liveable Network • Has Wi-Fi infrastructure
Community Facilities	<ul style="list-style-type: none"> • Provide multi use community facilities to meet needs of the wider Green Square Urban Renewal Area and its surrounding suburbs. • Is located in a space that is convenient to public transport • Develop the former South Sydney Hospital to include provision for community uses and community managed spaces such as artist studios, social enterprises, such as pop up events and similar initiatives. • Is located in a space that is central and convenient to diverse user groups • Has direct access to the public domain • Is highly visible from roadways and pedestrian paths • Has a legible and prominent entry at ground level • Is designed for universal access • Has a highly visible and positive presence in the community

Social Need/Issue	Development Requirement
	<ul style="list-style-type: none"> • Is designed to be highly welcoming to diverse range of user groups • Undertake effective consultation and collaboration with potential users for the planning and design process • Provides adequate space and amenity for people to build relationships and a sense of community • Designs comply with multicultural and Braille signage requirements
Arts/Cultural Development	<ul style="list-style-type: none"> • Implementation of a Public Art Plan which recognises the site's indigenous heritage, the suburbs former industrial past and references to the water channels and streams which once dominated the area. • Provide a flexible space within the plazas that can accommodate a wide range of activities such as live performance and theatre, markets or temporary art displays. • Design the public domain in such a way that it is clearly a public space for everyone, and provides an attractive amenity particularly the open spaces and the plaza areas. • Are located in a space that is convenient to public transport • Open directly onto a plaza or a public open area, and relates strongly to it to ensure the public domain can be used as an outdoor area for community events • Explore opportunities for a theatre to complement a cinema development
Fresh Food Access	<ul style="list-style-type: none"> • Provide fresh food opportunities such as community gardens that support local access to fresh food and encourages home gardening. • Explore opportunities for reserving retail space for local food growers

GSTC 10

Transport and Parking

This section contains provisions for managing the transport, parking and access needs of the Green Square Town Centre in a sustainable manner which seeks to manage the negative impacts of private motor vehicle use and to encourage walking, cycling, public transport and car sharing.

Rates for car parking provision for development are contained in the relevant LEP for the site.

Schedule 8 of this DCP is to be read with this section. It contains additional development details and information on how to prepare reports required by this section.

Definitions

Accessible parking means car parking spaces that are designed to enable easy access and egress from the vehicle, that are level with sufficient clearances to allow people to move comfortably around the vehicle, to open vehicle doors fully, and to allow for the transfer to and from wheelchairs or walking frames, if required.

Adaptable parking means car parking spaces that are designed so that they may be easily converted for other uses as private car use reduces due to increasing availability of other more sustainable transport options.

Mechanical parking installations means mechanical car stackers, car lifts and turntables.

Stacked parking means sharing a parking space vertically through use of a mechanical car stacker.

Tandem parking means two or more vehicles sharing a parking space at the same level configured nose to tail.

GSTC 10.1 Managing transport demand

'Managing transport demand' refers to the measures taken which minimise the need to commute and the length of trips, particularly by cars, and encourage travel by the most sustainable mode of transport.

Refer to Schedule 8 of this DCP for further information on Transport Impact Studies, Parking and Access Reports, Green Travel Plans; and Transport Access Guides.

Objectives

- (a) Ensure that transportation demand generated by development is managed in a sustainable manner.
- (b) Ensure that bike parking is provided in all developments with facilities such as change rooms, showers and secure areas for bike parking provided in relation to the amount of parking required.
- (c) Establish the requirements for car share schemes for the benefit of people living and or working within a development.

Provisions

- (1) Development Applications are to include a Transport Impact Study addressing the potential impact of the development on surrounding movement systems where the proposed development is:
 - (a) non-residential development equal to or greater than 1,000sqm GFA;
 - (b) a car park with more than 200 spaces;

- (c) 25 or more dwellings; or
 - (d) in the opinion of the consent authority, likely to generate significant traffic impacts.
- (2) Development is to include initiatives to promote walking, cycling and the use of public transport, through the submission of a Green Travel Plan, where the estimated peak trip generation is greater than or equal to:
 - (a) 100 vehicles per hour for non-residential development;
 - (b) 60 vehicles per hour for residential development;
 - (c) in the opinion of the consent authority, likely to generate significant traffic impacts.
- (3) A 'Transport Access Guide' and a strategy for the future availability of the Guide to residents, employees and visitors of a development is to be prepared for all developments except:
 - (a) residential flat buildings of less than 25 units; or
 - (b) developments having a floor area of less than 1,000sqm GFA; or
 - (c) businesses employing less than 10 staff.

GSTC 10.2 Transport Structure Plan

The Transport Structure Plan for the Green Square Town Centre is set out in Figure 10.1: Transport Structure Plan. This section should be read in conjunction with the *City of Sydney Cycle Strategy and Action Plan 2007-2017* and section GSTC 3 *Local Infrastructure* of this DCP for design requirements for the construction of streets, plazas footpaths and cycleways in the City of Sydney.

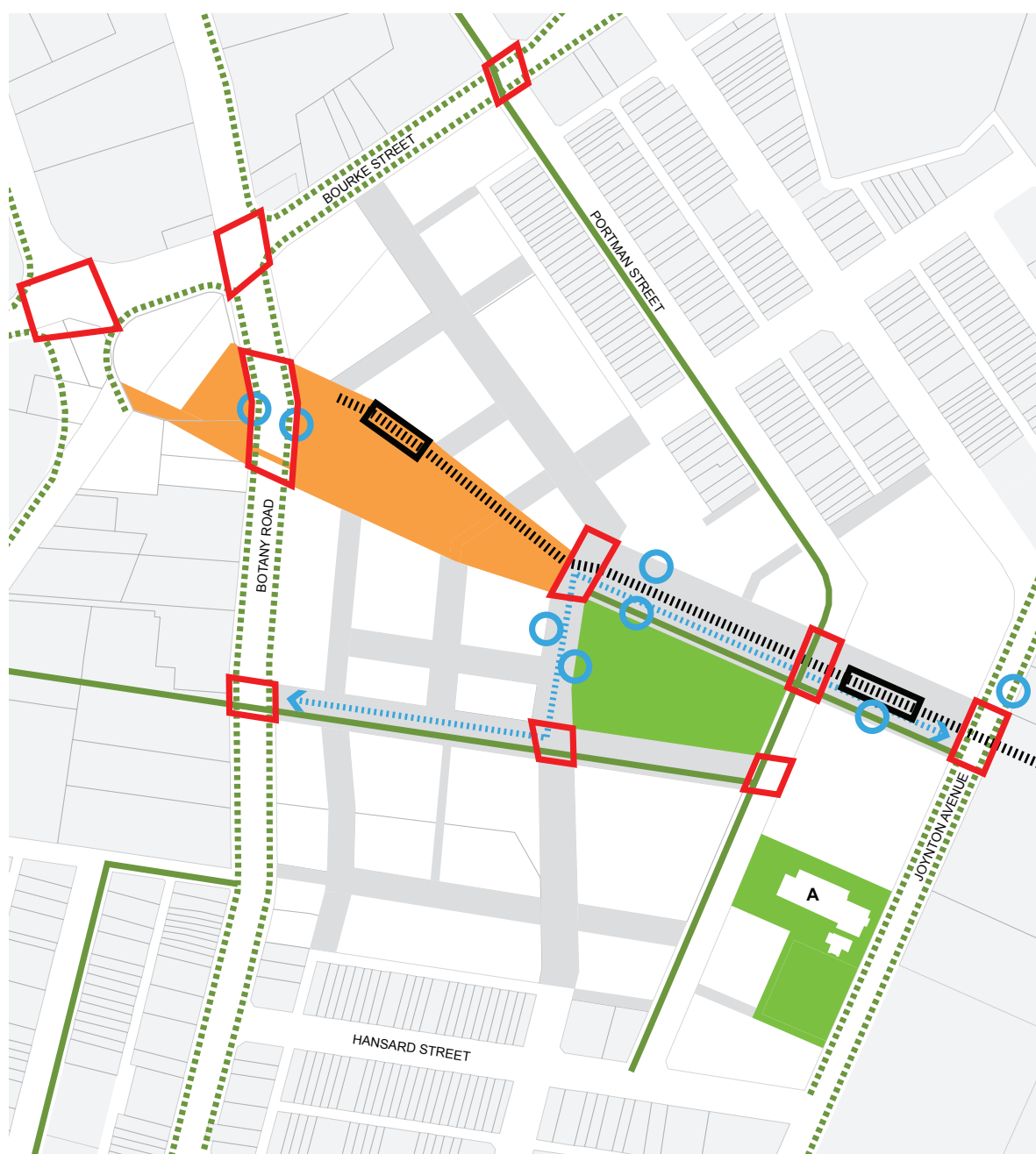
Objective

- (a) Encourage sustainable travel behaviour through the use of public transport and the provision of safe and convenient public transport infrastructure, pedestrian and cycle crossings and access.

Provisions

- (1) Bus stops are to be designed and provided in consultation with the Transport for NSW to facilitate safe boarding and alighting of passengers from buses in the Green Square Town Centre. Possible locations for bus stops are shown in Figure 10.1: Transport Structure Plan.
- (2) Light rail stops are to be designed and provided in consultation with Transport for NSW to facilitate safe boarding and alighting of passengers from light rail carriages in the Green Square Town Centre. Possible locations for light rail stops are shown in Figure 10.1: Transport Structure Plan.
- (3) Subject to Transport for NSW approval traffic signals should be provided at critical intersections to control traffic and facilitate pedestrian and cycle movements. Possible locations for traffic signals are shown in Figure 10.1: Transport Structure Plan.
- (4) Cycleways and shared pedestrian / cycle paths are to be provided in the locations marked in Figure 10.1: Transport Structure Plan.
- (5) Development is to integrate and connect with existing public transport nodes, including the Green Square railway station and the Botany Road bus stops.

Figure 10.1: Transport Structure Plan



KEY

- Pedestrian plazas / parks (A - potential shared zone around green infrastructure hub)
- Transport corridor (light rail)
- Potential bus stop locations (indicative only)
- Bus route through town centre
- Potential light rail stop
- Cycleway (solid line - separated, dashed line - shared path)
- Potential traffic signal locations
- Required pedestrian crossing

GSTC 10.3 Vehicle parking

Applicants are to refer to the car parking provisions of the LEP for maximum on-site car parking rates. All car parking is to be provided according to any relevant Australian Standards.

Objectives

- (a) Facilitate the staged reduction of car parking spaces ancillary to a development as demand for private car parking is reduced by the increasing availability of other more sustainable transport options and as access to public transport infrastructure is improved.
- (b) Encourage car parking areas that are functional and integrated with the form and arrangement of buildings on the site.
- (c) Ensure that car parking areas are designed to be safe and well-ventilated.
- (d) Ensure integrated basement car parking areas are provided with shared access in suitable locations, in accordance with Figure 10.2 Integrated basement car parking.
- (e) Ensure that above ground car parking spaces and associated vehicular circulation areas are designed to be easily adaptable to other uses in future.
- (f) Ensure that accessible car parking is provided.

Provisions





- (1) Vehicle parking is to be provided in accordance with the rates contained in the LEP.
- (2) Where the development comprises a land use not specified in the LEP, the proposed rate of car parking provision is to be justified via a Parking and Access Report.
- (3) Car parking areas:
 - (a) are to be well lit;
 - (b) are to avoid hidden and enclosed areas to allow for casual surveillance, where practicable;
 - (c) where hidden and enclosed areas such as staircases and lift lobbies cannot be avoided, are to include mirrors or similar devices to aid surveillance;
 - (d) are to be well ventilated; and
 - (e) are to provide natural rather than mechanical ventilation where practicable.
- (4) Below ground car parking areas, on sites identified as being part of an integrated basement car parking area outlined in bold black line on Figure 10.2: Integrated basement car parking:
 - (a) are to provide basement car parking integrated with other sites within the integrated basement car parking area;
 - (b) are to provide shared access to the integrated basement car parking area, according to the vehicular access points indicated by a red arrow on Figure 10.2: Integrated basement car parking and according to the provisions of section GSTC 10.4 Vehicle access and footpaths in this DCP;
 - (c) that are the first site to develop within an integrated basement car parking area, must demonstrate to Council's satisfaction how integrated basement car parking areas and shared access for adjoining sites, including circulation paths and breakthrough walls, will function and are to be accommodated;

- (d) beneath the public domain, shown in blue on Figure 10.2: Integrated basement car parking, are to ensure, to Council's satisfaction, that basement structures are at a depth that will adequately accommodate services, stormwater drainage and other infrastructure; and
 - (e) are to ensure that the basement level(s) below the public domain are used for circulation areas, ramps, visitor parking, service vehicle parking, loading areas and waste collection points, not individually strataed spaces associated with individual units.
- (5) Below ground and semi-basement car parking areas are not to protrude more than 1.2m above the adjacent street or public domain level.
- (6) Car parking areas at ground level:
 - (a) on the primary building frontages to the public domain - are to be screened with other uses to a plan depth of at least 8m;
 - (b) on secondary building frontages to the public domain - are to be screened to a plan depth of at least 800mm from the façade with devices such as planters, public art and high quality architectural facade treatments; and
 - (c) are to be designed with materials, details, proportions and landscaping to complement the building and adjoining buildings.
- (7) Car parking areas above ground level are to be adaptable parking and:
 - (a) on primary building frontages to the public domain – are to be screened with non-parking uses to a plan depth of at least 8m;
 - (b) on secondary building frontages to the public domain – are to be screened primarily with a 1.5m wide planted 'green' edge (minimum 0.85m) complemented by high quality architectural façade treatments, glazing or public art;
 - (c) elsewhere (for example on through-site links) – are to be screened with high quality architectural façade treatments, glazing or public art.
- (8) Car parking spaces are not to be located in areas used for the manoeuvring of service vehicles.

Figure 10.2: Integrated basement car parking



KEY

-  Integrated basement car parking with shared access
-  Basement below public domain permissible
-  Vehicular access points
-  Service vehicle access point
(If basements for sites 7 and 17 and/or 18 are linked, then resident vehicular access will occur via Tweed Place, not Barker Street)
- OR** Choice between two vehicular access points

GSTC 10.3.1 Adaptable car parking

- (1) Above ground car parking fronting the plaza or major retail streets is to be designed to be adaptable car parking.
- (2) Adaptable car parking areas:
 - (a) are to have minimum floor to floor height of 3.0 metres;
 - (b) are to remain on common title (not to be strata titled); and
 - (c) are to be designed and planned to the satisfaction of the Consent Authority so that elements such as structural bays and ramps may be easily dismantled (for example by using steel frame construction), for conversion to light wells and other uses.
- (3) The applicant must designate which consolidated group of spaces (including associated vehicular circulation) are the adaptable spaces and provide an indicative plan showing the proposed alternative use layout to the satisfaction of the Consent Authority.
- (4) Where Council is satisfied that the development meets other provisions of this DCP, adaptable, above ground car parking spaces may not be considered to be gross floor area.
- (5) Where located at ground level, adaptable car parking areas are to be concealed behind other uses to a depth that will provide adequate ventilation and maximise daylight to the adapted car parking after conversion to other uses, in accordance with the built form controls in section GSTC 6 Built Use, Form and Design of this DCP.
- (6) Once adapted to alternative uses, adaptable car parking areas:
 - (a) are to be directly accessible from lift lobbies, the street or the public domain;
 - (b) are to have access to sunlight and ventilation; and
 - (c) are to be provided with appropriate services.

GSTC 10.3.2 Accessible parking

- (1) Accessible car parking spaces for people with mobility impairment are to be included in the allocation of car parking for a development.
- (2) One space for every 20 car parking spaces or part thereof is to be allocated as accessible visitor parking.
- (3) One accessible car parking space is to be provided for every adaptable residential unit.
- (4) For residential development, accessible car parking spaces are to be allocated to adaptable units, or as visitor parking. Accessible car parking spaces allocated to adaptable dwelling units are to be a part lot to an adaptable unit in the strata plan.
- (5) Accessible parking is not required in car parking areas where a parking service is provided and direct access to any of the car parking spaces is not available to the general public or occupants.
- (6) Accessible parking is to be designed in accordance with the requirements of relevant Australian Standards.

GSTC 10.3.3 Bike parking and associated facilities

- (1) New developments are to provide on-site bike parking. Refer to relevant Australian Standards for design criteria for bike parking facilities.
- (2) Bike parking facilities are additional to other parking requirements.

- (3) The minimum amount of bike parking spaces to be provided is as set out in Table 10.1: On-site bike parking rates, except:
- (a) where an apartment in a residential building has a basement storage area on title that is large enough to accommodate a bike and is no smaller than a Class 1 bike locker, then additional bike parking for that apartment is not required; and
 - (b) where a proposed use is not included in Table 10.1, an applicant is to provide bike facilities to accommodate Council's mode share target for trips by bike as described in the *City of Sydney Cycle Strategy and Action Plan 2007-2017*.

Table 10.1: On-site bike parking rates

Proposed use	Residents/Employees	Customer/Visitors
Residential		
Residential	1 per dwelling	1 per 10 dwellings
Home Occupation/ Home Industry	1 per dwelling	1 per dwelling
Seniors Housing	1 per 10 staff and 1 per 20 self-contained dwelling units	1 per 30 dwellings
Boarding Houses and student accommodation	1 per 6 rooms	1 per 6 rooms
Tourist and Visitor Accommodation		
Serviced Apartments, Hotels and Motels	1 per 4 staff	1 per 20 rooms
Backpackers Accommodation	1 per 4 staff	1 per 10 beds
Commercial		
Commercial Premises	1 per 150sqm GFA	1 per 400sqm GFA
Auction Rooms	1 per 200sqm GFA	Greater of 1 per 20 seats or 1 per 50sqm GFA
Bulky Goods Retailing	1 per 600sqm GFA	1 per 1,000sqm GFA
Shops (includes Convenience Stores)	1 per 25sqm public area	2 plus 1 per 100sqm over 100sqm GFA
Restaurants	1 per 100sqm public area	2 plus 1 per 100sqm over 100sqm GFA
Shopping Centres	1 per 200sqm sales GFA	1 per 300sqm sales GFA
Clubs	1 per 25sqm bar GFA	1 per 140sqm GFA
Pubs	1 per 25sqm bar GFA plus 1 per 100sqm lounge/beer garden GFA	1 per 25sqm bar GFA plus 1 per 100sqm lounge/beer garden GFA
Place of Public Assembly	-	Greater of 1 per 15 seats or 1 per 40sqm GFA
Place of Public Worship	-	Greater of 1 per 15 seats or 1 per 40sqm GFA

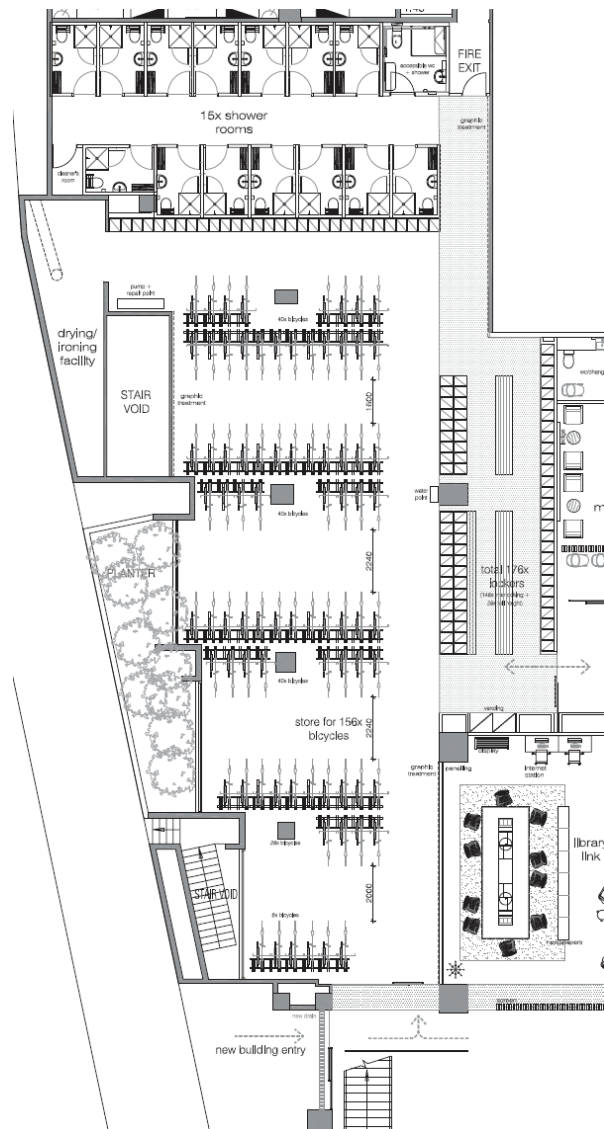
Proposed use	Residents/Employees	Customer/Visitors
Industry		
Industry, Warehouse or Distribution Centre	1 per 10 staff	-
Child Care Centre	1 per 10 staff	2 per centre
Medical Centre	1 per 5 practitioners	1 per 200sqm GFA
Professional Consulting Rooms	1 per 5 professionals	1 per 200sqm GFA
Tertiary Education Establishments	1 per 10 staff and 1 per 10 students	-
Swimming Pool	1 per 10 staff	2 per 20sqm of pool area
Library	1 per 10 staff	2 plus 1 per 200sqm GFA
Art Gallery or Museum	1 per 1000sqm GFA	1 per 200sqm
Automotive		
Car Repair Centres and Vehicle Body Repair Workshop	1 per 10 staff	-
Service Station	1 per 10 staff	2 per service station
Ancillary Uses		
Ancillary Commercial	1 per 10 staff	-
Ancillary Retail	1 per 100sqm GFA	-

Note: The minimum number of bike parking spaces is to be rounded up to the nearest whole number if it is not a whole number.

- (4) Secure bike parking facilities are to be provided in accordance with the following:
 - (a) Class 1 bike lockers for occupants of residential buildings;
 - (b) Class 2 bike facilities for staff/employees of any land use; and
 - (c) Class 3 bike rails for visitors of any land use.
- (5) Where bike parking for tenants is provided in a basement, it is to be located:
 - (a) on the uppermost level of the basement;
 - (b) close to entry/exit points; and
 - (c) subject to security camera surveillance where possible.
- (6) A safe path of travel from bike parking areas to entry/exit points is to be marked.
- (7) Access to bike parking areas are to be:
 - (a) a minimum of 1.8m wide to allow a pedestrian and a person on a bike to pass each other (access ways can be shared with vehicles within buildings and at entries to buildings);
 - (b) accessible via a ramp;
 - (c) clearly identified by signage; and
 - (d) accessible via appropriate security / intercom systems.

- (8) Bike parking for visitors is to be provided in an accessible on-grade location near a major public entrance to the development and is to be signposted.
- (9) For non-residential uses, the following facilities for bike parking are to be provided at the following rates:
 - (a) 1 personal locker for each bike parking space;
 - (b) 1 shower/change cubicle for up to 10 bike parking spaces;
 - (c) 2 shower/change cubicles for 11 to 20 or more bike parking spaces; and
 - (d) 2 additional showers/cubicles for each additional 20 bike parking spaces or part thereof.
- (10) Showers and change facilities may be provided in the form of shower/change cubicles in a unisex area or showers in both female and male change rooms.
- (11) Locker, change room and shower facilities are to be located close to the bike parking area, entry/exit points, and within an area of security camera surveillance where such security camera systems exist.

Figure 10.3: Example of bike parking and associated facilities



GSTC 10.3.4 Visitor car parking spaces

- (1) For residential car parking all visitor car parking spaces are to be:
 - (a) grouped together in the most convenient locations relative to car parking area entrances, pedestrian lifts and access points; and
 - (b) separately marked and clearly sign-posted.
- (2) Development applications are to indicate how visitor parking is to be accessed, including arrangements for access (intercoms etc) if visitor parking is accessed through a security gate.

GSTC 10.3.5 Service vehicle parking

- (1) The minimum amount of service vehicle parking to be provided in new development is as set out in Table 10.2: Service vehicle parking rates.

Table 10.2: Service vehicle parking rates

Proposed use	Service vehicle parking rate
Residential	
Residential buildings and serviced apartments	1 space for the first 50 dwellings or serviced apartments; plus 0.5 spaces for every 50 dwellings/serviced apartments or part thereafter.
Commercial	
Commercial Premises	1 space per 3,300sqm GFA, or part thereof, for the first 50,000sqm; plus 1 space per 1,650sqm, or part thereof, for additional floor area over 50,000sqm and under 100,000sqm; plus 1 space per 825sqm, or part thereof, for additional floor area over 100,000sqm.
Shops, shopping centres	1 space per 350sqm GFA, or part thereof, up to 2,000sqm; then 1 space per 8,000sqm GFA thereafter.
Tourist and Visitor Accommodation	
Hotels	1 space per 50 hotel bedrooms, or part thereof, up to 100 bedrooms; then 1 space per 100 hotel bedrooms; plus 1 space per 400sqm of reception, lounge, bar and restaurant area GFA, or part thereof, for the first 2,000sqm; then 1 space per 8000sqm of reception, lounge, bar and restaurant area GFA thereafter.
Industry, warehouse, distribution centre	
	1 space per 700sqm GFA, or part thereof.
Other uses	
	1 space for 1,750sqm GFA, or part thereof, or to meet needs.

- (2) For mixed use developments, the total number of service vehicle spaces is to be calculated on a pro rata basis of spaces required for the relative proportions of different uses within the building.
- (3) The total requirement identified in Table 10.2: Service vehicle parking rates above may be reduced for developments with GFAs in excess of 50,000sqm where it can be demonstrated to the satisfaction of the consent authority that:
 - (a) the proposed uses are complementary in terms of servicing demand; and
 - (b) at least one space per tenancy for business owners is provided.

- (4) Service vehicle parking spaces (including for bike couriers) are to be:
 - (a) located near vehicle entry points and near lifts;
 - (b) clearly designated and signposted for service vehicles only;
 - (c) screened from the street where possible; and
 - (d) located completely within the boundary of the site, clear of parked vehicles; and clear of through traffic.
- (5) Parking spaces for service vehicles are not to be:
 - (a) used for other purposes such as storage of goods and equipment; or
 - (b) shared with parking provided for any other purpose.

GSTC 10.3.6 Motorbike parking

- (1) Parking spaces for motorbikes are to be included in the allocation of car parking. In all buildings that provide onsite parking, the area equal to 1 car parking space is to be provided as separate parking for motorbikes for every 50 car parking spaces provided, or part thereof. Each motorbikes parking space is to be designated and located so that parked motorbikes are not vulnerable to being struck by a manoeuvring vehicle.

GSTC 10.3.7 Bus and coach parking

- (1) The minimum amount of bus and coach parking to be provided is as set out in Table 10.3: Bus and coach parking rates.

Table 10.3: Bus and coach parking rates

Proposed use	Bus and coach parking rate
Clubs, Drive-in Takeaway with seating	1 bus/coach space per 100 seats up to 200 seats, then 1 space per 200 seats thereafter.
Reception Premises	1 bus/coach space per 200sqm GFA up to 200sqm, then 1 space per 400 sqm GFA

- (2) Provision for tourist coach parking in conjunction with hotels is to take into account available off-site coach parking. Where practicable, and subject to urban design, heritage and streetscape considerations, loading and unloading of passengers and baggage is to be accommodated within the development site.
- (3) Where the proposed land use is a hotel, factory outlet store or other use that attracts persons arriving or leaving by bus or coach, a development application is to include a Parking and Access Report which assesses the provision of bus/coach set-down and parking.
- (4) Parking spaces for buses and coaches are to be additional to all other parking requirements.
- (5) The use of on-street space for passenger pick-up/set-down may be possible in exceptional circumstances if off-street provision is impractical or detrimental to pedestrian amenity and urban design. Any proposed use of on-street space for passenger pick-up/set-down should be discussed at an early stage with Council and may require the agreement from the Local Pedestrian, Cycling and Traffic Calming Committee.
- (6) If the consent authority considers that the proposed arrangements for passenger pick-up and set-down by buses/coaches will lead to undesirable on-street traffic and parking conditions, the development may be restricted (by a condition of consent) from receiving buses/coaches.

GSTC 10.3.8 Passenger pick up and set down areas

- (1) Passenger pick up and set down areas are to be provided at the following minimum rates set out in Table 10.4: Passenger pick up and set down parking rates.

Table 10.4: Passenger pick up and set down parking rates

Proposed use	Bus and coach parking rate
Hotels, Motels and Serviced Apartments	2 private vehicle spaces plus; 1 bus/coach space per 100 rooms where the development comprises 100 rooms or more.
Child Care Centres	Private vehicle spaces at the rate of 1 space per 5 children, and limited in duration to no more than 30 minutes at any one time; and 1 long term visitor car parking space which is additional to all other parking requirements.

GSTC 10.3.9 Parking for community uses

- (1) Prior to the granting of development consent, the Consent Authority must be satisfied that adequate arrangements have been made for the provision of car parking spaces for community uses associated with Site 20 identified on Figure 10.2: Integrated basement car parking. If no policy has been adopted by Council in this regard, the following minimum allocations will be required:
 - (a) 20 spaces for staff and users of community facilities (excluding accessible spaces for people with mobility impairment);
 - (b) 1 loading zone for the community facility if a dedicated loading dock is not incorporated in the community facility construction.
 - (c) 10 accessible spaces for people with mobility impairment; and
 - (d) 6 spaces of a size and design capable of being utilised for community buses unless site constraints indicate that the design and access arrangements required to accommodate such vehicles will have a detrimental impact on the development of the car park or public domain. If no provision is to be made on-site it is to be made on-street in consultation with the Local Pedestrian, Cycling and Traffic Calming Committee.

GSTC 10.3.10 Car share scheme parking spaces

- (1) The maximum amount of car parking spaces for a development is inclusive of the minimum number of parking spaces required for car share schemes.
- (2) The minimum number of on-site parking spaces to be made available for car share scheme vehicles is to be provided according to the following rates:
 - (a) Residential development - 1 per 60 car spaces provided.
 - (b) Office premises, business premises or retail premises - 1 per 40 car spaces provided.
- (3) All parking spaces for car share schemes are to be:
 - (a) located together in the most convenient locations;
 - (b) located adjacent to a public road and integrated with the streetscape through appropriate landscaping where the space is external; and
 - (c) signed for use only by car share vehicles.
- (4) Parking spaces for car share schemes located on private land are to be retained as common property by the Owners Corporation of the site.

GSTC 10.3.11 Tandem, stacked and mechanical parking areas

- (1) Where development includes a mechanical parking installation, such as car stackers, turntables, car lifts or another automated parking system, the development application is to include a Parking and Access Report.
- (2) Access to mechanical parking installations is to be by means of access roadways designed in accordance with relevant Australian Standards.
- (3) Tandem or stack parking will only be permitted where:
 - (a) each tandem or stacked parking arrangement is limited to a maximum of two spaces;
 - (b) the maximum parking limit for spaces in the development is not exceeded;
 - (c) in residential buildings and small commercial/retail developments, the spaces are attached to the same strata title;
 - (d) in residential buildings and serviced apartments, they are used for tenant parking only;
 - (e) in commercial or retail development, they are used for staff parking only;
 - (f) they are not used for service vehicle parking; and
 - (g) the manoeuvring of stacked vehicles is able to occur wholly within the premises.
- (4) Mechanical parking installations will be considered for developments involving the adaptive reuse of existing buildings where site or building constraints prevent standard parking arrangements and no inconvenience arises from their use.
- (5) Mechanical parking installations, tandem or stacked parking are not to be used for visitor parking or parking for car share schemes.
- (6) The minimum length of a tandem space is to be 10.8 m.

GSTC 10.4 Vehicle access and footpaths

Objectives

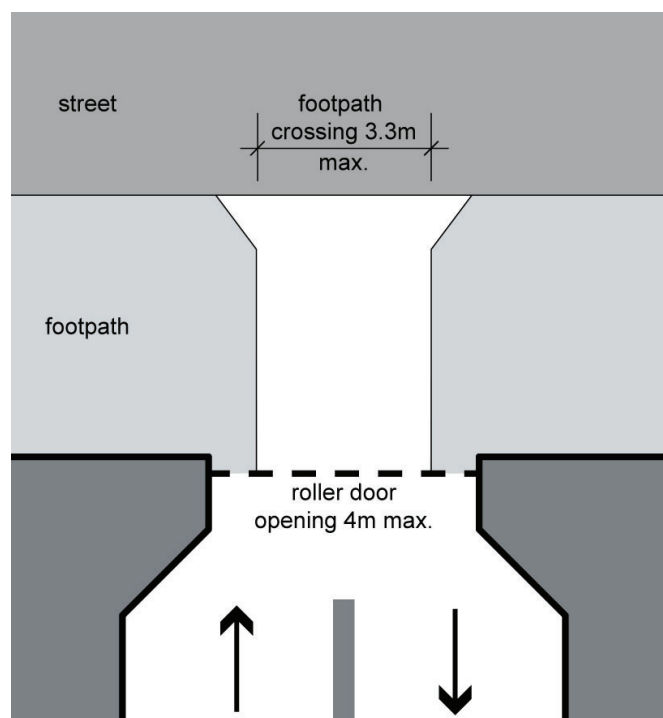
- (a) Ensure that vehicle access does not impact on the safety of pedestrians, users of access ways and the street system or street frontage activity.
- (b) Ensure that car parking, vehicle access, and loading and servicing areas are functional and integrated with the form and arrangement of buildings on the site.

Provisions

- (1) Unless it can be demonstrated in a Traffic Impact Study to the Consent Authority's satisfaction that it is not practicable, vehicular access is to be provided according to the vehicular access points indicated by a red arrow for all sites within the Green Square Town Centre in Figure 10.2: Integrated basement car parking.
- (2) Alternative access points to those identified in Figure 10.2: Integrated basement car parking may be acceptable where they utilise existing access points.
- (3) Despite provision (1) above, temporary vehicular access is permitted in accordance with section GSTC 3.5 Staging and Implementation and Figure 3.6: Street network and hierarchy of this DCP.

- (4) Where a driveway is proposed across a major pedestrian thoroughfare/footpath, additional safety measures may be required including a parking attendant or signals to manage access. The driveway is to cross the footpath at footpath level.
- (5) Car parks are to be designed so that vehicles do not queue or reverse across pedestrian crossings or footpaths.
- (6) Walking routes through large car parks are to be clearly delineated with appropriate markings, pedestrian crossings and signposting.
- (7) Vehicular access is to be designed to give priority to pedestrians and bikes by continuing the type of footpath material and grade.
- (8) Vehicle access/egress is to be a single crossing with a maximum width of 3.3m over the footpath, and perpendicular to the kerb alignment as shown in Figure 10.4: Vehicle crossing points below. . A wider crossing may be acceptable if it can be demonstrated that compliance with this provision has a detrimental impact on the flow of traffic entering the site.

Figure 10.4: Vehicle crossing points



- (9) Vehicle ramps are to be located inside the building and where practicable are not to be visible from the public domain.
- (10) Access is to be designed to avoid reversing movements into or out of a public street for all developments. If necessary, a mechanical turntable may need to be installed to achieve this requirement.
- (11) Where possible adjoining developments should share/amalgamate vehicle entry/exit points. Internal on-site signal equipment is to be used to allow shared access.
- (12) Direct access to a designated arterial or sub-arterial road is not permitted wherever an alternate access can be provided.
- (13) Service vehicle access is to be combined with parking access and provided in accordance with other controls for vehicular access in this DCP.

GSTC 10.4.1 Design of waste collections points

- (1) The waste collection point is to be designed to:
 - (a) allow waste loading operations to occur on a level surface away from gradients and vehicle ramps; and
 - (b) provide sufficient side and vertical clearance to allow the lifting arc for automated bin lifters to remain clear of any walls or ceiling and all service ducts, pipes and the like.
- (2) Where any collection vehicles are required to enter a building, the access will provide for minimum vertical clearances of 4.0m for residential development or else 3.8m (clear of all service ducts, pipes, etc), depending on the gradient of the access and the type of collection vehicle.
- (3) Where any collection vehicles are required to enter a building, the access will provide for:
 - (a) collection vehicles to be able to both enter and exit the premises in a forward direction. Where to meet this requirement a vehicle turntable is proposed, it is to have a capacity of 30 tonnes;
 - (b) maximum grades to be 1:20 for first 6m from street, then a maximum of 1:8 with a transition of 1:12 for 4m at the lower end;
 - (c) minimum driveway width to be 3.6m; and
 - (d) minimum turning circle radius to be 10.5m.
- (4) For multi-unit residential buildings and multi-storey commercial buildings, it is preferable for the collection point to be inside the building, for example, in an underground carpark, as this reduces noise impact on surrounding residents.
- (5) Where vehicle access is via a ramp, design requirements for the gradient, surface treatment and curved sections are critical and should be analysed at an early stage in the design process.

GSTC 11

Night trading management

In accordance with clause 3.43(3) of the *Environmental Planning and Assessment Act 1979* this Development Control Plan adopts the provisions of the Sydney Development Control Plan 2012 in sections 3.15 Late Night Trading Management and Schedule 3 Late Night Trading.

For land subject to this Development Control Plan, late night trading areas are identified on the following map.

Figure 11.1: Late night trading



KEY

- Local Centre
- Main Street for purposes of 3.15.4(2)

GSTC 12

Other development types and uses

GSTC 12.1 Boarding houses (including student accommodation)

The BCA classifies boarding houses under two separate classifications, namely: Class 1b when the total floor area does not exceed 300m², no more than 12 residents can be accommodated, and no other dwelling or building class is above or below; and Class 3 otherwise. This distinction is important as Class 3 Boarding Houses are subject to different requirements, including more stringent fire safety requirements. Reference should also be made to the Affordable Rental Housing SEPP 2009, which also sets out certain requirements for boarding houses.

Where bedroom facilities are provided in addition to those described above, and the living emphasis shifts away from communal living to self contained units, a development may no longer be considered a boarding house, but rather a serviced apartment or similar (refer to Provision 9.9 Visitor Accommodation).

For the purposes of this DCP, student accommodation has the same meaning as a boarding house in the Affordable Rental Housing SEPP 2009.

Objectives

- (a) Ensure an acceptable level of amenity and accommodation in Boarding House premises such that they meet the needs of both residents and owners; and
- (b) Minimise the adverse impacts associated with Boarding Houses on adjoining properties and the wider locality, by introducing effective planning and design controls.

Provisions

GSTC 12.1.1 Subdivision

- (1) The strata subdivision or community title subdivision of boarding houses (including student accommodation) is not permitted.

GSTC 12.1.2 Bedrooms

- (1) The gross floor area of all bedrooms is to be at least:
 - (a) 12sqm; plus
 - (b) 4sqm when a second adult occupant is intended, which must be clearly shown on plans; plus
 - (c) 2.1sqm for any en suite, which must comprise a hand basin and toilet; plus
 - (d) 0.8sqm for any shower in the en suite (in addition to above); plus
 - (e) 1.1sqm for any laundry, which must comprise a wash tub and washing machine; plus
 - (f) 2sqm for any kitchenette, which must comprise a small fridge, cupboards and shelves (in addition to required wardrobe space), and a microwave.
- (2) Each bedroom must have access to natural light, provided by way of a window or door with a minimum aggregate area of 10% of the floor area of the room. Skylights are not to be the sole source of light.
- (3) The ceiling height in any bedroom containing double bunks is to be 2.7m. Triple bunks are not permitted.

- (4) In boarding houses classified as Class 3 by the BCA, each bedroom is to meet the fire safety standards of a sole occupancy unit for a Class 3 building in the BCA, whether it is provided as a sole occupancy or not.

GSTC 12.1.3 Communal kitchen areas

- (1) A communal kitchen area is to be provided with a minimum area of 6.5sqm in total or 1.2sqm for each resident occupying a bedroom that does not contain a kitchenette (as outlined above), whichever is greater, and is to contain:
 - (a) One sink for every 6 people, or part thereof, with running hot and cold water; and
 - (b) One stove top cooker for every 6 people, or part thereof, with adequate exhaust ventilation.
- (2) The communal kitchen is to contain, for each resident occupying a bedroom that does not contain a kitchenette (as outlined above):
 - (a) 0.13m³ of refrigerator storage space;
 - (b) 0.05m³ of freezer storage space; and
 - (c) 0.30m³ of lockable drawer or cupboard storage space.

GSTC 12.1.4 Communal living areas and open space

- (1) Where provided, indoor communal living areas are to have a minimum area of 12.5sqm or 1.25sqm /resident, whichever is greater. The communal living area can include any dining area, but cannot include bedrooms, bathrooms, laundries, reception area, storage, kitchens, car parking, loading docks, driveways, clothes drying areas, corridors and the like.
- (2) Indoor communal living areas are to be located:
 - (a) near commonly used spaces, such as kitchen, laundry, lobby entry area, or manager's office, with internal doors to communal areas containing glass, to enable natural surveillance from resident circulation;
 - (b) adjacent to the communal open space;
 - (c) to receive a minimum 3 hours solar access to at least 50% of the windows during 9am and 3pm on 21 June;
- (d) on each level of a multi-storey boarding house, if appropriate; and
- (e) where they will have a minimal impact on bedrooms and adjoining properties.
- (3) Communal open space is to be provided with a minimum area of 20sqm, and a minimum dimension of 3m; and:
 - (a) be north-facing to receive a minimum 2 hours solar access to at least 50% of the area during 9am and 3pm on 21 June;
 - (b) be provided at ground level in a courtyard or terrace area, wherever possible;
 - (c) provide partial cover from weather;
 - (d) incorporate soft/porous surfaces for 50% of the area;
 - (e) be connected to communal indoor spaces, such as kitchens or living areas;
 - (f) contain communal facilities such as barbecues, seating and pergolas where appropriate; and

- (g) be screened from adjoining properties and the public domain with plantings or similar, such as a trellis with climbing vines.
- (4) 30% of all bedrooms are to have access to private open space with a minimum area of 4m², in the form of a balcony or terrace area.

GSTC 12.1.5 Bathroom, laundry and drying facilities

- (1) Communal bathroom facilities that are accessible to all residents 24 hours per day are to be provided, containing at least:
 - (a) one wash basin, with hot and cold water, and one toilet for every 10 residents, or part thereof, occupying rooms that do not contain an en suite (as outlined above); and
 - (b) one shower or bath for every 10 residents, or part thereof, occupying rooms that do not contain a shower (as outlined above).
- (2) Laundry and drying facilities for example clotheslines located in a communal open space are to be located to maximise solar access and ensure that the usability of the space is not comprised.

GSTC 12.1.6 Amenity, safety and privacy

- (1) Boarding houses are to maintain a high level of resident amenity, safety and privacy by ensuring:
 - (a) communal spaces, including laundry, bathroom, kitchen and living areas are located in safe and accessible locations;
 - (b) bedrooms are located so that they are separated from significant noise sources and incorporate adequate sound insulation to provide reasonable amenity between bedrooms;
 - (c) structural fittings and fixtures for all internal rooms enhance nonchemical pest management of the building, with all cracks and crevices sealed and insect screening provided to all openings;
 - (d) all appliances achieve an energy star rating of 3.5 or higher, unless otherwise legislated;
 - (e) in boarding houses accommodating fewer than 12 occupants, at least two bedrooms have north or east windows; and
 - (f) in boarding houses accommodating fewer than 12 occupants, at least one bedroom is adaptable for residents with a disability.
- (2) Boarding houses are to be designed to minimise and mitigate any impacts on the visual and acoustic privacy of neighbouring buildings by locating:
 - (a) the main entry point at the front of the site, away from side boundary areas near adjoining properties;
 - (b) communal areas and bedroom windows away from the main living area or bedroom windows of any adjacent buildings;
 - (c) screen fencing, plantings, and acoustic barriers in appropriate locations; and
 - (d) double glazed windows or glass blocks where noise transmission could affect neighbouring buildings.
- (3) The consent authority may request an acoustic report prepared by a suitably qualified acoustical consultant, if there is the potential for significant impacts from noise emissions. The investigation shall include but is not limited to the following:
 - (a) the identification of sensitive noise receivers potentially impacted by the proposal;
 - (b) the quantification of the existing acoustic environment at the receiver locations;

- (c) the formulation of suitable assessment criteria;
 - (d) details of any acoustic control measures that will be incorporated into the proposal;
 - (e) the identification of all noise that is likely to emanate from the boarding house and the subsequent prediction of resultant noise at the identified sensitive receiver locations; and
 - (f) a statement certifying that the development is capable of operating without causing a nuisance or result in an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997 at any adjacent developments.
- (4) Boarding Houses classified as Class 3 by the BCA are to make private contracting arrangements for garbage disposal.
- (5) An application for a boarding house incorporating 75 or more bedrooms is to be supported by a Traffic Report, prepared by a suitably qualified person, addressing as a minimum the following factors:
- (a) the prevailing traffic conditions;
 - (b) the likely impact of the proposed development on existing traffic flows and the surrounding street system;
 - (c) pedestrian and traffic safety; and
 - (d) justification of any variation to the parking requirements (if proposed).

GSTC 12.1.7 Plan of Management

- (1) An operating 'Plan of Management' is to be submitted with each development application for a boarding house (including new and existing boarding houses) to ensure that it operates in a manner that minimises impacts on adjoining owners and maintains a high level of amenity for residents. The Plan of Management is to include details of, as a minimum:
- (a) the boarding house staffing arrangements, including the location and/or contact details of any on-site manager or resident caretaker, who has overall responsibility for the operation, administration, cleanliness, maintenance and fire safety of the premises;
 - (b) any house rules, including details of how they will be publicised to residents, that cover, but need not be limited to, guest behaviour, activities and noise, visitor policy, and the use of alcohol and/or drugs;
 - (c) plans outlining the occupancy rate for each sleeping room, room furnishings, provisions of communal areas and facilities, and access and facilities for people with disabilities;
 - (d) measures to minimise unreasonable impact to the habitable areas of adjoining properties, including the management of communal open spaces, which, for boarding houses within residential areas or where adjoining sites contain residential activities, should be restricted to 10pm;
 - (e) waste minimisation, recycling and collection arrangements, including the servicing of any 'sharps' and/or sanitary napkin receptacles;
 - (f) professional cleaning and vermin control arrangements, which, at a minimum, should include the weekly professional cleaning of shared facilities such as kitchens and bathrooms;
 - (g) safety and security measures, including, but not limited to:
 - (i) perimeter lighting;
 - (ii) surveillance or security camera systems;
 - (iii) fencing and secure gates;

- (iv) room and access key arrangements; and
- (v) the provision of a landline telephone for residents to ring emergency services in the event of an emergency; and
- (h) any internal signage arrangements, including:
 - (i) the name and contact number of the property caretaker or manager;
 - (ii) emergency contact numbers for essential services;
 - (iii) house rules;
 - (iv) a copy of the annual fire safety statement and current fire safety schedule; and
 - (v) floor plans that will be permanently fixed to the inside of the door of each sleeping room to indicate the available emergency egress routes from the respective sleeping room.

GSTC 12.2 Bulky goods retailing

Objectives

- (a) Ensure that the design of bulky goods retail development contributes positively to the streetscape and public domain by high quality architecture, materials and finishes.
- (b) Establish the requirements for bulky goods retailing including minimum size of individual tenancies and ancillary retailing.

Provisions

- (1) An individual tenancy within a bulky goods retail development is to have a sales floor area accessible to the public of greater than 500sqm.
- (2) Cafes and fast food restaurants are only permissible in bulky goods tenancies with a sales area accessible to the public larger than 2,000sqm, and are not to be more than 150sqm in size.
- (3) Bulky goods retail developments are to be designed to:
 - (a) address and activate street frontages with large display windows;
 - (b) define and enhance the public domain and be in scale with surrounding buildings;
 - (c) have setbacks consistent with surrounding development;
 - (d) incorporate detail and architectural interest especially at visually prominent building locations such as lower level front facades, roof tops and at the terminations of street vistas;
 - (e) avoid ambiguous external spaces with poor pedestrian amenity and security;
 - (f) provide a clearly identifiable and dedicated pedestrian access to the building and across the site from the primary street frontage; and
 - (g) create a visually interesting place for pedestrians, and where possible, enhance pedestrian and cycle networks/linkages to surroundings.
- (4) The design is to be flexible to cater for different future uses of the building by providing high ceilings and adaptable open planning for the ground and first floor.
- (5) Where existing built form contributes significantly to the streetscape it is to be retained and adapted appropriately.

- (6) A concept plan for the development is to address access to and from the site, building form and scale, landscaping and the location of breakout open space on site.
- (7) The building is to be sited close to the street alignment, and designed so that key operational spaces are legible from the street. Parking is not to occur between the front boundary and the building.
- (8) Public toilets are to be provided in a bulky goods retail development at the minimum rate of:
 - (a) 1 male toilet per 1,200 customers visiting the site per day;
 - (b) 1 male urinal per 600 customers visiting the site per day;
 - (c) 1 female toilet per 300 customers visiting the site per day; and
 - (d) 1 unisex disabled toilet.
- (9) A bulky goods retail development is to provide at least one independent non-gender specific parent room.
- (10) Signage is not permitted to cover fenestration or to detract from the architectural quality of the building.
- (11) Where an allotment has frontages to a classified road (refer to Schedule 2 Classified Roads of this DCP) and to a local road, a development is to ensure vehicle access to the allotment is solely from the local road.
- (12) Pick-up areas are to be provided to avoid the necessity for customers to carry large items to vehicles.
- (13) A development is to provide sufficient manoeuvring areas on site to accommodate large truck and bus movements, frequency of servicing, and high turnover of client vehicles.

GSTC 12.3 Car showrooms

Objective

- (a) Control the design of car showrooms so that they contribute positively to the streetscape and public domain by having high quality architecture, materials and finishes.

Provisions

- (1) The development is to provide high ceilings and adaptable open planning for the ground and first floor level.
- (2) The minimum site coverage required for car showrooms is 40%.
- (3) Where existing built form significantly contributes to the streetscape, it is to be retained and adapted appropriately.
- (4) The design of the building is to:
 - (a) have a perimeter type built form, and address street frontages;
 - (b) be sited close to the street alignment, and designed so that key operational spaces are legible from the street with large display windows;
 - (c) be scaled to define the street and to relate appropriately to the surrounding buildings;
 - (d) have continuous uniform setbacks with surrounding development;

- (e) incorporate detail and architectural interest especially at visually prominent building locations such as lower level front facades, roof tops and at the terminations of street vistas;
 - (f) avoid ambiguous external spaces with poor pedestrian amenity and security;
 - (g) contribute to, and enhance public open space and public streets; and
 - (h) create a visually interesting space for pedestrians and, where possible, the pedestrian networks/ linkages are to be enhanced.
- (5) Cars are to be displayed within the building to enable the built form to be developed along the perimeter building line.
 - (6) The storage of any vehicles on site is to be contained within the building.
 - (7) Signage is not permitted to cover fenestration or to detract from the architectural quality of the building design.

GSTC 12.4 Child care centres

Objectives

- (a) Establish the requirements for child care centres and ensure that they do not unreasonably impact on the amenity of surrounding residences.
- (b) Establish child care centres that are well designed and meet the needs of children in terms of design, amenity, health, access and safety.

Provisions

GSTC 12.4.1 Allocation of child care places

- (1) Child care centres are to provide a minimum of 33% of their child care places to children aged under 2 years.
 - (a) The maximum number of places for children is 90.
 - (b) Child care places in residential development are encouraged to be provided on the basis of 6 child care places per 100 households.
 - (c) Child care places in commercial development are encouraged to be provided on the basis of 1 child care place per 1,450sqm of GFA.

GSTC 12.4.2 Location

- (1) Child care centres are not to be located:
 - (a) Within sight of injecting rooms, drugs clinics, sex industry premises and other such uses; or
 - (b) within no through roads unless, in the opinion of the Consent Authority, there would be adequate parking and turning space either within the roadway or within the centre grounds; or
 - (c) in close proximity to cooling towers; and
 - (d) where there are undue health risks on the site or the vicinity.
- (2) Child care centres are not to have direct street frontage access to a classified road, or any other road which in the opinion of the Consent Authority is unsuitable for a child care centre, having regard to:
 - (a) the prevailing traffic conditions;
 - (b) pedestrian and vehicle safety;
 - (c) the likely impact of the development on traffic.
 - (d) the Child care centre may be located above the ground floor only when:

- (e) it is demonstrated there are no viable alternatives for a location at ground level in the building or the surrounding area;
 - (f) in respect to a heritage item, the location of the child care centre at ground level will detrimentally impact the heritage significance of the item;
 - (g) access to outdoor space is available; and
 - (h) emergency access and egress.
- (3) Where a child care centre is proposed to be located within 300m of a mobile phone tower or base station, a transmission line easement, or other source of significant electromagnetic radiation, a report by a suitably qualified person assessing the potential exposure impact on the centres and its occupants is to accompany the development application. The report is to detail how the proposal complies with relevant Australian Standards.

GSTC 12.4.3 Design of play areas

- (1) Indoor play areas are to have access to sunlight, natural ventilation and views to the outdoors, have convenient access between indoor and outdoor areas, and enable clear lines of sight to allow for staff supervision from other areas of the child care centre.
- (2) Outdoor areas are to be located away from areas where objects can be dropped down onto play areas, with at least 4 hours of solar access to 50% of the required outdoor area, away from main entrances, car parking areas and vehicle circulation areas, away from existing noise and environmental pollution sources, and away from the living/bedroom windows of surrounding dwellings in predominantly residential areas.
- (3) Outdoor areas are to:
 - (a) be provided at least a ratio of 7sqm of usable outdoor space per child;
 - (b) provide space for active play;
 - (c) provide direct access between indoor and outdoor areas;
 - (d) enable clear lines of sight to all outdoor areas to allow for staff supervision from other areas of the child care centre;
 - (e) be inaccessible from public areas outside the child care centre, except in the case of an emergency evacuation or for deliveries such as sand replacement;
 - (f) have gates which are self-closing and child proof, with child-proof locks and latches, and able to be permanently locked;
 - (g) provide separate areas for different age groups that suit their needs and abilities;
 - (h) have appropriate landscaping which creates visual interest and provides for shading where appropriate; and
 - (i) be adequately fenced on all sides, with a minimum height of 1.8m, and having regard to:
 - (ii) the safety and security of children;
 - (iii) the prevention of children climbing over, under or through fences and leaving the premises unsupervised;
 - (iv) the prevention of persons from outside the centre accessing the site;

- (v) the integration with building design including materials and colours; and
- (vi) the integration with existing and proposed landscaping.

GSTC 12.4.4 Control of noise impacts to child care centres

- (1) The design and operation of the child care centre is to ensure that noise from external sources does not exceed 40 dBA (LEQ 24) within the internal spaces of the child care centre.
- (2) An acoustic assessment, including recommended noise attenuation measures and prepared by a suitably qualified acoustic consultant is to be submitted with the development application in order to demonstrate that these provisions can be achieved.

GSTC 12.4.5 Parking and pedestrian safety

- (1) Vehicle and pedestrian access points are to be appropriately marked and sign posted.
- (2) Vehicles are to be able to enter and leave the site in a forward direction.
- (3) All areas used by vehicles are to be separated from areas used by children by appropriate fencing and gates.
- (4) Where parking spaces are shared in a mixed use development, the spaces are to be located and grouped together, and conveniently located near the centre access point.

GSTC 12.4.6 Safety and security

- (1) Public entry to a child care centre is to be limited to one secure point, which is located for easy access, adequately signposted, well lit, located away from areas used by vehicles, visible from the street, or visible from a building foyer if located within a multi unit building, not through outdoor space used by children, of a sufficient size to prevent congestion taking into consideration the capacity of the child care centre, monitored through either natural or camera surveillance, and incorporate a transitional space between the public entry point and the entrance into the child care building.
- (2) Child care centres are to incorporate windows on the front façade to enable natural surveillance.
- (3) Entry into the child care centre is to be limited to authorised persons only, through the provision of an electronic security system, for example, swipe cards and the like.

GSTC 12.4.7 Additional considerations for child care centres located above ground level

- (1) The child care centre is to be provided with either a safe haven or an emergency lift within the centre.
- (2) The safe haven is to:
 - (a) be centrally located within the child care centre, and open directly onto a dedicated fire-isolated stair; and
 - (b) have a floor area calculated at a rate of 0.25sqm per person for the capacity of the child care centre, including staff.
- (3) Indoor areas are to be well proportioned to provide flexibility of uses and generally un-interrupted by internal features such as columns.
- (4) Playrooms are to be designed to be enclosed by floor to ceiling height glass.

- (5) The design and location of the required outdoor space is to:
 - (a) include measures that will protect users of the space from adverse wind and climatic conditions; and
 - (b) incorporate fencing that provides for the safety of children by being unable to be climbed over under or through, includes a safety zone and alarm system, prevents objects being thrown over the edge where outdoor areas are elevated, allows ready egress in the event of an emergency evacuation by the Fire Brigade or others (consistent with the required Emergency Evacuation Plan), and is integrated with the building design.
- (6) A proportion of the required outdoor space may be provided as indoor area, but only where:
 - (a) The location of the child care centre makes it impracticable to provide the required amount of useable outdoor play space;
 - (b) the area provided is in addition to other indoor space requirements;
 - (c) the indoor area is designed and equipped to permit children to participate in activities that promote gross motor skills;
 - (d) the area has a northern orientation for access to sunlight; and
 - (e) the floor to ceiling heights are higher than those in the rest of the child care centre.

GSTC 12.5 Convenience stores

Objective

- (a) Minimise potential adverse amenity impacts from convenience stores on the streetscape and surrounding properties.

Provisions

- (1) To prevent adverse impacts on the streetscape and local amenity from excessive advertising signage, each store is to be limited to:
 - (a) one under awning sign, or where no awning exists, one horizontally projecting wall sign (if appropriate in its local context). Such signs are to have maximum dimensions of 2.5m x 0.3m with a minimum vertical clearance of 2.7m above the footpath. These signs may be illuminated, but not flashing;
 - (b) one non-illuminated awning fascia sign with a maximum length of 3m and a height of no greater than the awning fascia; and
 - (c) one window or flush mounted wall sign (which may be illuminated) with a maximum area of 1sqm and designed to fit within the architectural style of the shop front. If the sign is a hamper sign, it must comply with the other Signage and Advertising provisions in this DCP.
- (2) Convenience stores are not to have:
 - (a) corporate paint schemes and logos that present the exterior of the shop or building as an advertising panel;
 - (b) signage, banners or corporate paint schemes above awning level;
 - (c) external free-standing signs, including sandwich boards;
 - (d) banners, flags and promotional materials, either externally or internally adjacent to windows;
 - (e) decals, opaque films, and stickers attached to shopfronts and windows.

- (3) Shopfront windows are to be clear of all obstructions to enable viewing into the shop from the public domain.
- (4) Signage may be further restricted where the store is located within a Heritage Item.
- (5) To prevent adverse impacts on the streetscape and local amenity from excessive illumination:
 - (a) the use of lighting (including illuminated signage either inside or outside the premises) in excess to that which is considered reasonable or necessary for the conduct of the business will not be approved;
 - (b) illumination, when measured from any place in the public domain is not to exceed a maximum horizontal illuminance level of 200lux (including the reflectivity of exterior finishes); and, to ensure safe movement of pedestrians, the horizontal illuminance uniformity ratio (Eavg/Emin) of 4:1.
- (6) Where nearby residents are located above the level of the store, details are to be provided to show that light is not directed upwards toward these dwellings.
- (7) The intensity, colour, period of intermittency, and hours of illumination of convenience stores and associated signage are to be varied if, at any time in the opinion of Council, adverse impact is being caused to the amenity of the area.
- (8) The following types of illumination are not permitted:
 - (a) any lighting located above the awning, spotlights, fluorescent lighting, flashing lights, neon tubes or neon writing (either internally adjacent to windows or external); and
 - (b) illuminated signs and lighting in addition to that normally required to illuminate the retail floor area and which is mounted within 2m of the windows.
- (9) To prevent unsympathetic changes to buildings and streetscapes from the installation of standardised shopfronts:
 - (a) internal and external changes to the building are to avoid removing or replacing architectural elements where those elements positively reflect the style of the building, the architectural style established in the vicinity and the streetscape in general;
 - (b) the design of new building work is to be sympathetic with the architectural style and any heritage significance of both the building and the street;
 - (c) the application is to show all fittings and features to be removed or replaced as part of the fit-out of the premises; and
 - (d) shelving and machinery placed near windows is to be kept a minimum of 1m from the window.
- (10) To prevent loss of amenity to residents and pedestrians from poorly located or managed convenience stores, each application for a convenience store is to be accompanied by a Plan of Management describing how on-going operations are to be managed with respect to:
 - (a) deliveries and services (frequency, location of parking and loading/unloading areas, and times);
 - (b) location of adequate storage areas for merchandise, rubbish, recycled and reusable packaging materials;
 - (c) management of litter (minimisation, recycling and clean-up) in the vicinity of the store, from the merchandise sold; and

- (d) security threats to staff and customers, including details about closed circuit television, internal and external view lines, heights of shelving greater than 1.2m above floor level, internal mirrors, security lighting and staffing numbers.
- (11) The Plan of Management is to include requirements in respect to the on-going management of the premises that arise from any conditions placed on the Development Consent, if granted.

GSTC 12.6 Sex industry premises and adult entertainment

Definitions

Adult entertainment premises means premises that:

- (a) provide entertainment (for example, private club, striptease club premises); or
- (b) sell (for example, adult bookshops) or show (for example, adult cinemas) restricted material.

Brothel means premises habitually used for the purposes of sex services, or that have been used for that purpose and are likely again to be used for that purpose.

Home occupation (sex services) is as defined in Sydney LEP 2011.

Performance area means an area associated with striptease club premises where striptease acts, tabletop, or podium performances, or peepshows are performed and includes private performance areas and peepshow booths.

Primary access means the entrance(s) or exit(s), determined by the consent authority, to be the main access or egress for visitors, and may consist of direct street level entrances and exits, or the primary entrance or exit to a building or site containing adult entertainment or sex industry premises.

Restricted material means publications classified Category 1 restricted, Category 2 restricted or RC under the Commonwealth Classification (Publications, Films and Computer Games) Act 1995.

Restricted premises means a building or place at which:

- (a) restricted material is shown, exhibited, displayed, sold or otherwise rendered accessible or available to the public; or
- (b) a business to which section 578E of the Crimes Act 1900 applies is conducted;

but does not include a newsagency or pharmacy.

Sensitive land use includes day care or child-minding centres, primary or secondary schools, places of worship, parks, playgrounds, or any other place regularly frequented by children.

Sex industry premises are:

- (a) premises where sexual acts or sexual services are provided (for example, brothels for street-based sex workers, bondage and discipline premises); or
- (b) premises used for sex between clients, but where sex services do not take place in exchange for payment (for example, sex on premises venues, swingers clubs).

Sex on premises venue means premises that gain income from entrance and/or membership fees paid for the use of the premises for sex between the clients but are not premises where sex services take place, or are arranged in exchange for payment. Sex on premises venues include swingers clubs and sauna clubs that accommodate sexual encounters.

Sex services means sexual acts or sexual services in exchange for payment.

Sex service premises means premises habitually used for the purposes of sex services, but does not include a home occupation or sex services (home occupation).

Spruikers means persons located in the public domain who seek to entice customers to enter premises.

Staff means persons working at, or providing services to, a premises and may include a person directly employed by the premises or business, or a contractor working at or from the premises.

Striptease club premises means premises providing striptease acts, erotic dancing (including pole dancing), tabletop, or podium performances, private dancing, peepshows, or nude or semi nude bar/waiting staff. Sexual intercourse does not take place on site. Premises may require payment to gain entry/view the performance, and may also hold a liquor license.

Working room means a place where sexual activity occurs within a brothel or sex on premises venue and may include an area enclosed or partially enclosed by non-structural partitions for example, curtains, moveable partitions.

Application

Where more than one type of sex industry or adult entertainment use is proposed for a site:

- (a) for the purposes of the location provisions, the proposal will be considered as a single premises;
- (b) for the purpose of the other provisions, the proposal will be assessed as two or more separate uses and the relevant provisions will be applied to each use; and
- (c) the differentiation of the uses must be clearly identified in the development application and Plan of Management.

These provisions, including the location controls, apply equally to a proposal to intensify an existing adult entertainment or sex industry premise. Intensification of use may occur through the introduction of a new use, an increase in the number of working rooms, cubicles or booths, an increase in the number or size of performance areas, or an increase in floor area.

Exemption may be given to works proposed to an existing adult entertainment or sex industry premises where the Consent Authority considers those works to be of a minor nature.

Note: Section 16 of the Summary Offences Act 1988 makes it an offence for an owner, occupier, manager, or person assisting in the management of a premises held out as being for: 'massage, sauna baths, steam baths, facilities for physical exercise, taking of photographs or services of a like nature' to knowingly allow or permit sexual services.

Where development consent is sought for massage premises, additional information demonstrating measures to ensure compliance with this Act may be required. Premises providing massage related services involving sexual acts or sexual services are considered as a brothel.

It is an offence under the NSW Liquor Act 2007 to allow sex services to take place in premises that also have a liquor license.

Objective

- (a) Provide criteria for the location, design and on-going management of premises used for the purpose of adult entertainment and sex industry uses to address the safety of staff and visitors, minimise adverse impacts that may be generated by the premises, and ensure high levels of internal and external amenity.

Provisions**GSTC 12.6.1 General**

- (1) Adult entertainment and sex industry premises are not to be located:
 - (a) within buildings containing a residential use;
 - (b) immediately adjacent or directly opposite land developed for residential purposes;
 - (c) adjacent or directly opposite a sensitive land use (as defined in this plan) unless separated by at least:
 - (i) one other non-sensitive land use; or
 - (ii) a waterway, an un-developed site or a road, each of which are to be greater than 30m in width.
 - (iii) within a radius of 75m of an existing, approved adult entertainment or sex industry premise measured from the centre of the primary access(s) to both the proposed and existing premises, including premises located within a neighbouring local government area.
- (2) Spruikers are not permitted in association with the operation of any adult entertainment or sex industry premises.
- (3) The external appearance of the premises is to be such that it is not a prominent feature in the street.
- (4) Premises are to be clearly numbered, with the number clearly visible from the street.
- (5) All entrances and exits are to be designed to facilitate the privacy of staff and visitors without compromising personal safety, provided with adequate lighting, and visible from public areas. The use of isolated back lanes and poorly lit areas is to be avoided; and it is important that the visibility of exits and entrances is not obstructed by any existing or proposed landscaping.
- (6) Active uses are encouraged to be presented to the street to promote surveillance and safety.
- (7) There is to be no display of restricted material, sex-related products, sex workers, performers, or nude or semi-dressed staff from windows or doors, or outside the premises.
- (8) The interior of the premises is not to be visible from any place in the public domain.
- (9) Where the interior may be visible from neighbouring buildings, adequate measures are to be taken to screen the interior of the building (for example, through the use of blinds or screens).
- (10) All adult entertainment and sex industry premises are to include measures to ensure the safety and security of staff and visitors including where appropriate:
 - (a) the separation of reception and visitor assessment areas from other areas, such as working and staff areas;
 - (b) the elimination or minimisation of alcoves and other potential entrapment spaces; and
 - (c) safety and surveillance systems.
- (11) Specialist activities involving restraints (for example, bondage, suspension), equipment (such as ropes, pulleys, slings, poles), or performance props must ensure the safety of participants and comply with the Building Code of Australia and any relevant Australian Standards.

- (12) Facilities and services to ensure the health and safety of all staff and visitors are to be provided and maintained in accordance with Council policies and guidelines.
- (13) Brothels and striptease club premises are to provide the following minimum staff facilities, which are to be located within the premises, adjacent to and accessible from work areas, and in a secure area inaccessible to visitors:
 - (a) sanitary facilities (toilet, hand basin and shower);
 - (b) a rest area with seating;
 - (c) a dining area with food preparation and storage areas;
 - (d) a sink with running water, water boiling facilities and fridge; and
 - (e) lockers to store personal belongings.
- (14) Secure entry and controlled internal and external access is to be provided, preferably with remote door release mechanisms.
- (15) The design of working rooms is to exclude door locks to working rooms, and include the ability for persons within the room to communicate with others outside the room.
- (16) Where a brothel contains three or more working rooms all working rooms and staff areas are to be provided with intercoms and duress alarm systems linked to a central base and monitored at all times.
- (17) Storage space(s) are to be provided for both soiled and clean linen, and safe sex equipment.
- (18) The design of private performance areas/rooms is to include separate access and exits for visitors and performers, secure entry and controlled access, and a duress alarm system linked to a central base and monitored at all times.
- (19) The design of dressing rooms is to include adequate preparation facilities restricted from visitor access and located adjacent to performance areas, be for the use of performers and not for the use of other staff, and include intercom and duress alarm systems linked to a central base and monitored at all times.
- (20) All stages, podiums and other performance areas are to be:
 - (a) no smaller than 2.5sqm in area, a minimum of 0.5m from the floor and with a minimum clearance of 2.5m from the ceiling;
 - (b) provided with a railing of a height no less than 150mm around all open edges or a balustrade (where required in compliance with the BCA); and
 - (c) provided with a non-slip surface.
- (21) Storage space(s) are to be provided for both soiled and clean linen, if supplied.

GSTC 12.6.2 Signs

- (1) Signs for adult entertainment and sex industry premises are to:
 - (a) not interfere with the amenity of the locality;
 - (b) not exceed 600mm in height or width, or be of an equivalent area;
 - (c) not contain neon, illumination, animation or flashing lights, except in the Darlinghurst Road signage precinct; and
 - (d) set out only:

- (i) the name of the person who conducts the business at the restricted premises or brothel or the registered name of the business carried on at the restricted premises or brothel; and
 - (ii) in the case of development for the purpose of restricted premises, the words "RESTRICTED PREMISES" in capital letters not more than 50mm in height.
- (2) No more than one sign is to be displayed to public view in the window, or on the building, or in, outside, or directly above an access way to the restricted premises or brothel.

GSTC 12.6.3 Management of operations

- (1) Applications for adult entertainment and sex industry premises are to be accompanied by a Plan of Management describing how on-going operations are to be managed with respect to:
 - (a) identifying security staff, or other staff or contractors who may, as part of their responsibilities, need to work outside the premises, including within the public domain; and
 - (b) systems for ensuring safety for staff and visitors including:
 - (i) risk management procedures appropriate to the nature of the proposed activities;
 - (ii) procedures for where staff are placed under duress;
 - (iii) the number and role of security personnel; and
 - (iv) procedures for the safe handling of money.
 - (c) providing access for the attendance of health service providers,
 - (d) cleaning and cleanliness, including details of:
 - (i) cleaning systems and procedures including staff allocations;
 - (ii) the surface materials of equipment and facilities;
 - (iii) cleaning products and equipment to be used;
 - (iv) identified areas for cleaning equipment and other removable items; and
 - (v) cleaning and management systems for swimming pools and spas and douching, where applicable.
 - (e) waste management, including details for:
 - (i) the disposal of commercial waste; and
 - (ii) managing the safe disposal of sharps.
 - (f) how any specialist equipment (for example, stages, sling room facilities) is to be used, cleaned and maintained.
- (2) The Plan of Management is to include:
 - (a) the name and contact details of the operator(s) and manager(s);
 - (b) the registered business name and trading name of the premises;
 - (c) procedures applicable to staff providing services off-site from the premises as well as to staff providing services on-site;
 - (d) details of training and induction procedures to ensure staff are aware of the provisions of the Plan of Management; and

- (e) any requirements in respect to the on-going management of the premises that arise from any conditions placed on the Development Consent, if granted.
- (3) The operator and manager of the premises is to ensure compliance with the approved Plan of Management.
- (4) Where the Plan of Management relates to sex industry premises, it is to include the following additional information:
 - (a) details of the provision, storage and cleaning of linen and mattresses;
 - (b) details of the provision and storage of condoms, safe sex products and other equipment; and
 - (c) procedures that support the health and health education needs of staff.
- (5) Where the Plan of Management relates to premises used for bondage and discipline, it is to include the following additional information:
 - (a) details of all activities likely to be conducted on the premises with regard to high risk conduct including:
 - (i) documentation as to how these activities will be undertaken in a safe manner; and
 - (ii) procedures to control infection, with details for each separate activity, including cleaning methods and agents, disinfection methods and agents, and sterilisation procedures.
 - (b) induction and training procedures that enable workers to perform skilled or higher risk activities only after they have been trained in the procedures and observed by experienced staff performing these safely; and
 - (c) monitoring and safety strategies, both within the working rooms, and the external monitoring of the working room by other staff or management.

GSTC 12.7 Telecommunications

This provision applies to telecommunication and radio communications facilities, its supporting infrastructure and ancillary development under the following legislation:

- *Telecommunications Act 1997*;
- *Telecommunications Code of Practice 1997*;
- *Radiocommunications Act 1992*; and
- *Telecommunications (Low-impact Facilities) Determination 1997* [LIFDetermination].

Development consent is required for facilities under the terms of the *Environmental Planning and Assessment Act 1979*. These facilities are referred to as “non-low impact facilities”.

The City of Sydney does not have regulatory control over “low impact facilities”. These are facilities described in the *Telecommunications (Low Impact Facilities) Determination 1997* which exempts low impact facilities from State and Territory planning and environmental laws.

The *Telecommunications Code of Practice 1997* (TCoP 1997) does not directly require a Carrier to notify a Council for low-impact facility unless Council is the landowner or occupier of the land. There is no direct provision for a Council to object to a notice provided under Chapter 4 of the TCoP 1997 unless it is the landowner or occupier. Council is only required to be notified under the relevant clauses of the ACIF Code 2004.

While this DCP does not have the authority to override the *Telecommunications (Low-Impact Facilities) Determination 1997*, it is the City's intention that service providers use the controls within this DCP as guidelines for the siting and construction of any telecommunication and radio communication facilities within the City of Sydney. Telecommunications facilities that are not covered by the *Telecommunications Act 1997* or a determination are likely to require approval under state or territory law, usually at the local government level.

The types of facilities that require local council planning approval include broadband overhead cable and all freestanding mobile phone towers.

This DCP does not apply to a number of temporary facilities including but not limited to those for use by, or on behalf of, a defence organisation for defence purposes as described under the *Telecommunications Act 1997*. In addition, other facilities may also be exempt as Division 4 of Part 1.4 of the *Radiocommunications Act 1992* describes matters to which that Act does not apply.

Definitions

Environmental significance – refers to areas of environmental significance as identified in Section 2.5 of the *Telecommunications (Low Impact Facilities) Determination 1997* made by the Australian Federal Government.

Low impact facility (LIF) – means a telecommunications facility exempted from State and Council planning control under the *Telecommunications (Low-impact Facilities) Determination 1997*. Appendix 1 of the Determination lists the criteria for exemption.

Low Impact Premises means a premises that has a capacity of up to 120 patrons where alcohol is consumed on the premises; any other commercial premises that in the opinion of the Council may impact on the amenity and safety of a neighbourhood resulting from its operation at night. Low impact premises may include such premises as restaurants, 'BYO' premises, cafes, theatres, karaoke venues, convenience stores, takeaway food shops and the like. Outdoor seating is included in patron capacity calculations.

Non-Low impact facility – means a telecommunications facility that is NOT exempted from State and Council planning control under the *Telecommunications (Low-impact Facilities) Determination 1997*.

Sensitive land use includes day care or child-minding centres, primary or secondary schools, places of worship, parks, playgrounds, or any other place regularly frequented by children.

Objectives

- (a) Provide for the effective, efficient and equitable provision of telecommunications and radio communications facilities.
- (b) Ensure facilities are designed to be visually compatible with the environmental character and visual context of the surrounding locality with particular regard to heritage items, heritage conservation areas, and locality character statements.

Provisions

- (1) The design and installation of telecommunication and radio communication facilities, and associated infrastructure is to achieve compliance with relevant Australian Standards, and the Australian Communications and Media Authority (ACMA) guide – "Accessing and Installing Telecommunications Facilities – A Guide, 1999".
- (2) The preferred location of facilities is within non residential zones other than residential and recreation zones and other open space areas.
- (3) The application is to demonstrate that:
 - (a) the proposed facility complies with the relevant Australian exposure standard as specified by the ACMA and certification;

- (b) in selecting a site it has adopted a precautionary approach in regards to minimising Electromagnetic radiation exposures, consistent with Section 5.1 of the ACIF Code; and
 - (c) it has undertaken a mapped analysis of the cumulative EMR effect of the proposal and considered the results when determining the location and design of the facility to minimise EMR exposure to the public.
- (4) Noise caused by the facility is not to result in the transmission of “offensive noise” as defined in the Protection of the Environment Operations Act 1997 or any subsequent relevant Act to any place of habitable use.
- (5) Proposals are to consider the range of available alternative infrastructure, including new technologies, to minimise unnecessary or incidental EMR emissions and exposures, as required under Section 5.2.3 of the Australian Industry Communications Code (ACIF Code).
- (6) The design of the facility is to include measures to restrict public access to the antenna(s). Approaches to the antenna(s) are to contain signage warning of EMR, and providing contact details for the owner and/or manager of the facility.
- (7) Facilities are not to be located within 300m of a sensitive land use.
- (8) Antennae and supporting infrastructure are to be designed to minimise the visual impact from the public domain and adjacent areas and are to avoid or minimise visual impact on the heritage significance of adjacent or surrounding Heritage Items and heritage conservation areas. The Telecommunications (Low-impact Facilities) Determination 1997 excludes facilities proposed on heritage listed property from being ‘low impact’. A development application is required for all such facilities on heritage items.
- (9) Any development application for a telecommunications facility on a heritage item is to be accompanied by a conservation management plan or a heritage impact statement in accordance with the heritage requirements of this DCP.
- (10) Upmost care is to be taken to protect and conserve any possible archaeological relics, places and sites identified or revealed in the course of undertaking the development.
- (11) Facilities and all associated infrastructure are to be finished in colours selected to match the colour scheme of the building unless the Consent Authority agrees otherwise, integrated with the existing building (for example, suitably proportioned in relation to the size of the building), have concealed cables where practical and be unobtrusive.
- (12) Where practicable, telecommunication lines are to be located within an existing underground conduit or duct, and antennae and similar structures are to be attached to existing utility poles, towers, structures, buildings or other telecommunication facilities subject to EMR exposure considerations.
- (13) Facilities are to be located away from the street frontage or any public or private property adjacent to the site and adequately setback from the perimeter wall or roof edge of buildings.
- (14) Facilities that are no longer in operation are to be removed.
- (15) Facilities are not to encroach upon any easement, right-of-way, vehicular access or parking spaces required for the property.

GSTC 12.8 Visitor accommodation

These provisions apply to visitor accommodation including the conversion/ alterations/additions to existing visitor accommodation. Visitor accommodation includes hotels, motels, guesthouses, backpacker accommodation, bed and breakfast accommodation and serviced apartments for the temporary accommodation of travellers, visitors and tourists.

Objectives

- (a) Ensure the design, development and management of visitor accommodation provides acceptable levels of health, safety, cleanliness, amenity and administration for guests, whilst not adversely impacting on the amenity of the surrounding locality.
- (b) Ensure that backpacker accommodation is located within close proximity to public transport, services and facilities and away from areas which provide for predominantly permanent residential use.
- (c) Ensure that serviced apartment developments provide a level of health and amenity for residents that is comparable with residential development given they often cater for long-stay visitors, and to ensure any future conversion to residential flats is not compromised by poor amenity.
- (d) Ensure a mix of serviced apartment sizes to provide choice.

Provisions**GSTC 12.8.1 General requirements**

- (1) New development is to be self contained with no common access ways with adjoining properties.
- (2) Sleeping rooms are to satisfy the following requirements:
 - (a) for safety reasons, triple-tier bunks are not permitted;
 - (b) cooking facilities are not permitted in sleeping rooms;
 - (c) internal partitions should be considered within sleeping rooms to provide privacy between beds; and
 - (d) all toilet and shower facilities, including communal facilities, are to be screened for privacy.
- (3) A Plan of Management and a Noise Management Plan are to be submitted with the development application.

GSTC 12.8.2 Additional provisions for bed and breakfast accommodation

- (1) The accommodation is to be occupied by a permanent resident or residents.
- (2) The accommodation is to be operated by the permanent residents of the dwelling.
- (3) Persons not permanently residing on the site are not to be employed to assist in the operation of the business.
- (4) For sleeping rooms:
 - (a) the occupancy rate of each sleeping room by guests is not to exceed 2 adult and 1 child;
 - (b) the maximum permitted length of stay is 3 months;
 - (c) individual secure lockable storage facilities with a minimum capacity of 0.6 cubic metres per person are to be provided to allow guests to individually store baggage and travel items within the sleeping room;

- (d) where dead locks are provided on guest bedroom and exit doors they are not to require a key for internal release; and
- (e) windows to guest bedrooms are not to include bars or other restrictions to egress.
- (5) Kitchens (whether for use of guests, if provided, or for the preparation of food for guests) are to contain:
 - (a) a single or double bowl sink;
 - (b) a commercial grade dishwasher capable of heating water to a minimum of 60 degrees Celsius; and
 - (c) a separate hand wash basin (in addition to any single or double bowl sink).
- (6) Cooking facilities or kitchenettes are not permitted within sleeping rooms.
- (7) There is to be a minimum of two bathrooms and toilets, so as to provide separate bathrooms and toilets for guests and permanent residents.

GSTC 12.8.3 Additional provisions for hotels, private hotels and motels

- (1) The maximum number of persons accommodated in a bedroom, or in a dormitory is to be determined on the basis of a minimum of 3.25sqm per person per sleeping room.
- (2) Where accommodation is provided for more than 28 consecutive days there is to be no more than two persons per room.
- (3) The maximum permitted length of stay is 3 months.
- (4) Individual, secure, lockable storage facilities of a minimum capacity of 0.6 cubic metres per person is to be provided to allow guests to individually store baggage and travel items within the sleeping room.
- (5) For a kitchen area, where rooms include a small kitchenette adequate cupboards and shelves are to be provided.

GSTC 12.8.4 Additional provisions for backpacker accommodation

- (1) Backpacker accommodation is to be located within 400m distance of public transport and within easy access to facilities and services.
- (2) For sleeping rooms:
 - (a) the maximum number of persons to be accommodated in a bedroom, or in a dormitory, is to be determined on the basis of 3.25sqm per person per sleeping room.
 - (b) shared or dormitory-style accommodation is not to accommodate more than 8 guests;
 - (c) the maximum length of stay for guests is 28 consecutive days;
 - (d) individual, secure lockable storage facilities of a minimum capacity of 0.6 cubic metres per person must be provided to allow guests to individually store baggage and travel items within the sleeping room; and
 - (e) where the premises comprise more than 30 beds, a range of room sizes and bed types (i.e. single and double beds) are to be provided.
- (3) Communal recreational areas:
 - (a) are to be provided within the premises at the rate of 0.75sqm per person based on the maximum number of guests.
 - (b) where maximum number of guests is less than 30, a communal recreation area with a minimum total floor area of 20sqm and a minimum width of 3m is to be provided;

- (c) where possible, the communal recreation area is to be located internally. Dining areas may be included as a communal recreation area;
- (d) if communal outdoor facilities are proposed:
- (e) they should not be greater than 20% of the total communal recreational area;
- (f) the design and location is to be such that the noise impact to surrounding property is minimised; and
- (g) details on the management of the space including any restricted hours of access (for example, no access later than 10.30pm) are to be included in the Plan of Management and able to be achieved within the design.

Note: The floor area of bedrooms, bathrooms, laundries, reception area, storage, kitchens, car parking, loading docks, driveways, clothes drying areas, corridors and the like do not count towards the calculation of the required communal recreation area.

- (4) For kitchen and dining areas:
 - (a) an internal self-catering kitchen and a separate dining room is to be provided on site with capacity to allow 15% of the maximum number of guests to prepare and consume meals at any one time; and
 - (b) cooking facilities or kitchenettes will not be permitted in sleeping rooms.
- (5) For bathrooms:
 - (a) toilets are to be in a separate compartment from common showers/bathrooms;
 - (b) walls separating toilet and shower compartments in single sex facilities, must be a minimum of 1.8m high and a maximum 250mm off the ground; and
 - (c) in unisex facilities, partitions separating adjacent compartments are to extend from floor level to ceiling.
- (6) For laundries and drying facilities a washtub, clothes washing machine and clothes dryer, or a clothesline with a minimum length of 20m (which can be retractable in an outdoor area or drying room), is to be provided for every 50 residents or part thereof.
- (7) A room is to be provided for staff and for a site manager and an additional and separate sleeping room (not a shared room or dormitory) is to be provided when a resident caretaker lives on site.

GSTC 12.8.5 Additional provisions for serviced apartments

- (1) The Public Health (General) Regulation 2002 requires that sleeping rooms provide at a minimum: 5.5sqm per occupant staying more than 28 consecutive days; or 3.25sqm per occupant staying 28 or less consecutive days.
- (2) Serviced apartments are to be designed so that the level of residential amenity within each apartment is equivalent to that required to be provided for residential flats.
- (3) Serviced apartments (and other forms of visitor accommodation) and residential apartments are not to co-exist on the same floor of any building.

The two uses may only co-exist in the same building:

- (a) provided that each use is wholly on separate floors;
 - (b) is serviced from the street by separate foyers, lift access and circulation; and
 - (c) it can be demonstrated through an approved Plan of Management that the Serviced Apartment (or any other visitor accommodation use) component will ensure quiet enjoyment of each use with appropriate measures. Where no approved Plan of Management for the Serviced Apartment (or any other visitor accommodation use) exists, then the introduction of residential uses into that building (either through additional floor area or change of use) is not permitted unless it is for the entire building.
- (4) All developments of more than 20 serviced apartments are to provide the following mix of apartments:
- (a) studio and 1 bed apartments: 60% maximum; and
 - (b) 2 or more bedroom apartments: 40% minimum.

Note: Where serviced apartments are to be converted to residential flats, the unit mix is different. Refer to Provision 3.2.8 of this DCP.

- (5) The required mix of apartments may be varied where the applicant can demonstrate the requirement is inappropriate in the circumstances.
- (6) A wash tub, washing machine and clothes drying facilities (a clothes dryer and clothesline) is to be provided within each apartment.
- (7) A garbage room or garbage receptacle storage area, incorporating facilities for recycling, is to be provided.
- (8) Each bedroom is not to accommodate more than two persons.
- (9) A sign advising the maximum residential capacity of each bedroom is to be displayed on each bedroom door or other obvious location within the apartment.
- (10) Each application for serviced apartment development is to be accompanied by a Plan of Management describing how on-going operations are to be managed with respect to:
 - (a) ensuring maximum occupancy requirements are not exceeded;
 - (b) minimising the impact of noise from the premises to adjoining properties;
 - (c) waste minimisation, storage and collection procedures;
 - (d) staffing arrangements including the number of staff to be employed;
 - (e) any proposed shuttle service (providing a pick up and drop off service to guests), including timing and phasing details;
 - (f) the maintenance of cleanliness of the premises;
 - (g) ensuring the on-going workability of emergency systems including lighting and smoke detectors, any sprinkler systems, and air conditioner systems;
 - (h) ensuring staff are trained in relation to the operation of the approved Emergency Management and Evacuation Plan;
 - (i) ensuring the placement and composition of furnishing and fittings achieve the appropriate fire safety requirements;

- (j) ensuring premises are regularly checked to ensure fire safety and that the essential fire safety measures in the building are maintained, and that all required exits and egress paths are clear and free of locks and obstructions; and
- (k) on-site security.

Schedule 1

Advertising and notification

Objectives

- (a) Provide procedures for the notification and advertisement of development applications, applications to modify development consents and the review of development consents;
- (b) Provide an opportunity for public participation in the development application process and invite comment on such matters;
- (c) Establish a communication process in relation to the assessment of development applications and related matters;
- (d) Increase public awareness of the development application process;
- (e) Specify circumstances when notification of development applications is not required;
- (f) Identify development applications that will be notified and/ or advertised and those persons who will be notified;
- (g) Ensure that there is consistency in the notification of similar applications; and
- (h) Facilitate the efficient processing of applications without compromising the opportunity for public participation.

1.1 Matters to which these provisions apply

These provisions apply to all development and related applications, other than for development categorised in the Act as either:

- Advertised Development;
- Designated Development;
- State Significant Development; or
- Integrated Development.

The Act and the *Environmental Planning and Assessment Regulation 2000* (Regulation) include separate procedures for public participation in the assessment of the above categories of development.

The Act and Regulation also include separate procedures for the public notification of any intended adoption or amendment of a Voluntary Planning Agreement.

These provisions do not apply to permits for works to trees. Schedule 9 of this DCP establishes procedures for notification of neighbours when a tree is to be removed.

1.2 Development applications

Except as provided below, the Council will adopt the procedures outlined in Table 1.1 to notify residents and relevant stakeholders that a development application has been lodged with the consent authority.

Where a development is not listed in Table 1.1, the Council will determine the most appropriate notification/ advertising procedure using Table 1.1 as a guide.

The Council has the discretion to alter the procedure in Table 1.1 for a particular application if the nature of the development, its location, the history of site development, and/or the timing of the application over the traditional holiday periods of December/January, warrants a different form of consultation.

In such circumstances the notification/ advertising period may be increased up to 40 days.

If a notification / advertising period finishes on a weekend or a public holiday, it will be extended to the next business day.

1.3 Amendment of an application prior to determination (under Clause 55 of the Regulation)

If an application is amended prior to determination, it will be renotified / advertised if the amendments are considered to result in significant additional environmental impacts.

Any such re-notification/ advertising period may be reduced to 14 days if the likely additional environmental impacts are considered to be minor.

1.4 Applications to modify an existing consent (under Section 96 of the Act)

Section 96 applications will not be notified/ advertised if the original development application was not notified / advertised.

Section 96 applications will be notified / advertised as follows:

1.5 Applications for a review of a determination of an application

Applications made under Section 82A of the Act to review the determination of a development application or Section 96 application will be notified and or advertised in the same manner as the original application. All persons who made a submission to the original application will be notified.

1.6 Deficient applications will not be notified or advertised

The Council may not notify and/or advertise a development application which, in its opinion, is deficient because it is incomplete or inadequate.

1.7 How is an application notified?

The Council notifies an application in two ways:

The council has a dedicated section on its website containing a list and full details of current development and footway usage (outdoor dining) applications on exhibition including all documents lodged (plans, statement of environmental effects, etc).

1.7.1 Public notification

- (1) Where the property is in single ownership, including those owned by a single company, the letter will be addressed to that owner.

- (2) Where the property has multiple owners but is not under strata or community title (i.e. more than one individual owner or more than one company owner), letters will be addressed to all owners.
- (3) Where the property is in strata or community title, letters will be addressed to the Owners Corporation and to individual owners of strata units.
- (4) The notification letters will specify (as applicable):
 - (a) the general nature and purpose of the development proposal;
 - (b) the address of the proposed development;
 - (c) the name of the applicant;
 - (d) the application reference number;
 - (e) where and when the development application can be inspected;
 - (f) the invitation to make a written submission;
 - (g) the period during which submissions can be made;
 - (h) the Council address, telephone and e-mail contact including the name of the assessing officer;
 - (i) a statement outlining the privacy rights of any person making a submission to Council;
 - (j) a statement outlining the requirement for a submitter to a development application to make a public disclosure of any donation to a Councillor and/ or gift to a Councillor or Council employee in the previous two (2) years. Failure to disclose relevant information is an offence under the Environmental Planning and Assessment Act 1979. It is also an offence to make a false disclosure statement. Further information, including a "Political Donation and Gifts Disclosure Statement" form and a glossary of terms, is available online or in person at any of Council's office locations; and
 - (k) the date of the notification letter.
- (5) The notification period commences one day after the date of the notification letter.
- (6) The notification area is measured from the boundary of the site that is subject to the application and comprises all properties within a radius of:
 - (a) 25 m for development notified for 14 days;
 - (b) 50 m for development notified for 21 days; and
 - (c) 75 m for development notified for 28 days.
- (7) The notification area may be increased (but not reduced) based on the nature and the likely impact of the development proposal.
- (8) Properties in adjoining local government areas within the minimum radius detailed above will be notified in accordance with these provisions if the adjoining local government authority provides the City of Sydney with the relevant property details within 48 hours of making a request.
- (9) The site notice will be placed on the main frontage(s) (not service lanes, except where significant development is proposed on that service lane) of the site(s) in a position where it will be able to be read from a public place.
- (10) The notice will specify:
 - (a) the general nature and purpose of the development proposal;
 - (b) the address of the proposed development;
 - (c) the name of the applicant;

- (d) the application reference number;
- (e) where and when the development application can be inspected;
- (f) the invitation to make a written submission;
- (g) the period during which submissions can be made;
- (h) the Council address, telephone and e-mail contact including the name of the assessing officer;
- (i) a statement outlining the privacy rights of any person making a submission to Council; and
- (j) a statement outlining the requirement for a submitter to a development application to make a public disclosure of any donation to a Councillor and/ or gift to a Councillor or Council employee in the previous two (2) years. Failure to disclose relevant information is an offence under the Environmental Planning and Assessment Act 1979. It is also an offence to make a false disclosure statement. Further information, including a "Political Donation and Gifts Disclosure Statement" form and a glossary of terms, is available online or in person at any of Council's office locations.

1.7.2 Advertising

- (1) For development advertised for 28 days, one notice is to be placed in a daily metropolitan newspaper (e.g. the Sydney Morning Herald) and one in a relevant local newspaper (e.g. the Inner West Courier).
- (2) For development advertised for 21 days, one notice is to be placed in a relevant local newspaper (e.g. the Inner West Courier).
- (3) The notice will specify:
 - (a) the general nature and purpose of the development proposal;
 - (b) the address of the proposed development;
 - (c) the name of the applicant;
 - (d) the application reference number;
 - (e) where and when the development application can be inspected;
 - (f) the invitation to make a written submission;
 - (g) the period during which submissions can be made;
 - (h) the Council address, telephone and e-mail contact including the name of the assessing officer;
 - (i) a statement outlining the privacy rights of any person making a submission to Council;
 - (j) a statement outlining the requirement for a submitter to a development application to make a public disclosure of any donation/gift to a Councillor or Council employee in the previous two (2) years. Failure to disclose relevant information is an offence under the Environmental Planning and Assessment Act 1979. It is also an offence to make a false disclosure statement. Further information, including a "*Political Donation and Gifts Disclosure Statement*" form and a glossary of terms, is available online or in person at any of Council's office locations.

1.8 Making a Submission

- (1) Any person may make a submission whether or not a notification letter has been forwarded to the person.
- (2) Submissions must be made in writing, must include the development address or application number and delivered to the Council either personally, by post, facsimile or electronic mail.
- (3) Submissions must include contact details including a return address (postal or email address). This will allow acknowledgement letters to be sent.
- (4) Anonymous submissions will not be considered.

1.9 Administration of submissions

- (1) Submissions received will be acknowledged as soon as practicable.
- (2) Anonymous or illegible submissions will not be acknowledged.
- (3) Where the submission comprises a petition, the acknowledgement and all future contact will be sent to the head petitioner or, where not nominated, the first petitioner supplying contact details.
- (4) Acknowledgement letters will include advice that if the person making the submission wishes to be notified of the Council or Central Sydney Planning Committee meeting where the development application is to be considered, they must provide day-time contact details.
- (5) Best endeavour will be made to contact people prior to the applicable meeting of the Council or the Central City Planning Committee. However the onus remains on the person to seek information about meeting dates from the officer dealing with the application or the City website.
- (6) Following determination of an application, all persons who made a submission will be notified in writing of the decision.
- (7) Submissions are not confidential and are open to public access via Council's Freedom of Information Officer.
- (8) If a person making a submission does not wish to have the content of the submission or their identity revealed, the submission must include a clear request to that effect and reasons given. Issues raised within the submission may still be made available on a paraphrased or summarised basis.

1.10 Consideration of submissions

All submissions received within the notification period will be included in the assessment of the application and summarised in the assessment report.

Schedule 2

Classified roads

Classified roads are roads which, although owned by the City, are under the control of the NSW Roads and Traffic Authority because of their function as part of the regional and/or State traffic network. Certain provisions within this DCP make specific mention of classified roads. Classified roads within or adjacent to the Green Square Town Centre are:

- (1) Botany Road
- (2) Bourke Road
- (3) Bourke Street
- (4) O'Riordan Street

Schedule 3

Glossary of terms

Active Frontage means street frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings. Frequent building entries that face and open towards the street, transparent street frontages, quality materials and refined details, and mixed land uses will make streets more diverse and attractive for pedestrians and increase the perception of safety and encourage higher levels of pedestrian activity.

Commercial Building means any non-residential building, and includes hotels.

Communal Open Space is a useable community open space for the recreation and relaxation of residents which is under the control of a body corporate.

Consent Authority means the City of Sydney Council or the Central Sydney Planning Committee.

Contributory Buildings are buildings that make an important and significant contribution to the character of a heritage conservation area of heritage streetscape and have a reasonable to high degree of integrity and date from a key development period of significance. Contributory buildings are defined as buildings which are from a significant historical period layer, highly or substantially intact or significant historical period layer, altered yet recognisable and reversible.

Convenience Store means a retail shop generally with less than 200sqm GFA and used for the purposes of selling foodstuffs, personal care products, magazines, and other small daily convenience needs of the people who live or work in the local area.

DCP means *Sydney Development Control Plan (Green Square Town Centre) 2011*.

Deep Soil is an area of natural ground with relatively natural soil profiles and it excludes areas where there is a structure underneath, pools and non-permeable paved areas but can include 50% of the area of any porous paving and essential accessible paths up to 1.2m wide, providing there is deep soil area to one side that is level with the footpath.

Ecologically Sustainable Development (ESD) is 'using, conserving and enhancing the community's resources so that ecological processes, on which life depends, are maintained, and the total quality of life, now and in the future, can be increased' (in accordance with the National Strategy for Ecologically Sustainable Development).

Factory Outlet is a retail premises, traditionally attached to a factory and operated by a manufacturer, which provides an outlet to sell that firm's closeouts, discontinued merchandise, irregulars, cancelled orders, and the like direct to the public and often at discounted prices. It may also be a store selling a number of consolidated brands.

Fine Grain means a small scale, generally lower cost spaces providing for a diverse range of activities and users. The fine grain spaces include small retail tenancies with street access including basement and first floor levels, as well as offices, studio spaces or other activities with access inside arcades, underground connections, through office foyers or other buildings. Fine grain spaces often front or are accessed from smaller streets or lanes, and are within lower grade office or mixed use buildings, generally in the less expensive precincts. The fine grain spaces with their mixed ownership and leasing patterns enable more organic changes to occur throughout the City and support lower cost and start up businesses that contribute to a vibrant and active City.

GFA means gross floor area as defined in *Sydney Local Environmental Plan (Green Square Town Centre) 2010*.

Glass Line means the inside face of windows on the external walls of a building.

Green Infrastructure means a system, which can be on a precinct-scale, and that is located in a Trigeneration Energy Centre, Automated Waste Receiving Station or Green Infrastructure Station in accordance with Council's *Decentralised Energy Master Plan – Trigeneration 2010-2030* (as amended or replaced from time to time), that incorporates any or all of the following:

- (1) a **Trigeneration System** that will include a pipe network and station and that is capable of simultaneously:
 - (a) producing electricity by burning natural gas (or a renewable gas in the future) in a gas engine;
 - (b) exploiting the waste heat from the electricity generation process to supply heating for buildings and heating for water; and
 - (c) converting the waste heat from the electricity generation process into cooling for buildings via heat-driven chillers;
- (2) a **Non-Potable Recycled Water Network**, including a water treatment plant and pipe network that:
 - (a) harvests sources of recycled water such as stormwater, rainwater, water from kitchens and laundries (ie. grey water), groundwater, water from air conditioning cooling towers and cleansed and disinfected black water from sewers;
 - (b) treats that recycled water; and
 - (c) connects to apartments and commercial and institutional buildings, to supply the non-potable recycled water for certain uses including toilet flushing, laundry, air conditioning cooling towers and irrigation; and
- (3) an **Automated Waste Collection System** (evacuated waste system), which incorporates a central waste collection receiving station that allows waste to be evacuated via an underground pipe network system for collection at waste receiving stations at strategic locations in the area. The system may also divert waste to be converted to renewable gases for the Trigeneration System requirements.

Green Roof means a roof system designed to promote the growth of various forms of vegetation on the top of buildings. Differing from a roof garden, a green roof can also support various forms of renewable energy and water collection technology to assist in supplying power and water to the occupants of the building.

Habitable Room is a bedroom, living room or kitchen, dining room, study, play room and sun room.

Highly Visible Sites are located at the termination of a vista or on the corners of prominent intersections and are to accommodate landmarks and high quality landscaping.

Landmarks are prominent visual features (including buildings, elements of buildings or other attractions) that will act as points of reference and as a navigating tool for pedestrians, cyclists and vehicles. Landmarks must be recognisable from street level and from a distance to facilitate pedestrian orientation and should provide contrast from adjoining built form, whether the contrast is created through building height, building materials and colour or architectural style.

Linear Parks will provide informal recreational opportunities and act as both a visual and physical connection between open spaces, parks, streets (existing and proposed) and the pedestrian and cycle network. Linear parks will be provided along water channels and linked with new and existing public streets, enhanced with wide verges and shade tree planting.

LEP means *Sydney Local Environmental Plan (Green Square Town Centre) 2010*.

Low Impact Premises is a premise that has capacity of up to 120 patrons where alcohol is consumed on the premises; any other commercial premises that in the opinion of the Council may impact on the amenity and safety of a neighbourhood resulting from its operation at night. Low impact premises may restaurants, 'BYO' premises, cafes, theatres, karaoke venues, convenience stores and takeaway food shops. Outdoor seating is included in patron capacity calculations.

Maisonette Apartment means a two storey apartment where the storeys are vertically stacked.

Major Roads identified major roads will continue to take high volumes of traffic. Residential development should not be introduced at ground floor on lots adjoining major roads, and all development must provide noise attenuation measures.

Open Space includes all publicly owned land that is set aside with unrestricted public access, and managed exclusively for leisure, recreation and amenity.

Principal Window and Balcony means the main window or balcony of a habitable room, being a living room or main bedroom of a dwelling unit.

Public Domain refers to areas of the City in which access to and use of is available for any member of the public. Public domain typically includes parks, plazas, footpaths and streets. Public domain elements of the City are typically controlled by the City of Sydney.

Private Open Space is an open area of land or building attached to a dwelling intended for the exclusive use of occupants of the dwelling for private outdoor living activities.

Public Transport Corridors should be the focus for future public transport services provided in Green Square. Mass transit services and facilities should be provided in accordance with the identified alignments for Green Square.

Sensitive Land Uses include day care or child-minding centres, primary or secondary schools, places of worship, parks, playgrounds, or any other place regularly frequented by children.

Street Alignment means the boundary between land allotments and a street or lane.

Sustainability means 'development which meets the needs of the present without compromising the ability of future generations to meet their own needs' (Source: The Bruntland Report, 1987).

Street Alignment means the boundary between land allotments and a street or lane.

Street Frontage Height in storeys is the vertical height of that part of the building closest to the street boundary.

Through-site Links provide an important function in the form of pedestrian links and bike links to improve pedestrian permeability, and help break up large street blocks and increase the potential for direct and clear connections between buildings.

Transport Corridor is a linear tract of land dedicated to at least one main line for transport. Transport corridors can be road, rail or canal and are generally high capacity routes. Transport corridors typically connect two major 'anchor' destinations, with many destinations in between.

Water Sensitive Urban Design means the integration of urban planning with the management, protection and conservation of the urban water cycle so as to ensure urban water management is sensitive to natural hydrological and ecological processes. It may include practices such as stormwater reuse, use of bio-retention swales and detention ponds.

Schedule 4

Information required in a Development Application

A development application is to include all the relevant information as required by the "Application for Development Form". This form is available on the City of Sydney website at www.cityofsydney.nsw.gov.au.

Statement of Environmental Effects

A Statement of Environmental Effects is required to be submitted with every development application. The purpose of the Statement of Environmental Effects is to demonstrate:

- (1) how the development achieves the objectives of the locality statements;
- (2) the impact of the development on the public domain;
- (3) how the development will minimise any environmental impact;
- (4) how the proposal complies with *Sydney Local Environmental Plan (Green Square Town Centre) 2010*, *Sydney Development Control Plan (Green Square Town Centre) 2011* and any relevant Council codes and policies.

The SEE is to include an analysis of the development context which includes:

- (a) Existing situation;
- (b) Proposed development;
- (c) Response to urban context;
- (d) Heritage implications;
- (e) Traffic;
- (f) Traffic and pedestrian conflicts;
- (g) Tree management;
- (h) Reflectivity;
- (i) Privacy impact;
- (j) Car parking;
- (k) Floor space area and floor space ratio calculations considerations;
- (l) Wind effects;
- (m) Shadow assessment;
- (n) Noise effects;
- (o) Waste management;
- (p) Stormwater management;
- (q) Energy efficiency;
- (r) Construction effects;
- (s) Daylight to residential units;
- (t) Public art provision;
- (u) Response to Section 79C of the Environmental Planning and Assessment Act 1979; and
- (v) Copy of the land title highlighting encumbrances.

Detailed reports on these issues, where relevant, may be required by the consent authority and are to be appended to the SEE.

Schedule 5

Late Night Trading

5.1 Trial Periods and Reviewable Conditions

5.1.1 Trial period condition

Approvals for late night trading premises seeking extended hours will be limited to enable Council to assess the ongoing management performance of a premises and its impact on neighbourhood amenity. Any development consent that is issued by Council that allows 'extended' hours of trading (i.e. trading hours that are beyond the 'base' hours identified in Table 1) will be subject to either a trial period condition or a reviewable condition as described in this DCP.

A trial period condition provides a time limited period in which the holder of a consent can operate for extended trading hours.

Where extended trading hours have been approved by the use of a rolling trial period, the holder of the consent must apply to Council to renew or extend the trial period. If the Council determines that a trial period has been unsatisfactory then trading hours will revert to the base hours or the extended hours will be reduced. The assessment will be made with reference to the matters of consideration and demonstration of good management. If the trial period has been satisfactory then a fresh trial period may be allowed. Council will consult with an applicant prior to making such a determination.

Applications for a renewal or extension of trial trading hours should be lodged with the Council not less than 30 days before the expiry of a trial period. Applicants who make an application within this timeframe will be allowed a period of 'grace' to operate extended hours until the application has been determined. After the Council has determined an application for a renewal or extension of trial trading hours the consent holder must operate within approved trading hours. No period of 'grace' allowing trading during extended hours of operation will be allowed for periods after Council has determined an application (that is, where a review application or an appeal to the Land and Environment Court is lodged).

If an application for a renewal or extension of trial trading hours is not lodged 30 days before the expiry of the trial period then approved trading hours will automatically revert to base trading hours at the end of that trial period. This only applies to applications determined after the commencement date of this DCP.

5.1.2 Reviewable conditions

By virtue of amendments made by Act No.36 of 2008 to the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000* by the NSW Government, local government may now impose a reviewable condition on a consent for the following uses of a building:

- entertainment venue;
- function centre;
- pub;
- registered club; and
- restaurant.

The Act allows that a development consent that is granted subject to a reviewable condition can be reviewed by Council at any time, or at intervals specified by the consent. Council can review such a condition multiple times – or as stated in the reviewable condition. Council can also vary the reviewable condition on any such review. Council will only use reviewable conditions for extended hours of operation in limited circumstances.

If, or when, the Council decides to conduct a review under a reviewable condition of extended hours of operation, the Council must give not less than 14 days written notice to the holder of the consent that a review is to be carried out. The Council may also notify any other person that may be affected. The Council must take into account any submissions received within 14 days after this notice is given.

5.2 Plans of Management and Category B Premises Management Checklists

5.2.1 About Plans of Management and Category B Premises Management Checklist Guidelines

Applicants for Category A premises are required to prepare and submit with their application, a plan of management complying, at a minimum, with the "Minimum Plan of Management Requirements" described below.

A plan of management is in most cases not required for Category B Premises. Applicants for a Category 'B' premises are required to provide, at a minimum, the Category 'B' Premises Management Checklist. It is at Council's discretion to request further information regarding the management of Category B Premises if it is considered that the proposal may impact adversely on the amenity of the area. This additional information may be either in the form of a formal Plan of Management, or (where requested by Council) a letter that addresses a specific matter/s of concern particular to the proposal (eg. security provision, noise, waste management, staffing etc.)

Plans of Management and the Category 'B' Premises Management Checklist are to include information about the operational and contextual aspects of a premises (eg. locality description, numbers of security, personnel proposed, proposed noise emissions, proposed trading hours etc.) as well as details about what actions will be taken to ensure that the premises will be responsibly managed (eg. crowd control procedures, noise minimisation, waste management etc.).

This will ensure that proponents of late night trading premises have considered and addressed any potential impacts that may arise from their operation during late night hours, as well enabling the Council to effectively assess any impacts of a proposal. It is the responsibility of the licensee to facilitate a well run and managed premises and display sensitivity about the impact of the premises on the liveability of neighbourhoods.

5.2.2 Plan of Management Monitoring and Review

Consideration should be given to changes in the nature of the operation that have occurred during the operation of a premises that have given rise to unforeseen impacts on the amenity of the area or have been the basis for a substantiated complaint made to Council or the State licensing authority against the premises.

At the termination of a trial period or at the time of a review for premises subject to a reviewable condition it may be necessary for this information (in the form of a new Plan of Management which includes a statement of revisions of the previous Plan of Management, if any are required) to accompany an application for a renewal or extension of trading hours so that Council can determine whether adequate steps have been taken to resolve any problems that may have arisen from the operation of the premises.

The Council will also undertake its own review of the level of compliance with the Plan of Management and whether the current operation has been successful on any application to extend a trial period or on any review. This consideration by Council will include (but not be limited to):

- consideration of complaints to Council and the State licensing authority under the Liquor Act 2007;
- an assessment of inspections by Council Officers during trial periods;
- consideration of complaints made to Police, any objection raised by the Police and Police reports and inspections relating to the premise;

- relevant data and appropriately reviewed research, including published research or peer reviewed research commissioned by the City of Sydney Council, that relates to the impacts of late night trading premises; and
- consideration of the adequacy of any action taken by the operator of a premises in response to complaints received, incidents or issues raised during a trial period (including but not limited to matters raised with the operator by Council, the Police or the State licensing authority and any complaints by, or consultation with residents).

5.3 Preparing a Plan of Management or Category B Premises Management Checklist

5.3.1 Minimum Plan of Management Requirements

A Plan of Management should be in the form of a separate attachment with an application and should be accompanied by a signed declaration from the licensee/manager that they have read and understood the Plan of Management. At a minimum, a Plan of Management should contain the following information:

- (1) Site and Locality Details
 - (a) A description of the primary use of the premises as well as any secondary/ancillary uses (eg. retail liquor sales, public entertainment, outside trading areas, gaming areas etc). This may be in the form of a floor and/or site plan that indicates the use of all areas within the building or site;
 - (b) Identification of any 'active areas' adjacent to the boundaries of the site used in association with the use of premises (eg. Outdoor seating, footway dining, queuing areas, parking etc);
 - (c) A floor plan that indicates the proximity of external doors, windows and other openings to residential and other sensitive land uses. The floor plan should also indicate the proposed layout of all areas of the premises, such as internal queuing areas, seating, dining, gaming, dance floors, entertainment, lounge, etc;
 - (d) Details of the maximum capacity of the premises and the maximum number of patrons that will be standing and/or sitting at any one time;
 - (e) The location of waste storage areas;
 - (f) Location of air conditioning, exhaust fan systems and security alarms;
 - (g) A site context plan that provides empirical details of on-site and off-site car parking within 100 metres radius of the site, including a description of the availability of public transport in the locality during the proposed trading hours. This should also include routes to taxi ranks or possible taxi pick-up and drop-off areas.
 - (h) Identification of the most commonly used pedestrian routes to and from the premises, including any safety corridors;
 - (i) A summary of other late night trading premises that operate beyond 10pm within a 200 metre radius of the premises, indicating the nature of their use, their trading hours and distance from the premises.
- (2) Operational Details
 - (a) An overview of the organisation in the form of a brief statement that provides details about the company/licensee/proprietor that includes information regarding:
 - (i) the number and type of staff (including security);
 - (ii) other similar premises within the company's portfolio (if relevant);

- (iii) any Liquor Licenses for the premises;
- (iv) a description of any actions that the proprietor/licensee has taken to co-operate with NSW Police, the local community and incorporated resident groups regarding the management of the premises;
- (v) membership of a Licensing Accord within the City of Sydney (please refer to the City's website for details of Licensing Accord operating within the City) and a demonstrated commitment to the strategies and principles of the Accord; and
- (vi) actions taken to liaise with the local community about premises management and activities (eg. meetings, letter drops).

Note: As a minimum, the number of security guards assigned to any particular premises must be no less than one security guard to every 100 patrons.

(3) Hours of Operation

- (a) For existing premises seeking a renewal or extension of trading hours, a schedule of the current trading hours showing the range for each day. For example; this should be expressed in the following format:
 - (i) 9am Friday to 2am Saturday
 - (ii) 9am Saturday to 2am Sunday
 - (iii) 9am Sunday to 1am Monday
 - (iv) 9am Monday to midnight Monday
 - (v) 9am Tuesday to 11pm Tuesday
 - (vi) 9am Wednesday to 2am Thursday
- (b) A schedule of the proposed operating hours for each day of the week for all areas of the premises (eg. courtyards, rooftop, balcony, footway, gaming room etc.) showing the range of hours proposed for each day in the format above. If the nature of an area changes, for example, a dining area becomes a dance floor after the kitchen closes, then this should be noted and operational hours for the different uses detailed; and
- (c) If applicable, a schedule of proposed entertainment hours for each day of the week in the format above.

(4) Noise

- (a) The identification of all likely noise and vibration sources associated with the operation of the premises. This may include such sources as:
 - (i) public entertainment;
 - (ii) external (outside) areas such as courtyards, rooftops, balconies etc;
 - (iii) patrons leaving and entering the premises;
 - (iv) the operation of mechanical plant and equipment;
 - (v) waste disposal, sorting and collection of bottles etc.
- (b) A description of the existing acoustic environment during hours proposed beyond midnight (eg. from vehicular traffic, noise from surrounding premises, pedestrian noise etc.);
- (c) The identification of all noise sensitive areas of different occupancy in close proximity to the proposed use (eg. residential dwellings, boarding houses, backpacker accommodation, hostels etc.) and;

- (d) If applicable, a description of the nature/type of entertainment (eg. amplified or acoustic, solo or band, number of performers, pre-recorded, Disc Jockey etc);
- (5) Security and Safety
 - (a) A description of any arrangements that will be made for the provision of security staff. This is to include (but is not limited to) the following:
 - (i) any recommendations from Local Licensing Police regarding appropriate security provision and a statement outlining the extent of compliance with police recommendations;
 - (ii) the number of security personnel that will be patrolling inside and outside the premises including the frequency of security patrols;
 - (iii) Identification of the physical extent of any patrolled areas outside the premises;
 - (iv) Hours that security personnel will be on duty (including the period after closing time);
 - (v) Staff security training, weapons detection, and other security response methods.
 - (b) Details of CCTV surveillance camera installation that identifies both indoor and outdoor areas monitored by cameras, and camera technical specifications (eg. recording capacity, frames per second etc.)
 - (c) Details of signage that is to be erected providing advice to patrons to maintain quiet and order when leaving and entering the premises;
 - (d) Detail any liaisons or outcomes of any meeting with local NSW police; and
 - (e) Details of any complaints associated with the operation of the premises must be recorded in a Complaints Register which includes:
 - (i) Complaint date and time;
 - (ii) Name, contact and address details of person(s) making the complaint;
 - (iii) Nature of complaint;
 - (iv) Name of staff on duty;
 - (v) Action taken by premises to resolve the complaint;
 - (vi) Follow-up; and
 - (vii) Outcome.

5.3.2 Management Measures

- (1) General Amenity
 - (a) Details of all measures that will be taken to ensure that amenity impacts that may result from the operation of the premises are minimised. This should identify (where relevant) any measures taken to ensure that the operation of the premises will not materially affect the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise;
 - (b) Details of all actions that will be taken to respond to complaints made about the operation of the premises (including but not limited to consultations with residents, discussions with Council Officers, liaison with Police, public access to Plans of Management, review of existing Plan of Management etc.);

- (c) A waste management plan that outlines the procedures for minimising and managing waste that is generated by the premises. This should address such matters as disposal of bottles, how and when waste will be removed, details of waste management facilities, waste collection and storage areas etc;
 - (d) Details of when (frequency) and how the premises will be cleaned and serviced;
 - (e) If the premises has gaming machines, details of where gaming areas will be located in order to not be viewable from the street (eg. away from the street frontage, not at ground level if multiple floors, appropriate screening); and how these areas will be patrolled;
 - (f) A statement that addresses how the premises/use will impact/ contribute on the mix of uses in the area/locality during both day and night trading hours;
 - (g) Details of methods that will increase patron awareness of public transport availability (eg. signage, availability of timetables) as well as a description of any other measures that will assist patrons in using public transport (eg. provision of a shuttle service, taxi assistance etc.); and
 - (h) Details of methods that will increase patron awareness of responsible disposal of cigarette butts;
 - (i) Any other measures that will be undertaken to ensure that amenity impacts that may arise from the operation of the premises are addressed.
- (2) Noise:
- (a) Details of all on-site and off-site noise and vibration attenuation measures;
 - (b) A statement outlining the premises' compliance with all relevant noise and vibration standards, guidelines and legislation (eg. Australian Standards, Protection of the Environment (Operations Act) 1997, EPA Industrial Noise Guidelines, etc.);
 - (c) Details of all actions that will be taken to ensure that the operation of the premises will not give rise to any 'offensive noise' as defined under the Protection of the Environment Operation Act 1997;
 - (d) Details of how management will address complaints relating to noise, and any noise control strategies that will be implemented to minimise the potential for complaints (eg. liaison with neighbours and local police, maintaining a complaint register etc);
 - (e) Details of any measures that will be taken to minimise noise from outdoor areas such as rooftops, courtyards, balconies or designated smoking areas etc; and
 - (f) Details of any noise limiting devices to be installed.
- (3) Security and Safety
- (a) Detail your venue dispersal policy to ensure that neighbourhood safety is protected and disturbance to the neighbourhood amenity is minimised. At a minimum your policy should include:
 - (i) Measures that security and bar staff will take to manage noise of exiting patrons;
 - (ii) Measures that describe how security and staff will educate patrons about keeping their noise, for example, suitable signage;

- (iii) Measures that the venue will undertake to assist patrons wind down prior to closing, such as reducing music volume and beats, providing coffee, stopping alcohol service, increasing the lighting levels inside the venue and the visibility and availability of free water;
 - (iv) Provision of readily accessible and visible transport information for patrons, including Night Ride bus timetables and taxi rank locations or phone locations or phone numbers, to ensure that patrons exit the area safely;
 - (v) Measures to reduce the level of waste and litter outside of the venue after closing, for example, sweeping the footpath will help lingering patrons realise it is time to leave and go home; and
 - (vi) Measures to encourage patrons to exit the area outside the premises after closing such as increasing external venue light on closing.
- (b) Any provisions that will be made to increase security in times where higher than average patronage is expected (eg. during public entertainment, peak periods on weekends, New Years Eve, following large sporting events in the locality, during special events and functions etc.);
- (c) Liaison that will be undertaken with other licensees or operators of late trading premises in the locality/area to improve security at night;
- (d) Detail procedures and provisions that will be implemented to improve premises security. At a minimum this should include:
 - (i) emergency procedures;
 - (ii) crowd control;
 - (iii) search procedures;
 - (iv) maintenance of an incident register;
 - (v) monitoring of patron behaviour;
 - (vi) monitoring of numbers of patrons within the premises;
 - (vii) recording of complaints and reporting of incidents to Police;
 - (viii) membership of the proprietor/licensee to a Licensing Accord;
 - (ix) dress codes;
 - (x) staff security training;
 - (xi) distinctive security attire;
 - (xii) availability of cloak rooms;
 - (xiii) internal and external security patrols;
 - (xiv) measures to prevent glass being carried from the premises by patrons; and
 - (xv) measures to ensure safe capacities (eg. electronic counting of patrons, occupancy limits, signage).
- (e) If queuing outside the premises is to occur, a description of any measures that will be taken to ensure that queuing is controlled in a manner that will not adversely impact the amenity of the neighbourhood and that the footpath will not be unreasonably impeded. This description may address such matters as:
 - (i) A description of how and how often security guards will monitor queues (e.g. security guards will monitor queues every 10 minutes to identify inappropriate behaviour before patrons enter);

- (ii) the use of temporary ropes and bollards;
 - (iii) maximum queue numbers;
 - (iv) actions taken to minimise loitering; and
 - (v) actions ensuring the fast and efficient movement of a queue; and
- (f) Methods employed to implement harm minimisation and the responsible service of alcohol (RSA) requirements such as:
 - (i) employee training and awareness regarding RSA and harm minimisation;
 - (ii) approaches that will be used to manage intoxicated and/or disorderly persons;
 - (iii) promotion of non-alcoholic beverages and provision of free water;
 - (iv) display of the premises' house policy;
 - (v) assisting patrons in accessing safe transportation from the premises (eg. arranging taxis, public transport timetable information);
 - (vi) encouraging responsible drinking;
 - (vii) number of RSA marshalls employed for each shift and details on how they will monitor RSA; and
 - (viii) actions taken to discourage drug use and to manage drug related incidents.
- (g) Detail emergency and evacuation procedures in accordance with the relevant Australian Standard and provide details of staff training in those procedures.

5.3.3 Category B Premises Management Checklist

- (1) Where relevant, at a minimum management checklists for Category B Premises must:
 - (a) Describe measures that will be taken to minimise internal and external noise impacts on adjoining properties and how such measures will be implemented;
 - (b) Outline the procedures for minimising and managing waste that is generated on site and how and when waste will be collected (eg. disposal of bottles, waste removal etc.);
 - (c) Provide details of type and number of staff that will be employed on the premises at any one time;
 - (d) Describe any arrangements that have been made for on-site security (if relevant). This is to include specific information on the number of licensed security staff, including details of any electronic surveillance systems within the premises;
 - (e) Describe any steps that will be taken to manage patron behaviour when leaving the premises late at night;
 - (f) Describe any methods for controlling and managing crowds and/or queues within and outside the premises;
 - (g) Describe measures will be taken to manage large groups of people during peak trading periods;

- (h) Provide a copy of a house policy that describes the measures to minimise harm associated with alcohol consumption to ensure the responsible service of alcohol;
- (i) State the maximum capacity of the premises and the maximum number of patrons that will be standing and/or sitting at any one time;
- (j) State the operating and/or trading hours of the premises;
- (k) Describe any measures to increase patron awareness of public transport availability in the locality;
- (l) Describe when and how the site will be cleaned and generally serviced;
- (m) Provide details of the trading hours of other late night trading premises currently operating within a 200m radius (ie. commercial premises that operate after 10pm); and
- (n) Be accompanied by a signed declaration from the licensee/manager that they have read and understood the Plan of Management.

Schedule 6

Projections over or into public roads

Objective

- (a) Projections beyond private property boundaries into or over the public road/footpath are to contribute to the amenity and character of the street, not cause obstruction or a loss of safety for users of the street, and meet the relevant requirements of the Roads Act 1993.

Provisions

6.1 Projections for decoration or as sun shading devices

- (1) Building elements designed for decoration or as sun shading devices may project beyond the road/footpath alignment if the projection: extends not more than 450mm over the road/footpath alignment; is at least 3m above the footpath; is at least 800mm from the face of the kerb; and is constructed primarily of masonry, reinforced concrete, steel or other approved non combustible material.

6.2 Balconies and bay windows

- (1) Balconies and bay windows may project beyond the alignment of a road/footpath if the projection extends not more than 450mm over the road/footpath alignment, comprises not more than 50% of any road frontage of the building at any level, is at least 3.2m above the footpath and at least 800mm from the face of the kerb, and does not result in adverse impacts on the amenity of an adjoining property.

6.3 Flagpoles, pipes and services, sewerage pipe traps, and footings

- (1) Flagpoles may project over the road/footpath alignment if the poles and flags/banners suspended from the poles are at least 3.2m above the footpath, and at least 800mm from the face of the kerb, and do not interfere with public services.
- (2) Pipes and services for existing buildings may project over practicably the road/footpath alignment provided they are essential and cannot be located within the building. In particular, rainwater heads are not to project more than 450mm over the road/footpath and rainwater downpipes are not to project more than 150mm, and all projections are to be at least 2.7m above the road/footpath.
- (3) For existing buildings, traps on sewerage service pipes and reflux valves may be installed in the road.
- (4) For new buildings, traps on sewerage service pipes and reflux valves must not be installed in the road.
- (5) Footings may project beyond the alignment only under the footpath, and not under the carriageway, and not more than 450mm if the projection is at least 1.35m below footpath level, and 750mm if the projection is at least 3m below footpath level.

Schedule 7

Repealed DCPs and Policies

This plan repeals the following development control plans and policies but only as far as they apply to the Green Square Town Centre.

- City of Sydney Access DCP 2004
- City of Sydney Adult Entertainment and Sex Industry DCP 2006
- City of Sydney Boarding Houses DCP 2004
- City of Sydney Child Care Centres DCP 2005
- City of Sydney Convenience Stores DCP 2004
- City of Sydney Contaminated Land DCP 2004
- City of Sydney Heritage DCP 2006
- City of Sydney Late Night Trading Premises DCP 2007
- City of Sydney Notification of Planning and Development Applications DCP 2005
- City of Sydney Signage and Advertising Structures DCP 2005
- City of Sydney Telecommunications and Radiocommunications DCP 2006.
- City of Sydney Visitor and Tourist Accommodation DCP 2006
- South Sydney DCP 1997: Urban Design
- South Sydney DCP 1997: Urban Design – Part H: Green Square Town Centre
- South Sydney DCP Exempt and Complying Development 1999
- South Sydney DCP for Orders
- South Sydney DCP No. 11 Transport Guidelines for Development 1996
- The City of Sydney Access Policy
- City of Sydney Exterior Lighting Strategy
- Guidelines for Alterations and Additions to Terraces
- Display of Premises Numbers Policy 2005
- Strategy for a Sustainable City of South Sydney

Schedule 8

Transport, parking and access

8.1 Accessibility and car parking

An objective of the car parking provisions of this DCP is to facilitate the staged reduction of car parking as demand for private car parking is reduced by the increasing availability of other more sustainable transport options and as access to public transport infrastructure is improved. This objective is supported by provisions which aim to manage transport demand and which ensure access to, and the provision of, public transport and other sustainable transport infrastructure

The vehicle parking rates in the *Sydney Local Environment Plan (Green Square Town Centre) 2010* are based on the maximum parking rates set out in the *South Sydney Development Control Plan No. 11 – Transport Guidelines for Development 1996* (DCP 11).

8.2 Managing transport demand

This DCP emphasises managing the transport demand that is generated by a development to encourage more sustainable transport options. 'Managing Transport Demand' refers to the measures taken which minimise the need to travel and the length of trips, particularly by cars, and also encourages travel by more sustainable modes of transport (DIPNR, Integrating Land Use and Transport, 2001).

The reports and studies required for particular development applications, and which are described below, provide the relevant information to Council to enable an assessment of transport related impacts. They also identify the measures undertaken as part of a development to manage its transport demand.

8.3 Transportation and access report requirements for development applications

This schedule provides advice on the reports required by this DCP and how those reports are to be prepared. Depending on the development proposed the reports are:

- (a) Transport Impact Study;
- (b) Parking and Access Report;
- (c) Green Travel Plan; and
- (d) Transport Access Guide.

8.4 The requirements for a Transport Impact Study

A Transport Impact Study (TIS) is a technical investigation into the transport and safety issues that might arise from a development. The TIS also assesses the transport related impacts on the surrounding transportation network that are generated by a development and how those impacts are to be managed. In the past such studies have generally focused on traffic impacts however, a TIS recognises the role of traffic within a broader transport system that includes public transport, walking and cycling.

A Transport Impact Study (TIS) is to consider:

- (a) The accessibility of the site by a range of transport modes including car, public transport, walking and cycling;

- (b) The ability of the public transport network to service the site in the peak and off peak and weekend periods;
- (c) Mode share targets;
- (d) Means of minimising travel demand by car and maximising the share of travel by other modes including public transport, cycling and walking;
- (e) Compliance with the requirements of the LEP and DCP;
- (f) A justification of car parking provision and site servicing arrangements in accordance with the objectives of the LEP and DCP;
- (g) The proposed allocation of parking to apartment types in residential developments;
- (h) Access for the mobility impaired;
- (i) Estimates of trip generation by the development and the impacts of trips generated by the development on the road network and other movement systems;
- (j) Means of accommodating and integrating trips generated by the development including necessary improvements to public transport services, pedestrian systems, bicycle routes, and the road network;
- (k) Means of mitigating any adverse impacts of the development on movement systems;
- (l) Means of improving access to the site having regard to vehicular, pedestrian, cycle and public transport access;
- (m) Impacts on and means of improving pedestrian accessibility to public transport, shops, schools, open spaces, community centres and the like. Means of improving access to public transport include the provision of subsidised public transport, improving the quality and safety pedestrian access to public transport, improving bus shelters and the like;
- (n) Impacts on and means of improving pedestrian and cyclist safety;
- (o) Availability of on street parking and potential on street parking controls to discourage communing and all day residential parking demand generated by the development.

8.4.1 Vehicle Trip Generation

In relation to trip generation by vehicles, reference should be made to the 'RTA Guide to Traffic Generating Developments' which provides a summary of basic vehicular trip generating rates for both daily and peak hour vehicle trips. Surveys of existing developments similar to the proposal, can also be taken and comparisons drawn.

Two periods of traffic generation need to be considered:

- (a) the peak activity time of the development itself
- (b) the peak activity time on the adjacent road network.

The peak activity time of the development is used as a basis for reviewing access to the site and driveway and access design requirements. The peak activity time of the adjacent road, pedestrian and public transport networks are used to assess the effect of the development on the road and other movement systems. Such an assessment should identify whether any on road improvements, traffic management or pedestrian measures are required to accommodate the increased movement on the system.

The Transport Impact Study is to include a comparison between the vehicle trip generation rates provide in the 'RTA Guide to Traffic Generating Developments' and an assessment that considers person trips by time period adjusted on availability of parking, access to public transport and access to neighbourhood

shopping centre, community facilities and open spaces where relevant.
Adjustment factors for each land use may include:

- (a) mode split by time period;
- (b) persons per vehicle;
- (c) trip purpose; and
- (d) availability of on-site parking.

A number of traffic facilities can be incorporated to ameliorate the impact of traffic and parking generated by the development including traffic signals, signs, pedestrian crossings, channelisation, roundabouts, angled parking, traffic calming devices, storage bays and median islands.

8.4.2 Vehicle access

The Transport Impact Study is to include a description of the proposed vehicle access arrangements, and demonstrate that access driveways are not located in undesirable locations.

8.4.3 Bicycles

The Transport Impact Study is to have regard to the *City of Sydney Cycle Strategy and Action Plan 2007-2017* and Planning NSW, 'Planning Guidelines for Walking and Cycling' (December 2004) and the NSW Bike Plan (May 2010), and should include:

- (a) identification of major cycling routes through the site, and connections to those outside of the site;
- (b) areas of potential conflicts with vehicles and pedestrians; and
- (c) the provision of end-of-trip facilities such as storage, parking spaces, lockers and showers that need to be provided in developments in accordance with the rates specified in this DCP.

8.4.4 Pedestrians

The procedures and key parameters relating to the pedestrian network which must be addressed in the preparation of a Transport Impact Study include:

- (a) identification of major pedestrian routes and existing pedestrian desire lines;
- (b) pedestrian flows and potential conflicts with vehicles, particularly where such conflicts cause capacity constraint on either vehicular or pedestrian movement; and
- (c) pedestrian infrastructure.

The assessment of the pedestrian network should extend beyond the site to include areas within at least 25m of the subject site boundary, and incorporate both sides of any roads within this zone.

A number of treatments for pedestrians are available to ameliorate the impact of developments by controlling pedestrian/vehicle interaction. These include time separated facilities, physical pedestrian aids, physically separated facilities and integrated facilities as defined within 'Austroads Guide to Traffic Management series and the Ausroads Guide to Road Safety series.

Reference should also be made to 'Planning Guidelines for Walking and Cycling', Department of Infrastructure, Planning and Natural Resources December 2004.

8.5 The requirements for a Parking and Access Report

A Parking and access report is prepared to assist an applicant and Council in determining the appropriate provision of car parking spaces in a development. A parking and access report is required to accompany a development application where:

- (a) the schedules or tables in either the LEP or the DCP give no specific occupant or visitor car parking rates for a proposed development;
- (b) a development includes a mechanical parking installation; and/or
- (c) a development will generate trips by bus or coach.

8.5.1 Assessment of the appropriate provision of on-site car parking

Where a Parking and Access Report is required in order to assess the appropriate provision of on-site car parking, it is required to address:

- (a) The appropriateness of the proposed location of the development having regard to the principles and location guidelines contained in the publication Integrating Land Use and Transport – Improving Transport Choice – Guidelines for Planning and Development published by the Department of Urban Affairs and Planning 2001; or
- (b) The site related requirements for location and access to facilities, in accordance with the requirements of State Environmental Planning Policy (Seniors Living) 2004 where development is for seniors housing.
- (c) The accessibility of the site by a range of transport modes including walking, cycling, public transport and car.
- (d) Ways of minimising travel demand especially by car and maximising the share of travel by other modes.
- (e) The specific nature of the development and method of operation including:
 - (i) maximum number of employees on the site at any one point and time, taking into account the number per shift and shift times;
 - (ii) estimates of the number of visitors to the site;
 - (iii) hours of operation;
 - (iv) the number of occasions during the year when the facility is fully used.
- (f) Parking requirements based on an analysis of the operational characteristics of the development and surveys of other similar development.
- (g) The anticipated demand for service and delivery vehicles.
- (h) The anticipated demand for bus coach and taxi set down and parking.
- (i) The availability and affordability of public parking.
- (j) The availability of additional parking areas to cover peak demands.
- (k) The assignment of traffic generated by the development to the road network and the prediction of operating conditions with and without the development.

8.5.2 Assessment of the Appropriate Provision for Buses and Coaches

Where the use proposed in a Development Application is a hotel, outlet store or other use that attracts persons arriving or leaving by bus or coach, the Parking and Access Report must include:

- (a) the anticipated demand for bus / coach set down and parking;
- (b) routes likely to be used by buses / coaches to access the site;
- (c) pick-up / drop-off arrangements for bus / coach passengers;
- (d) parking arrangements for buses / coaches;
- (e) the likely path of pedestrian movement from the bus / coach drop-off and pick-up points and the entrance to the premises; and
- (f) assessment of possible conflicts between pedestrians, including bus / coach passengers; and
- (g) a description of measures required and proposed to ensure the safety of pedestrians, including bus / coach passengers.

8.5.3 Assessment of the Appropriate Provision for Mechanical Parking Installations

Applications that propose a mechanical parking installation are to include a Parking and Access Report and demonstrate that:

- (a) the overall parking provision will comply with relevant Australian Standards for off street car parking;
- (b) noise and vibration levels will be acceptable and in accordance with relevant standards;
- (c) there is safe pedestrian access at all times; and
 - (i) there is a management plan for its operation that is:
 - (ii) consistent with the manufacturer specifications;
 - (iii) implemented by trained personnel only; and
 - (iv) includes a system failure response.

8.6 How to Prepare a Green Travel Plan

Sustainable Sydney 2030 includes an action to promote sustainable travel behaviour by developing Green Travel Plans that will be implemented in new development. The DCP requires the preparation of a Travel Plan for development that is over a certain size. Preparing and implementing a Travel Plan is an important part of managing the transport demand generated by a development. The Travel Plan should be based on the findings of the Transport Impact Study. A Travel Plan aims to manage transport demand through a series of measures that promote and facilitate more sustainable modes of travel with a view to reducing private motor vehicle use.

The content of a Travel Plan will vary for each development depending on the proposed land use, characteristics of the development and the adjacent transport networks. Please refer to the “Workplace Travel Plan Resource” section of the Premiers Council for Active Living for guidance on preparing a Travel Plan (www.pcal.nsw.gov.au).

8.6.1 Monitoring and Review Mechanisms

In consultation with Council, the proponent should include the collection of baseline travel and mode split information gathered during the 6 months prior to construction of the development. If the development involves a change of use

then the baseline travel information gathered during the previous month should be included. An on-going monitoring mechanism should be agreed with Council to ensure that annual performance reports are provided for an agreed number of years. Generally, the minimum number of years that the Council would require is 5 years.

The level of information to be provided by the proponent will be dependent on the scale of the proposed development. At a minimum all proponents should provide mode split proportions for the following modes (determined through a travel survey):

- (a) car (as driver);
- (b) car (as passenger);
- (c) train;
- (d) bus;
- (e) motorcycle;
- (f) bicycle;
- (g) walk; and
- (h) other.

The annual reports should provide information on the number of person trips, travel modes by time of day, journey purpose and origin/destination of trips. The purpose of the monitoring is to assess the effectiveness of measures and to facilitate responsive actions to meet targets.

8.6.2 Implementation

The Travel Plan is to identify the position in the organisation responsible for implementing the plan. If responsibility lies with an organisation or company, a contact person, address and contact details should be provided. When the organisation or person to be responsible for the ongoing implementation of the Plan is unknown at the time it is prepared, the Plan should nominate a person or organisation who will be responsible in the interim period and outline process for transferring responsibility for ongoing implementation, such as by appointing a travel plan coordinator through a condition of a tenancy agreement.

8.7 How to Prepare a Transport Access Guide

The Roads and Traffic Authority (RTA) and the Sustainable Energy Development Authority (now the Office of Environment and Heritage within the Department of Premier and Cabinet) developed Transport Access Guides so that organisations can contribute to a reduction in both green house gas emissions and traffic congestion by encouraging the use of more sustainable energy smart modes of transport.

The aim of a Transport Access Guide is to make sure people know how to get to premises by walking, cycling or public transport (as well as by car).

A Transport Access Guide can take many forms such as a map printed on the back of business cards or invitations to more comprehensive information provided to new staff as part of their induction kit. Guides may be incorporated into stationery, brochures and sales literature and provided electronically on the web site and in e-mails. An electronic version can be kept on a computer and produced as needed. Reception and enquiry staff should be familiar with the content so they can advise callers about easy transport alternatives to car travel.

Transport and Access Guides should be included in Green Travel Plans and should comply with RTA guidelines.

Schedule 9

Tree management

9.1 Neighbour notification

- (1) Notification of neighbours is required when a tree is proposed to be removed. Only neighbours adjoining the property are to be notified.

9.2 Arborist reports

- (1) A Preliminary Tree Assessment Report is required with all development applications that may impact on trees. This report is to also assess trees located within adjoining properties (including street trees) where they may be impacted from the proposed works.
- (2) When an application is received for the pruning or removal of a tree located on private property, the Consent Authority may require a General Arborist Report to be submitted for assessment.
- (3) Arborist Reports are to be prepared by an arborist with a minimum qualification of Diploma of Horticulture (Arboriculture) Australian Qualification Framework (AQF 5) or equivalent, and with demonstrated experience in high level tree assessment and diagnosis.

9.2.1 Preliminary Tree Assessment Report

- (1) The procedures in Australian Standard for the Protection of Trees and Development Sites (AS4970) are to be followed when preparing a Preliminary Tree Assessment Report.
- (2) In preparing a preliminary tree assessment report:
 - (a) removal must not be recommended for any tree that is located on adjoining properties (including Council land) unless written consent from the tree owner is obtained; and
 - (b) recommendations for tree removal must be based on arboricultural findings only. Removals where the reason given is to permit the proposed development will not be accepted.

9.2.2 General Arborist Report

- (1) A General Arborist Report is to:
 - (a) state the name, business address, telephone number of company;
 - (b) provide evidence of technical qualifications and experience of the arborist, who undertakes the tree inspection, diagnoses and prepares the report;
 - (c) identify the address of the site containing the trees;
 - (d) identify the name of the person or company for whom the report is prepared;
 - (e) establish the methods or techniques used in the inspection;
 - (f) identify and include correct botanical and common names of all trees included in an application to prune or remove trees on private land; or undertake a visual assessment of each tree, outlining the following information:
 - (i) the tree species (Botanic & Common Name) of each tree;
 - (ii) the approximate height, canopy spread and trunk diameter of each tree;

- (iii) an assessment of the health and condition of each tree, including a general description of the age class, form and habit, evidence of previous pruning, presence of disease or pest infestation and evidence of structural defects or damage;
 - (iv) an estimate the remaining Safe Useful Life Expectancy of each tree;
 - (v) an assessment findings in a tree schedule / table appended to the report; and
 - (vi) a record of the tree assessment with evidence that it is prepared in accordance with industry best practice.
- (g) include a suitably scaled plan of the site showing the location of all trees assessed in the report;
- (h) include a summary and/ or discussion of other relevant tree and site specific information such as soil and drainage characteristics, pests and diseases, and tree hazard assessment details;
- (i) provide supporting evidence such as annotated photographs, internal diagnostic testing, laboratory results or aerial inspection findings.
- (j) provide a discussion of all options available, including why tree works are recommended or not recommended,
- (k) provide recommendations on the tree's future management. In the event that pruning is recommended, the pruning specification must be specified in relation to Australian Standard for the Pruning of Amenity Trees (AS4373.)
- (l) include the sources of technical information referred to in the report. References not used in the report should not be included; and
- (m) present information as objectively as possible without attempting to advocate for the client.