

Chapter 7.5 Canterbury

Canterbury-Bankstown
Development Control Plan 2023

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CANTERBURY  BANKSTOWN



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5.2 Parking

Objectives

- O1. Promote sustainable transport and limit vehicular movements by restricting private parking and facilitating increasing access to, and use of, communal modes of transport within the Local Centre.
- O2. Require a minimum **and maximum** parking rate in the Local Centre 'Core' near the Canterbury Metro station, with a slightly higher minimum **and maximum** parking rate outside of the Local Centre 'Core' to minimise a reliance on private motor vehicle trips.

Principles

- P1. Encourage basement vehicular parking instead of at-grade or above ground parking.
- P2. Provide flexibility for the efficient use of car parking in development by allow off-site users to use car parking.



Figure 62: Riverside Quay, Southbank, VIC, Architectus (Source: Architectus)



- P3. Where provided, design above ground car parking so that it can be adapted to alternate uses over time.
- P4. Consider the location of car park and service vehicle entrances and exits to ensure the amenity of public domain is maintained and improved where possible.
- P5. To facilitate adaptation of car parking to other uses in the long term, above ground car parking is to remain as part of the common property and not part of, or attached to, individual strata units.

Controls

- C1. All car parking within the Local Centre must be provided in accordance with the rates as specified in Table 8 and Figure 63. If a land use is not included in Table 8, the car parking rates in Chapter 2 Chapter 3.2 of the CBDP 2023 will apply.

Land Use	Size/ Description	Inside Canterbury Core		Outside of Canterbury Core	
		Minimum car parking rate	Maximum car parking rate	Minimum car parking rate	Maximum car parking rate
Detached dwelling		N/A	1 space per dwelling	N/A	1 space per dwelling
Residential flat buildings/ Shop top housing	Studio	0	0.5 space per dwelling	0	0.75 space per dwelling
	1 Bedroom	0	0.5 space per dwelling	0.2 space per dwellings	0.75 space per dwelling
	2 Bedroom	0.25	1 space per dwelling	0.5 space per dwellings	1.5 spaces per dwelling
	3 Bedroom	0.75	1.5 spaces per dwelling	1 space per dwellings	2 spaces per dwelling
	Visitor	1 per 20 dwellings	1 space per 10 dwellings	1 space per 10 dwellings	1 space per 5 dwellings
Office premises	N/A	0	1.25 spaces per 1000m ²	1 space per 100m ²	2 spaces per 100m ²
Retail premises	Shops	0	1.25 spaces per 100m ²	1 space per 100m ²	2 spaces per 100m ²
Education establishments	Schools, Universities, TAFE	0	1.25 spaces per 100m ²	1 space per 100m ²	2 spaces per 100m ²
All other land uses	N/A	Refer to Chapter 3.2- Parking of the CBDP 2023			

Table 8: Car parking requirements for the Canterbury Local Centre 'core' and outside of 'core' areas.



5.4. Sustainability

5.4.2 Urban cooling and environmental sustainability

Overview

Urban heat or the Urban heat Island effect refers to the higher temperatures experienced in urban areas compared to rural or natural areas. As more development occurs, the build-up of heat in the environment occurs through heat being trapped in streets, increased hard surfaces, reduced vegetation and heat from air conditioning units.

Objectives

- O1. To reduce the contribution of development to urban heat.
- O2. To improve comfort for residents, workers and visitors in the local urban environment.
- O3. To improve the passive comfort of dwellings and reduce the reliance on mechanical systems for amenity.
- O4. To reduce the greenhouse gas emission release to the atmosphere through leakage, or improper disposal, of synthetic refrigerant gases with high Global Warming Potential (GWP).

Figure 64. The Langston Sydney, NSW, by Architectus
(Source: Brett Broadman).

Note: Section 5.4 will be included in the Chapter 7.5 and all proposed objectives and controls are new.

Controls

- C1. Glazing in the external facade of an enclosed balcony or wintergarden must have a solar absorption of less than 10%.
- C2. Solar absorption of glazing must be marked on plans, and verified through inclusion of window specifications with DA.
- C3. All new air conditioning and refrigeration equipment are to use refrigerants with a GWP of less than 10 if the equipment can be supplied on similar terms to conventional systems. Confirmation prior to the release of the construction certificate is required.
- C4. Solid fuel heating and cooking systems are not permitted in any development.
- C5. Gas cooktops, gas ovens or gas internal space heating systems are not permitted in any residential development. Instead, electric systems must be installed and clearly marked on development application plans.
- C6. Basement car parks must be contained within building footprints and allow for deep soil beneath forecourts and courtyards for large canopy tree planting.

The compliance of a Development Application with the controls in 5.4 is to be shown on the drawings and plans submitted with the Development Application and included in the Statement of Environmental Effects.





5.4.2 Reduction of the Urban Heat Island Effect

Objectives

- O1. To minimise the reflection of solar heat downward from the building façade into private open space or the public domain.
- O2. To reduce the contribution of development to urban heat and to improve user comfort in the local urban environment.
- O3. To avoid or minimise the impact of heat rejection from air conditioning and refrigeration systems on the urban heat island effect and user comfort in private open space and the public domain.

The compliance of a Development Application with the controls in 5.4 is to be shown on the drawings and plans submitted with the Development Application and included in the Statement of Environmental Effects.

Controls

- C1. The extent of the vertical façade of street walls (or if no street wall, as measured from the first 12 metres from the ground plane) that comprise Reflective Surfaces must demonstrate a minimum percentage of shading as defined in Table 7 as calculated at the relevant time of year in Table 9 and Table 10.
- C2. The extent of the vertical façade of the tower (above the street wall or if no street wall, as measured above the first 12 metres from the ground plane) that comprise Reflective Surfaces must demonstrate a minimum percentage of shading as defined in Table 8 as calculated at the relevant time of year in Table 9 and Table 10.
- C3. Compliance with C1 and C2 above is demonstrated on 21 December on the eastfacing façade at 10 AM, northeast and southeast facing façade at 11.30 AM, north-facing façade at 1 PM, northwest and southwest facing façade at 2.30 PM and the west-facing façade at 4 PM as shown in Table 9.
- C4. Compliance with C1 and C2 above is demonstrated on 21 July on the northeastfacing façade at 10 AM, north northeast facing façade at 11.30 AM and 1 PM, and northwest facing façade at 2.30 PM and 4 PM as shown in Table 10.
- C5. Shading may be provided by:
 - a) External feature shading with non-reflective surfaces.
 - b) Intrinsic features of the building form such as reveals and returns.
 - c) Shading from vegetation such as green walls, where requirements for upkeep is covered by a positive covenant.
- C6. Where it is demonstrated that shading cannot be achieved in accordance with C1-C4, development must provide:
 - a) A maximum external solar reflectance as defined in Table 8 is required for all Reflective surfaces;
 - b) Applicants must provide elevations illustrating facade surface areas, indicating the location of any shading devices and external finishes, and the solar reflectance value of the cladding;
 - c) Applicants must submit technical information that verifies the solar reflectance value of the cladding; and
 - d) Additional deep soil requirements to offset



- C1. Shadow diagrams must be submitted with the development application quantifying the extent of shading at 10 AM, 11.30 AM, 1 PM, 2.30 PM and 4 PM on 21 December and 21 June for each relevant façade. Shadows from existing buildings, structures and vegetation are not considered in the calculations. These shadow diagrams are required in addition to, and not instead of, the requisite shadow diagrams to assess solar amenity and compliance with ADG requirements. Note: Refer to Table 9 and Table 10 for sun angles corresponding to shading reference times. Calculation of RSR for each relevant façade must also be submitted with the Development Application.
- C2. Where surfaces on rooftops or podiums are used for communal open space or other active purposes, the development must demonstrate at least 50% of the accessible roof area complies with one or a combination of the following:
- Be shaded by a shade structure, or/and;
 - Be shaded by a solar panel or/and;
 - Be covered by vegetation consistent with the controls on Green Roofs or Walls or/and
 - Provide shading through canopy tree planting, to be measured on the extent of the canopy cover 2 years after planting.

Part A - Street Wall			
Reflective Surface Ration (RSR)	<30%	30-70%	≥70%
Minimum Shading (%)	0	1.5*RSR-45	75
Part B - Tower			
Reflective Surface Ration (RSR)	<30%	30-70%	≥70%

Table 9. Shading Requirements

Reflective Surface Ration (RSR)	<30%	30-70%	≥70%
Maximum External Solar Reflectance (%)	No Maximum	62.5-0.75*RSR	10

Table 10. Maximum External Surface Reflection

Facade Orientation	Sun Angles - 21 December (Summer Solstice)
East ± 22.5°	10 am AEDT Sun Elevation: 51° Azimuth: 66°
Northeast / Southeast ± 22.5°	11:30 am AEDT Sun Elevation: 69° Azimuth: 66°
North ± 22.5°	1 pm AEDT Sun Elevation: 80° Azimuth: 352°
Northeast / Southeast ± 22.5°	2:30 pm AEDT Sun Elevation: 67° Azimuth: 290°

Table 11. Sun Angles during Summer Solstice



Facade Orientation	Sun Angles - 21 July (Winter Solstice)
Northeast $\pm 30^\circ$	10 am AEDT Sun Elevation: 28° Azimuth: 32°
North northeast $\pm 22.5^\circ$	11:30 am AEDT Sun Elevation: 35° Azimuth: 9°
North northwest $\pm 22.5^\circ$	1 pm AEDT Sun Elevation: 30° Azimuth: 343°
Northwest $\pm 22.5^\circ$	2:30 pm AEDT Sun Elevation: 25° Azimuth: 321°

Table 12. Sun Angles during Winter Solstice

- C1. Where surfaces on rooftops or podiums are not used for private or public open space, for solar panels or heat rejection plant, the development must demonstrate the following:
- a) Materials used have a minimum solar reflectivity index (SRI) of 82 if a horizontal surface or a minimum SRI of 39 for sloped surface greater than 15 degrees.
 - b) 75% of the total roof or podium surface be covered by vegetation.
 - c) A combination of (a) and (b) for the total roof surface.
 - d) Applicants must provide a plan illustrating all roof surface areas, indicating the location of any green roofs, flat mounted PV panels, and the SRI value of the roofing.
 - e) Applicants must submit technical information that verifies the SRI performance of roofing.
- C2. Residential apartments within a mixed-use development or residential flat building must incorporate efficient heating, ventilation and cooling systems which reject heat from a centralised source on the upper-most roof.
- C3. No heat rejection units shall be located on the street wall frontage on the primary street.





5.4.3 Energy efficient (BASIX affected buildings)

Objectives

- O1. Promote sustainable development which uses energy efficiently and minimises non-renewable energy usage during the construction and use of buildings.
- O2. Ensure all new developments to actively contribute to the collective effort of reducing energy consumption throughout the Precinct.
- O3. Decrease dependency on the main grid energy supply within the Precinct by implementing alternative energy sources and strategies.

Controls

- C1. For developments not covered by BASIX, compliance with the energy efficiency provisions of the Building Code of Australia (Section J) is mandatory. A Section J report, along with annotated plans demonstrating compliance with fabric and service requirements, must be submitted.
- C2. All development not subject to BASIX must issue documentation from a suitably qualified consultant is to be submitted with Development Applications demonstrating the measures that will be used to achieve the relevant energy efficiency scheme rating. Evidence of a formal commitment agreement or registration with the relevant scheme administrator is required to be submitted prior to the issuing of a construction certificate.
- C3. All new developments must future proof the integration of smart technologies for the purposes of monitoring energy usage (e.g. Lighting, heat, ventilation and air conditioning).
- C4. Verification of energy target achievement requires the submission of a signed Commitment Agreement from the National Australian Built Environment Rating System (NABERS).
- C5. Targets for mixed-use developments must be tailored to the specific mix and proportion of land uses, determined on a site-specific basis and at the discretion of the Council.





5.4.4 Water efficiency

Objectives

- O1. Reduce the consumption of drinking water.
- O2. Increase the amount of water harvested from rainwater and urban stormwater runoff for use.
- O3. Increase resilience to the impacts of water scarcity by providing sustainable alternative water supplies.
- O4. Decrease the technical and financial barriers to retrospective upgrades to buildings to connect to future non drinking water supply infrastructure.

Controls

- C1. All new developments must include submetering and future proof for smart technologies to minimise water consumption.
- C2. Cooling towers must be designed in accordance with best practice guidelines to reduce water consumption.
- C3. All development not subject to BASIX will need to incorporate the following water-saving measures:
 - a) Plumbing fixtures are to meet minimum Water Efficiency Labelling and Standards (WELS) Scheme Standards including 4 star rated showerheads, 4 star rated toilet cisterns, 5 star rated urinals and 6 star rated water tap outlets.
 - b) Appliances (dishwashers, clothes washers etc) are to be 5 stars (WELS Scheme) or better rated for water use efficiency.
- C4. All development not subject to BASIX must issue documentation from a suitably qualified consultant is to be submitted with development Applications demonstrating the measures that will be used to achieve the relevant water efficiency scheme rating. Evidence of a formal commitment agreement or registration with the relevant scheme administrator is required to be submitted prior to the issuing of a construction certificate.
- C5. Verification of energy target achievement requires the submission of a signed Commitment Agreement from the National Australian Built Environment Rating System (NABERS).
- C6. Targets for mixed-use developments must be tailored to the specific mix and proportion of land uses, determined on a site-specific basis and at the discretion of the Council.



5.4.5 Electric Buildings

Objectives

- O1. To minimise the reliance on the consumption of fossil fuels in new development.
- O2. To prevent indoor pollutants associated with

Controls

- C1. All new mixed-use development, residential development, commercial premises, tourist and visitor accommodation, health services facilities and educational establishments are to use only electricity for all energy requirements associated with normal operations.
- C2. The use of fossil fuels for any purpose is not to exceed 1% of the projected annual energy demand for the building. **

* Note: BASIX certification for residential developments at a DA stage must not rely on gas for heating or hot water to comply with Control C1.

** Note: This control excludes emergency services and emergency infrastructure such as pumps and generators utilised in the case of emergencies (flood, fire, etc). 1% of projected annual energy demand for fossil fuels allows for the use of diesel for standby generation.





5.4.6 Solar energy requirements

Objectives

- O1. Maximise the on-site collection of renewable energy.
- O2. Minimise the consumption of electricity generated from non-renewable resources.

Controls

- C1. Development must include the installation of a solar PV system of no less capacity than:
 - a) For sites with multiple electricity meters; rooftop photovoltaic (solar) panel system is connected to the common meter and the system is sized to offset 90-100% of estimated base building maximum demand.
 - b) For sites with a central electricity meter; the rooftop photovoltaic (solar) panels systems is sized to offset 30% of estimated maximum demand.
- C2. With any DA plans submitted, the roof plan must show the area(s) allocated to PVs and necessary access requirements for cleaning and routine maintenance. PV solar panels must be setback at least 2m from the edge of the build roof or parapet.

