Chapter 11.14 1 Leicester St, Chester Hill

Canterbury Bankstown Development Control Plan 2023

June 2025

Draft for exhibition
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June 2025

CANTERBURY BANKSTOWN

Acknowledgment of Country

The City of Canterbury Bankstown acknowledges the traditional country of the Darug (Darag, Dharug, Daruk and Dharuk) and the Eora peoples.

We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to Aboriginal and Torres Strait Islander peoples living today.

Council also acknowledges other Aboriginal and Torres Strait Islander language groups in the City and works closely with Aboriginal and Torres Strait Islander communities to advance reconciliation in the City.

We're committed to creating a liveable and loveable City for all our residents

Great Cities

We believe in creating vibrant, dynamic, and diverse communities that offer opportunities for people to connect, pursue their passions, and contribute to the world around them.

Naturally Green

We protect and prioritise nature in and around our city to enhance environmental sustainability and improve the quality of life for our residents.

Design Excellence

We encourage buildings, spaces, and objects that are both beautiful and practical, enhancing the beauty, accessibility, and safety of our built environment.

People First

We prioritise the needs, preferences, and aspirations of our community in all aspects of urban planning and design, creating supportive and enriching places people love.

Community

We engage with our community to ensure their needs and aspirations are reflected in the outcome, creating sustainable, resilient, vibrant, diverse, and inclusive places.

Sustainability

We seek designs that reduce negative impacts on the environment while also promoting social and economic well-being.

Net-Zero

We encourage our community to design buildings and places that produce as much renewable energy as they consume, reducing greenhouse gas emissions, lowering energy bills, and increasing resilience to environmental shocks and stresses.

Explore the design for Chester Square DCP

Chester Square, along with other significant centres in the Canterbury-Bankstown Local Government Area, have an area specific Development Control Plan (DCP). This DCP contains the following parts:

Introduction

Public Domain

Built Form

General Provisions

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SECTION 1
INTRODUCTION

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Figure 1. Chester Hill panorama view.

1.1 Explanation

The chapter of this DCP applies to development on the Chester Square site (1 Leicester Street, Chester Hill).

This chapter provides additional detailed provisions to the Canterbury Bankstown Local Environmental Plan (CBLEP) 2023 for development within the subject site that will:

1. Recognise and reinforce the distinctive character of Chester Square through guiding development that positively contributes to the centre and its surrounding neighbourhood.
2. Enhance the public domain through improvements that facilitate the delivery of lively public spaces.

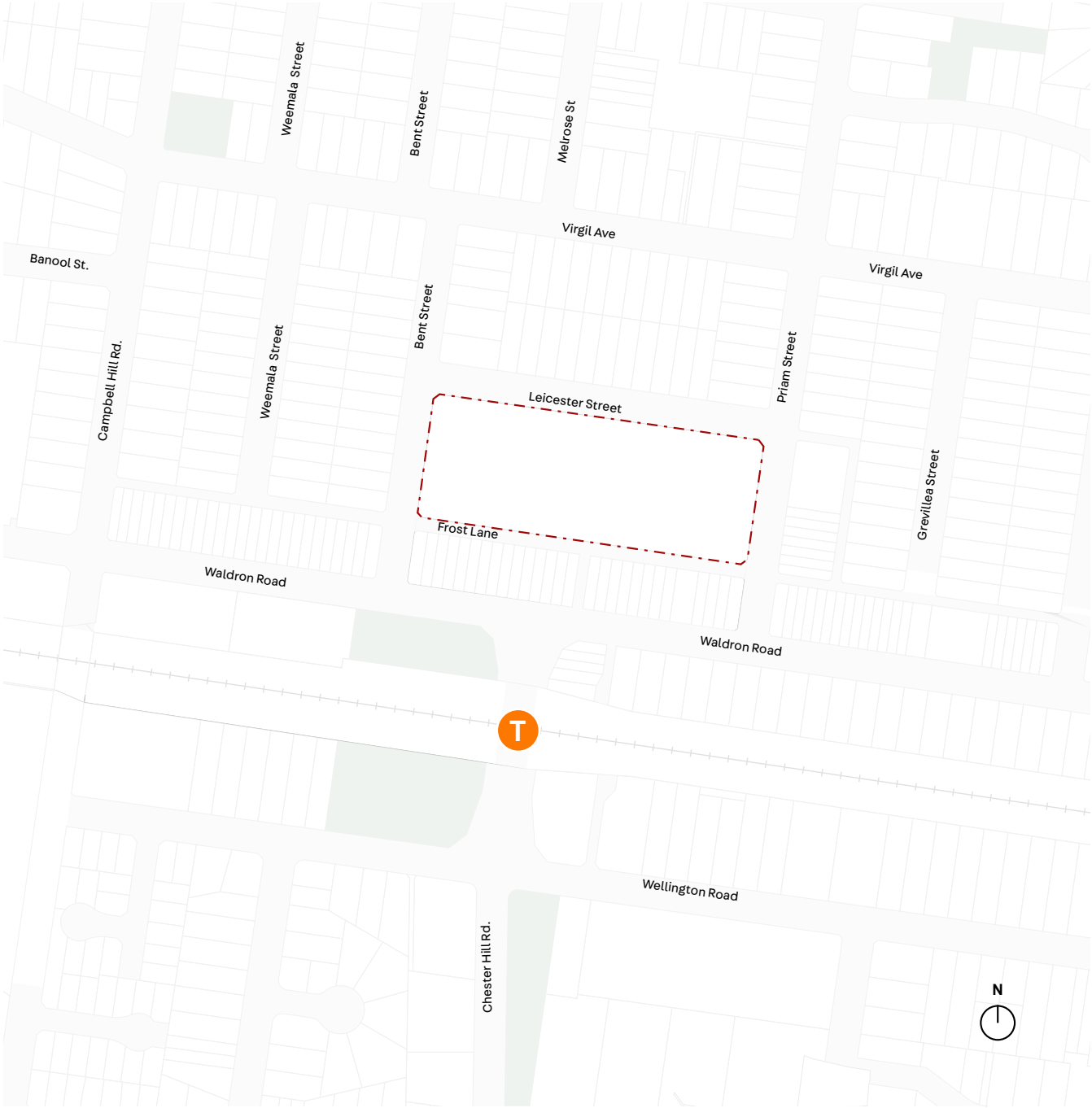
Figure 2. Example of the indicative vision for Chester Square, Loftus Lane.

1.2 Application of this DCP

This DCP applies to land covered by the LEP, as defined in Figure 3.

This DCP outlines the framework for future development on the subject site, detailing the objectives and controls necessary to achieve the desired outcomes. Any development application must demonstrate how it meets with these objectives and controls.

The controls provide clear and measurable standards for implementing the objectives. If any inconsistencies arise between this DCP and the LEP, the LEP prevails. Additionally, the provisions in this DCP chapter work in conjunction with other relevant DCP chapters. In case of any conflict between the controls in this DCP and those in another, the provisions of this DCP will prevail.



LEGEND

Application of DCP

Figure 3. Chester Square land application map.

1.2.1 How to read this DCP

This DCP Chapter is structured around a hierarchy of criteria encompassing objectives, principles and controls. The intent is to provide clear, direct and informative development controls and design guidance for all new development in Chester Square.

When addressing the criteria, it is important to consider the purpose of each step, as outlined on this page. Collectively these elements create a comprehensive framework that will enable Chester Square to deliver high quality renewal opportunities that align with the vision.

Figure 4. Mason and Main, Woods Bagot, Merrylands NSW .

1.3 Vision and Character

Locality Statement

The Chester Square redevelopment envisions a dynamic, pedestrian-friendly precinct that integrates high-quality urban design with a strong sense of community. At its heart, the development will feature a vibrant, publicly accessible central open space of approximately 2,800m², providing a welcoming gathering place for residents, visitors, and workers alike. This civic plaza will serve as a focal point for social interaction, events, and recreation, surrounded by lush landscaping, shaded seating areas, and high-quality public domain improvements.

The precinct will also incorporate a modern, multi-purpose community facility spanning 2,000m², ensuring access to essential services and fostering social cohesion. Designed to be an inclusive and active hub, this facility will accommodate a variety of uses, catering to the needs of the diverse local population. Enhanced pedestrian pathways and improved connectivity will define the public domain, with activated laneways and widened Frost Lane creating seamless links between surrounding streets and transport nodes. Streetscape enhancements along Charles Place, Waldron Road and other key frontages will reinforce the walkability and accessibility of the precinct, inviting visitors to explore its dynamic mix of offerings.

At the core of the development will be a diverse range of mixed-use retail spaces, contributing to a lively and engaging street-level experience. A curated selection of specialty shops, cafés, restaurants, and essential services will transform Chester Square into a pedestrian focused bustling civic hub, activating the precinct during both day and night.

Through carefully considered design and a commitment to public benefit, the Chester Square redevelopment will redefine Chester Hill as a thriving, people-centric destination, where community life, convenience, and commerce converge in a vibrant and sustainable urban setting.

Principles

P1. Create a vibrant and well-designed mixed-use precinct at Chester Square, featuring lively streets that are pedestrian-friendly and filled with detail. The development is to showcase a distinctive skyline with slender towers set back from the streets, enhancing the area's character and sense of scale;

P2. Ensure that the public domain is of high quality and amenity;

P3. Contribute to a thriving centre at street level, with well-designed active street frontages;

P4. Prioritise pedestrian movements at a precinct level to enhance pedestrian safety and enjoyment of the development and broader Chester Hill;

P5. Reinforce the distinctive attributes and qualities of Chester Hill within the precinct;

P6. Promote urban and architectural design quality through planning interventions that foster design excellence.

Structure Plan

LEGEND

- Local Centre- mixed use zoning
- Medium density residential
- High density residential
- Shared Street
- Indicative building envelope
- Improved tree canopy
- Deep Soil
- Active street frontage
- Improved pedestrian connection
- Existing pedestrian connection
- Proposed pedestrian through site link
- Proposed active mobility route
- Proposed Water Sensitive Urban Design
- Existing green areas
- Application of DCP

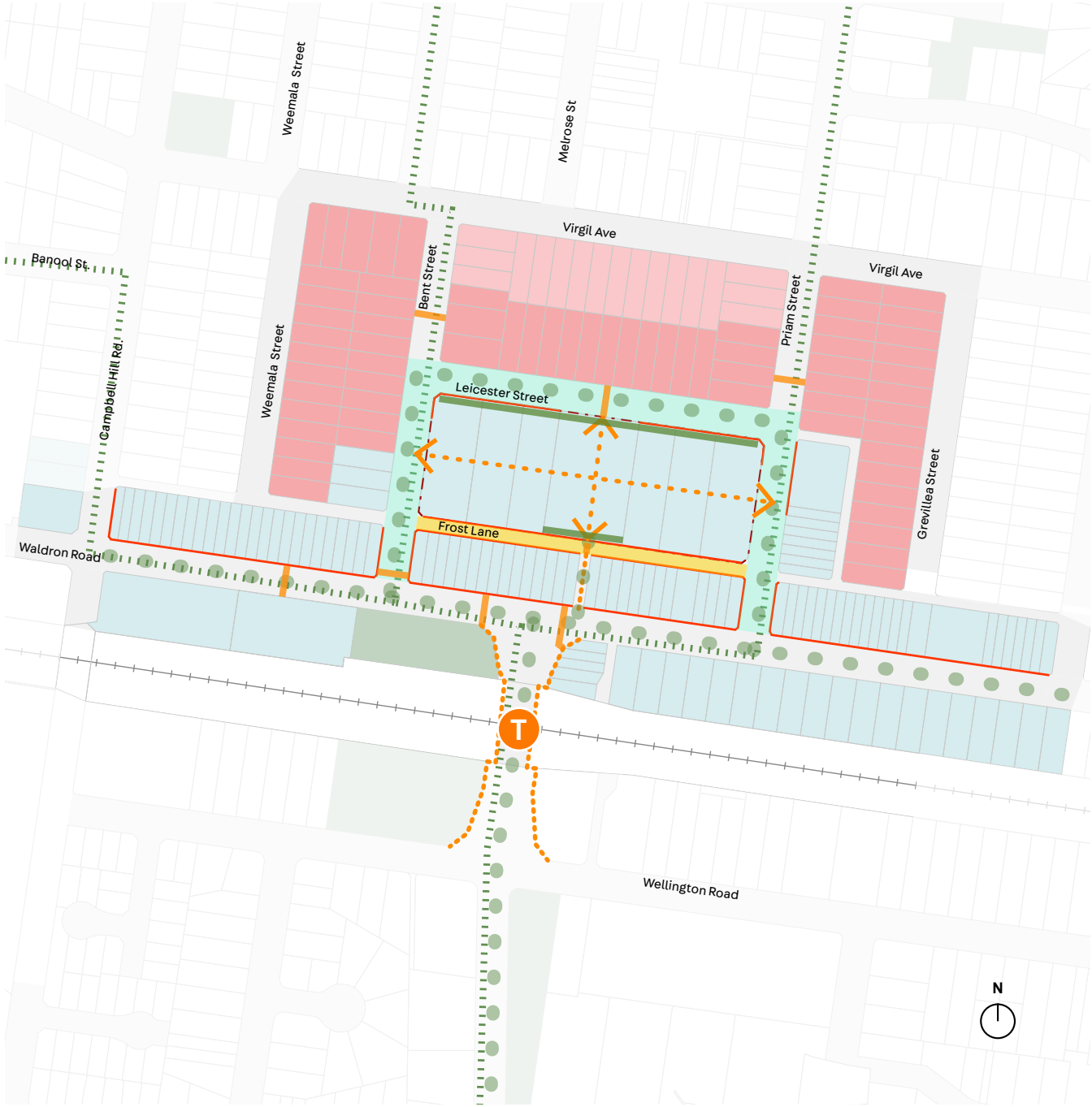


Figure 5. Chester Square Structure Plan.

1.4 Design Excellence

Objectives

O1. Ensure that large, prominent and complex developments are of a high quality and have varied design

O2. Ensure that development individually and collectively contributes to the unique characteristics of the precinct and the overall urban design quality of the LGA.

Principles

P1. Ensure the palette of materials chosen for high impact areas, such as parks and plazas, correlates to high quality façade design;

P2. Demonstrate how development proposed along Frost Lane provides design excellence in context of the Public Domain, particularly along Charles Place.

Controls

C1. The following documents may be required to be provided by suitably qualified consultants to demonstrate Design Excellence:

(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).

C2. Consider the principles of Ecological Sustainable Development; and

C3. Consider opportunities to install Public Art to enhance the visual interest of key public sites.

Figure 6. Building articulation and materiality.

1.5 Connecting to Country

Objectives

O1. To take a Country centred approach and thinking that is layered into new development in the Local Centre consistent with the Government Architect NSW 'Connecting with Country framework' (CWCF).

O2. To integrate Aboriginal cultural practices, history, narratives, and values in the design of proposed development.

O3. To encourage development to respond to the physical and cultural connection of the local Aboriginal community to the lan

Design Guidance

G1. For development where clause 6.15 of the Canterbury-Bankstown Local Environmental Plan 2023 applies, the development must demonstrate:

(a) how the design considers aspects of Country under Sections 3 and 4 of the Government Architect NSW 'Connecting with Country framework';

(b) how the design gives regard to the culture and heritage of the traditional custodians of the land, the Darug People, on which the development is proposed, including;

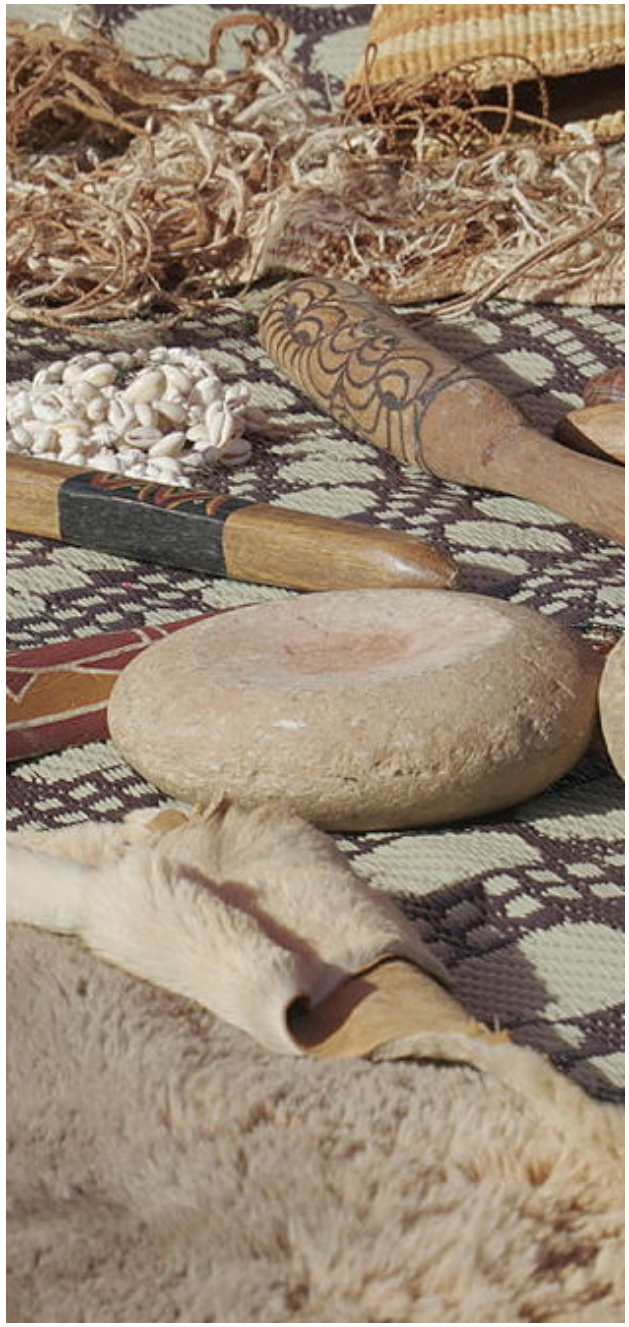
(c) connecting design with the existing site topography, natural environment and landscape setting,

(d) incorporating sustainable practices by using natural building materials.

G2. For development where Design Excellence clause of the Canterbury-Bankstown Local Environmental Plan 2023 applies, the development must determine the appropriate scope of engagement with the Aboriginal community and its representatives, whether it be high, medium or low as outlined in Section 3.1 of the Government Architect NSW 'Connecting with Country framework'. If engaging with the Aboriginal community, development must:

(a) demonstrate the methods and outcomes from engagement with the Aboriginal community,

(b) adhere to protocols outlined in the NSW Government's Practice Note 'Engaging with Aboriginal Communities' and 'Aboriginal Cultural and Intellectual Property Protocol'.



G3 If significant items such as ancestral remains or artefacts are discovered during subsoil investigations, excavation, demolition or other earthworks, the applicant must engage with the Aboriginal community to determine culturally appropriate handling, repatriation or reburial.

G4. Development that proposes open space and landscaping should demonstrate consideration of 'walking Country' which reflects Aboriginal cultural practices, artefacts, artwork and narratives. Aspects involving the senses of seeing, hearing, touching, smelling and tasting, should be included.

G5. Design aspects of each development should give regard to the culture and heritage of the traditional custodians of the land, the Darug People, on which the development is proposed. The following design opportunities should be considered to ensure a Country-centred approach:

(a) Connect design with the natural environment and landscape setting, being: people, animals, resources and plants equally.

(b) Acknowledge shared history between Aboriginal and colonial settlers to promote healing and reconciliation by incorporating storytelling and knowledge of the past.

(c) Incorporate sustainable practices by using natural building materials that have a cultural and heritage significance.

(d) Incorporate Aboriginal place names, as guided by the Geographic Names Board, to foster understanding and raise awareness.

(e) Focus on details and patterns to insert cultural meaning.

G6. All work prepared to address the Connecting with Country objectives and design guidance must address the NSW Indigenous Cultural and Intellectual Property Protocol, to ensure applicants are aware of their duties with respect to the integration of this content.

SECTION 2
PUBLIC DOMAIN

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2.1 Active Frontages and improving the Public Domain

2.1.1 Ground floor frontage

Objectives

O1. Provide ground floor frontages that are accessible and integrates with the design of the public domain;

O2. Prioritise pedestrian activity and street-level vibrancy along Priam, Bent, Leicester Streets, and Frost Lane;

O3. Increase safety by ensuring adequate surveillance is provided throughout the site;

O4. Increase the number of safe travel routes and levels of passive surveillance throughout the Chester Square precinct.

O5. Consideration must be made to safety measures such as surveillance and lighting in the Public Domain and through site links.

Principles

P1. Ensure the delivery of the Public Domain works on the Chester Square site, in accordance with the approved Public Domain Plan, including its staging and funding provisions.

P2. Encourage seamless, walkable connections to Waldron Road and the Chester Hill Station area.

P3. Facades must have a high level of expressed detail and tactile material quality.

Figure 7. Design guidance for development interfacing streets and public spaces, ensuring amenity, visual interest, landscaping, connections and activation.

P4. The base of facades must meet the public domain in a well-considered manner that takes account of any slope.

P5. All entries and exits are to be legible from the public domain.

P6. Ground level design must incorporate transparent facades and frequent entries to enhance street activation

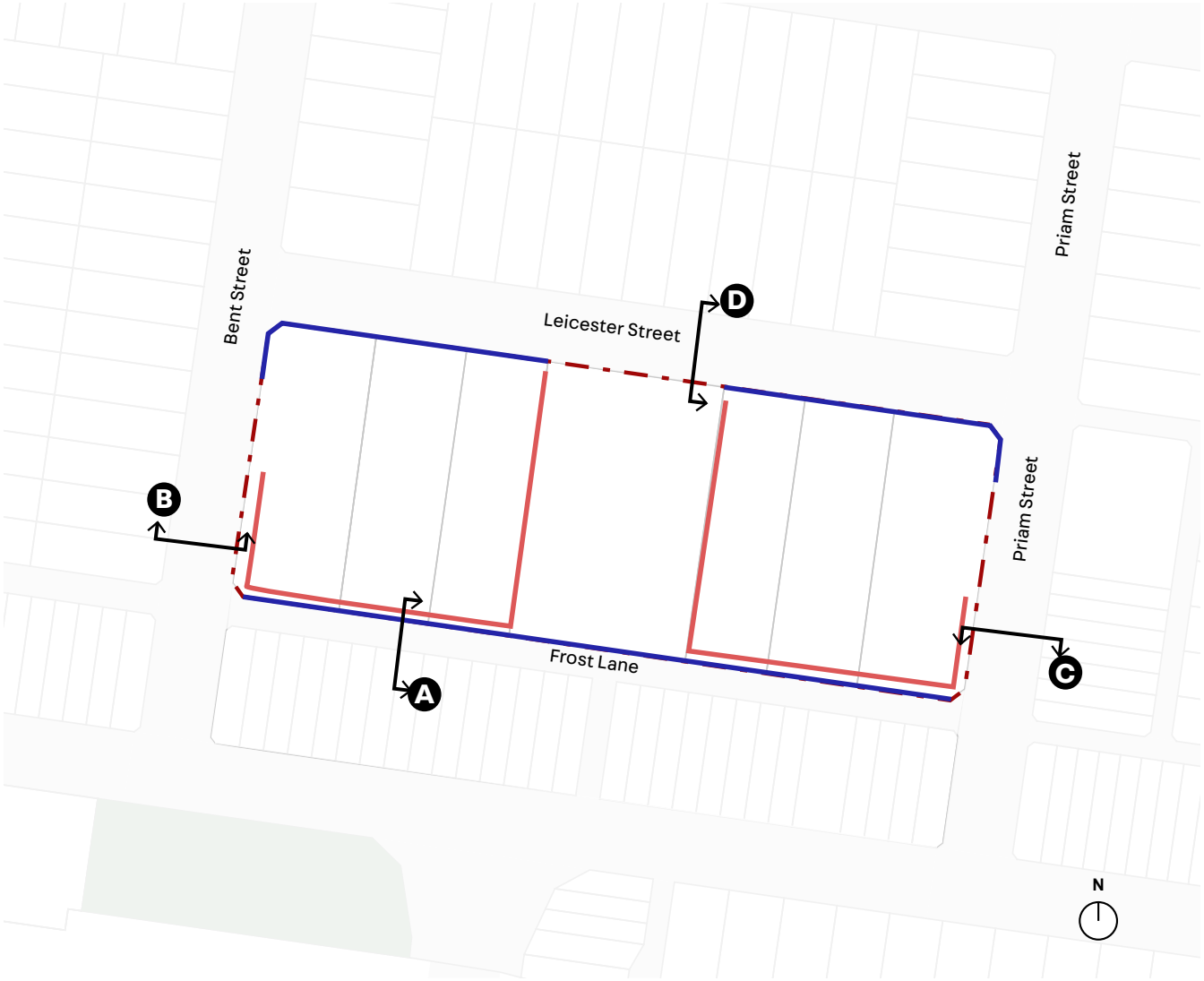
P7. Ground-floor residences must incorporate privacy measures (e.g. raised sills, landscaping) but still present an engaging interface with the street.

Controls

C1. Deliver the Public Domain in accordance with the staging as shown in the approved Public Domain Plan .

C2. A Maintenance Plan is to be provided to Council detailing how the publicly accessible open space on the site will be maintained by the land owner through a regular schedule of cleaning and maintenance work.

C3. Active frontages must be provided in accordance with Figure 8.



LEGEND

Cross section reference - figures 13 to 16

Awnings

Active street frontage

Figure 8. Active frontages and awnings Map.

C4. Active uses must fully occupy the ground floor frontages within the active frontages identified in Figure 8 and must not be taken up by services;

C5. Active Frontages must be considered in detail and the following must be incorporated within their design:

(a) A nominal 500mm interface zone at the frontage must be set aside to create interest and variety in the streetscape, to be used for setbacks for entries, opening of windows, seating ledges, benches, and general articulation.

C6. Fire escapes and service doors must be seamlessly incorporated within the visual design of the facade with the use of high-quality materials.

C7. Residential frontage uses are permissible at ground level in accordance with Figure 8.

C8. All car parking and service entries are to be located on secondary frontages or laneways to minimise curb cuts along primary active frontages.

C9. Large-format retail uses must be sleeved by smaller retailers or commercial tenancies at street level; or placed below the street level (where topography permits).

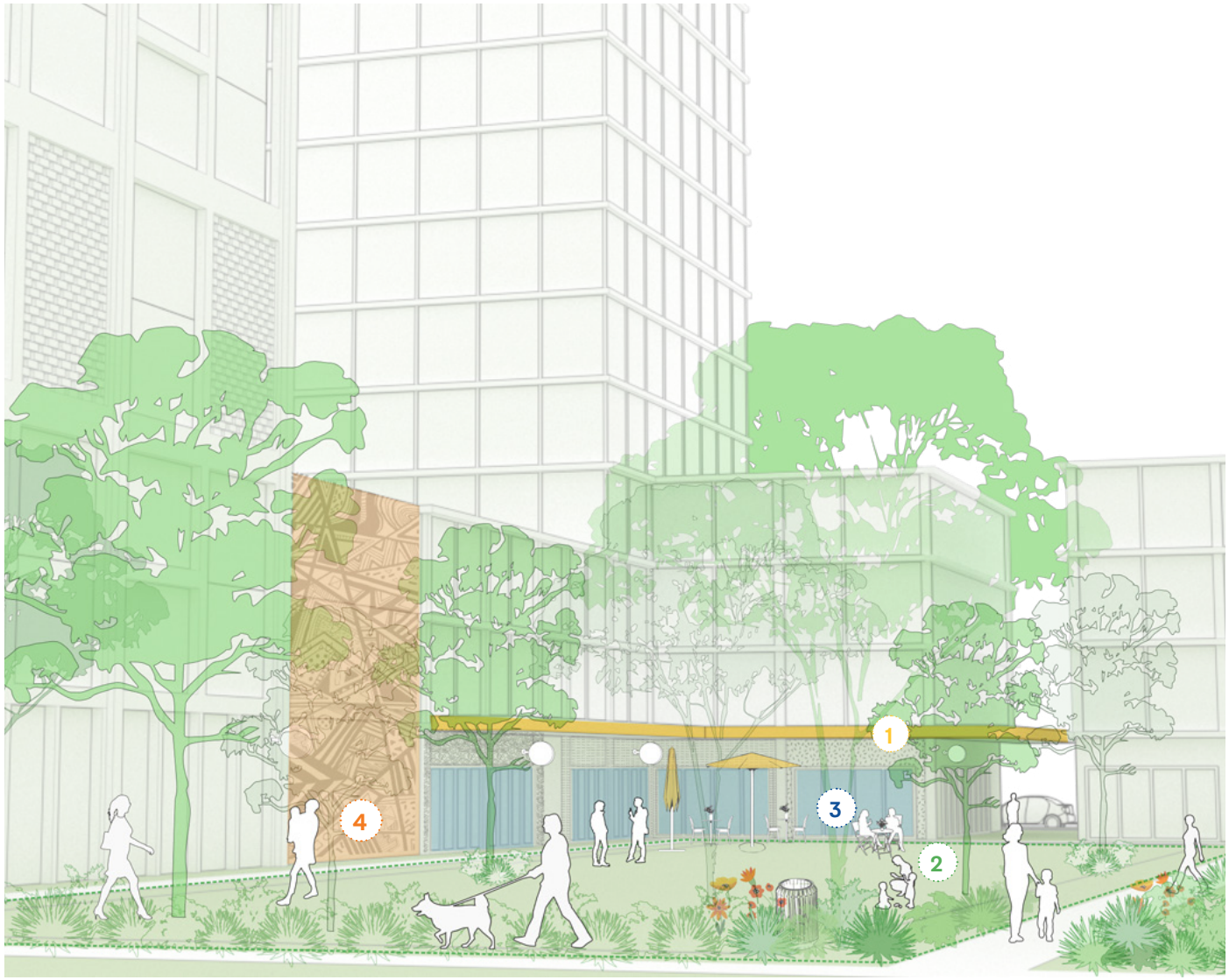


Figure 9. Design guidance for building awnings and interfaces to public spaces that are inviting, active, safe and vibrant.

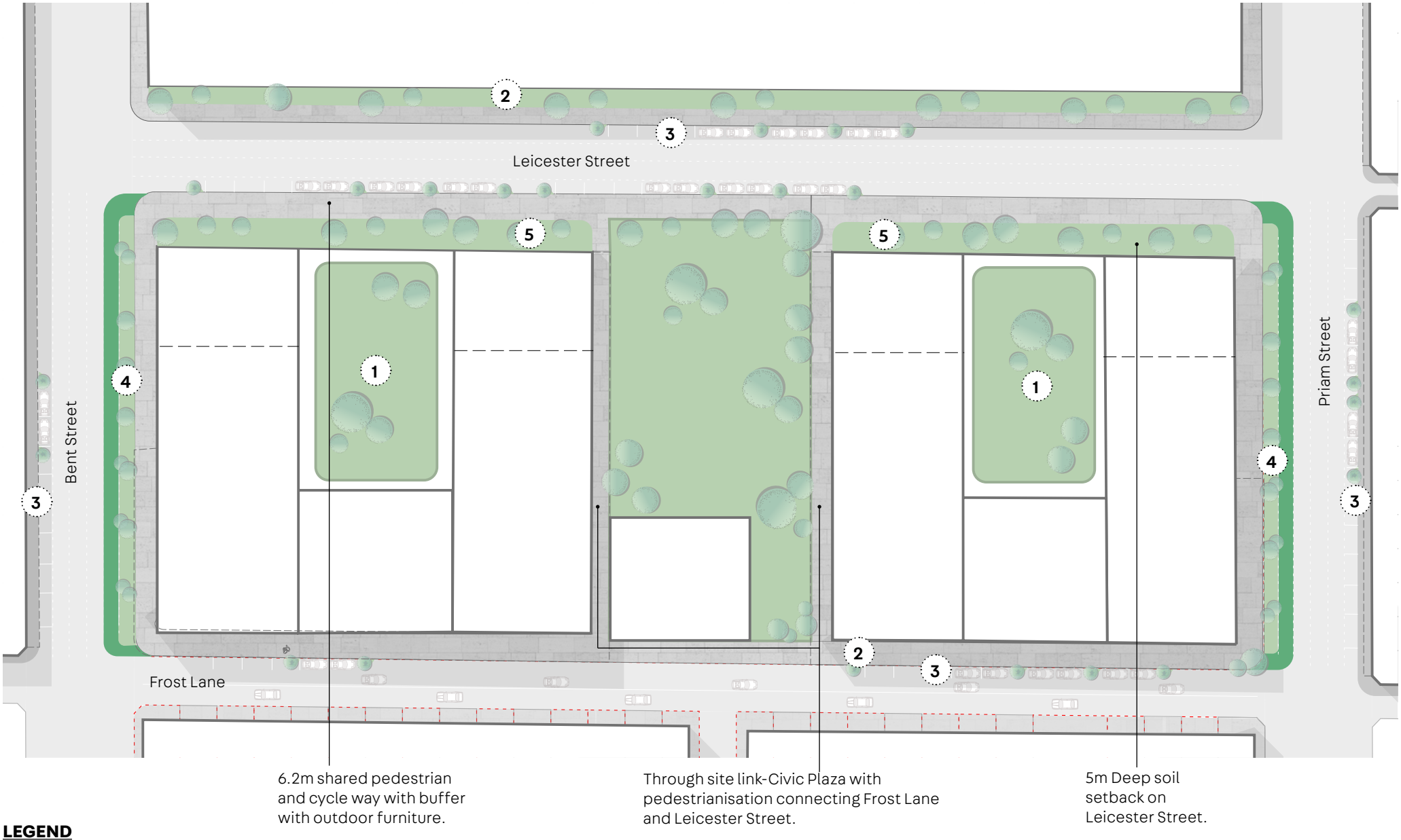


Figure 10. Public Domain Plan.

2.2 Public Art

Objectives

O1. To integrate public art with the Public Domain that enhances the user experience of publicly accessible spaces and creates visual interest.

Principles

P1. To promote the creation of opportunities for the creative industry through public art improvements of the built environment.

P2. To provide public art that embraces the diverse history and contemporary community of Chester Hill and also taking a "Connecting with Country" approach by celebrating and exploring the local indigenous history and culture of the subject site.

Controls

C1. Artistic elements encompass creative features in areas such as paving, window treatments, canopy design, balustrading, signage, and wayfinding.

C2. Public art is encouraged within civic spaces, along blank walls or as screening elements to provide visual interest within the public realm.

C3. Prepare and submit a Public Art Strategy with the first major development application on the site to define key locations across the subject site that will feature public art and the type of public provided.

Figure 11. Public street Art, Pollen by David Cragg, Karla Hayes - Street Art Cities

2.3 Streets

2.3.1 Frost Lane and Charles Place

Objectives

O1. Design the lane, shared zones and service lanes to encourage pedestrian and cyclist amenity and safety.

O2. Encourage active uses such as outdoor dining and retail activity along the lane without compromising safe pedestrian access and use.

O3. Integrate tree planting and Water Sensitive Urban Design (WSUD) along Frost Lane that will thrive in the reduced sunlight areas along this laneway.

Principles

P1. The design of Frost Lane, Charles Place, Priam Street and Bent Street is to be consistent with the intent and design of the Public Domain Plan prepared by Aspect for this site and surrounding public domain.

Figure 12. Street activation example, Kiona Land, Double Bay

Section A

Controls

C1. The design of Frost Lane is to be consistent with Figure 13 and Public Domain Plan prepared by Aspect Studios

C2. Frost Lane must be widened to an overall corridor of approximately 14m, accommodating short-stay parking and loading zones, outdoor dining, and well-defined pedestrian zones.

C3. Frost Lane must:

(a) Be fully open to the sky

(b) Provide direct throughways with direct sightlines

(c) Be clear of all obstructions, including stairs and escalators.

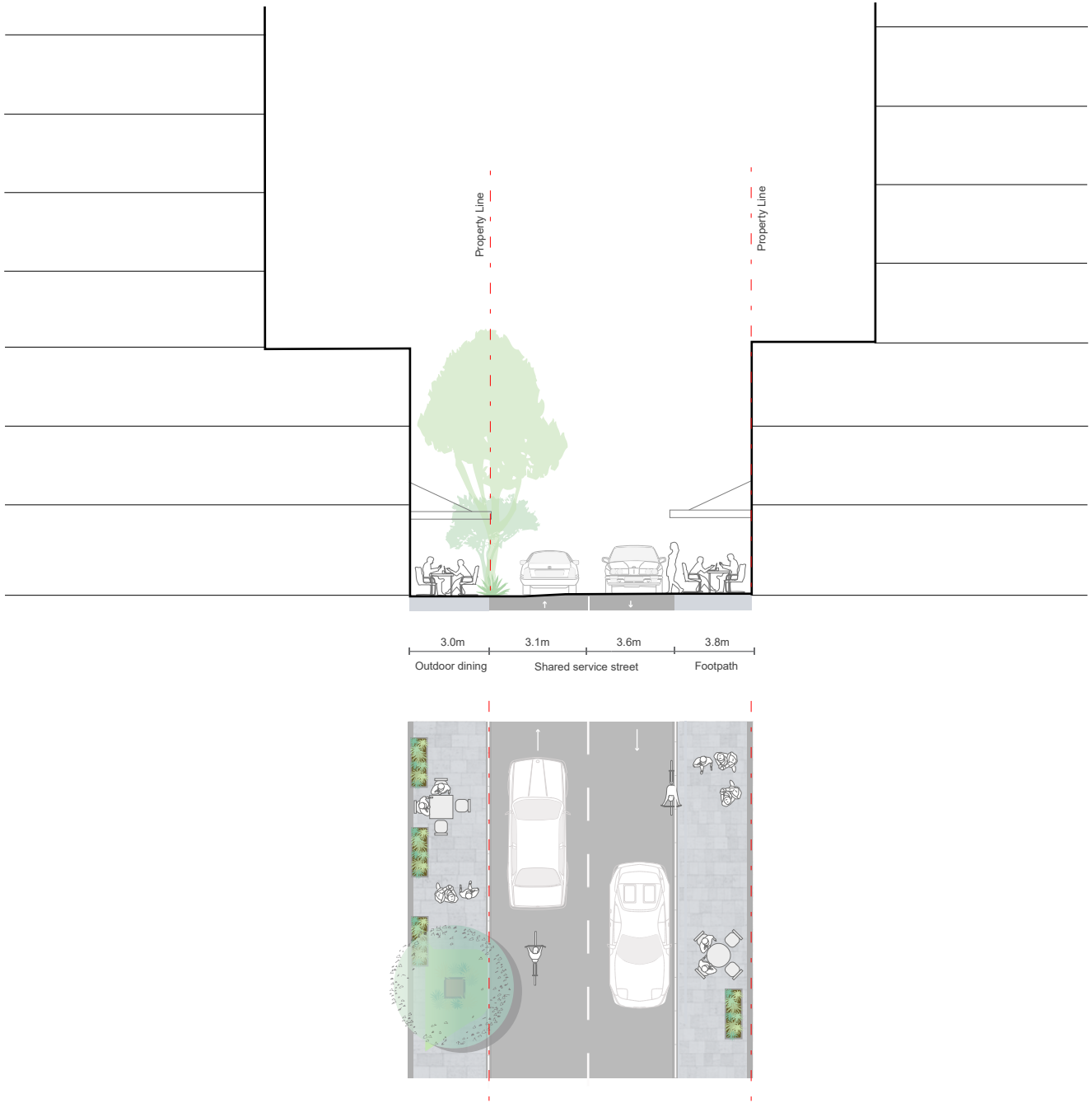


Figure 13. Plan and Section of Frost Lane.

Section B

2.3.2 Priam, Bent and Leicester Streets

Objectives

O1. Provide enhanced footpath widths for safe, comfortable pedestrian circulation.

Principles

P1. Integrate two-way cycle paths or protected lanes where feasible.

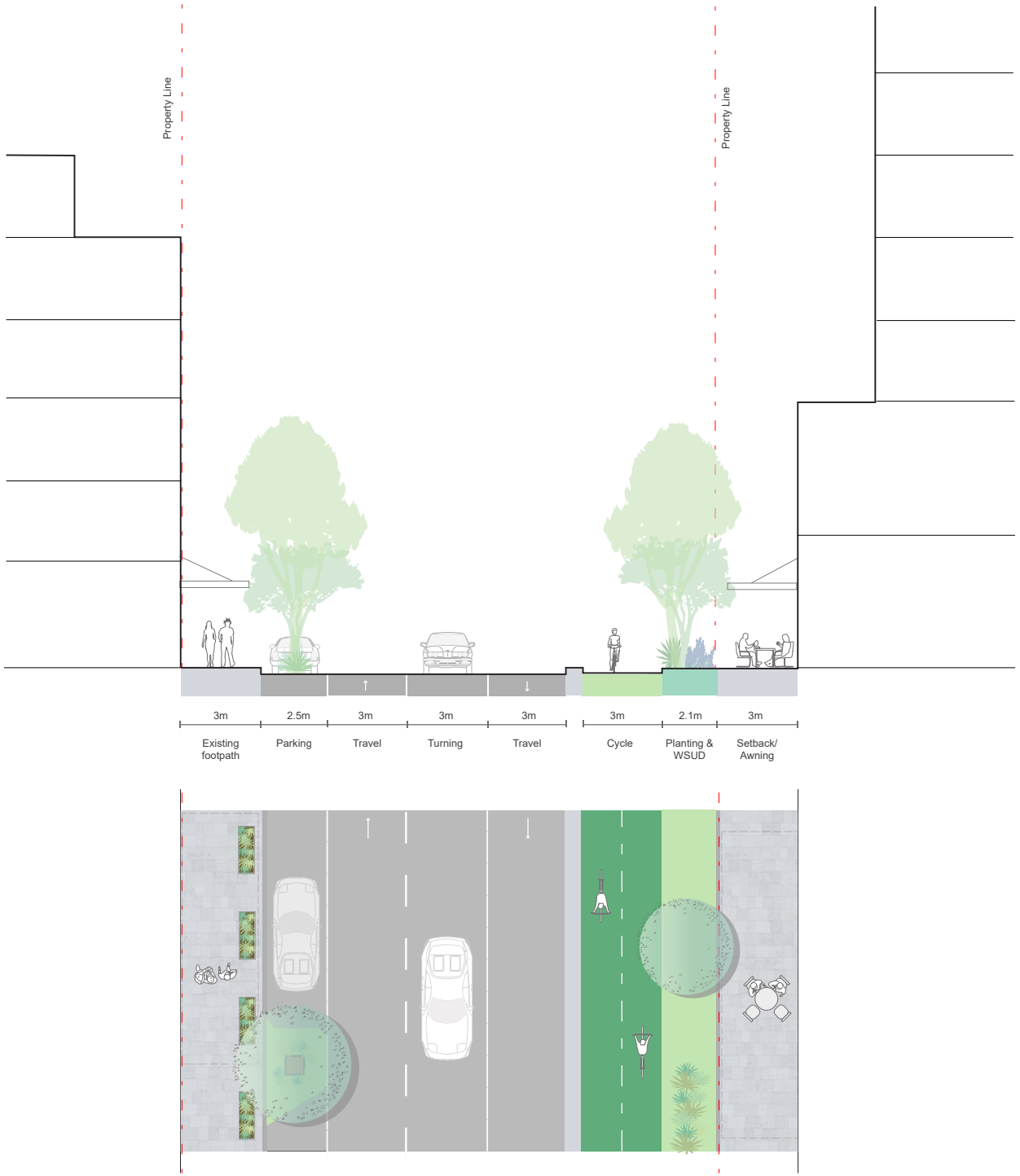


Figure 14. Plan and Section of Bent and Priam Street- Commercial Interface.

Section C

Controls

C1. The design of Priam, Bent and Leicester Streets is to be consistent with Figures 14, 15 and 16 and Public Domain Plan prepared by Aspect Studios Footpaths along Priam, Bent and Leicester Streets are to be designed in accordance with Figures 14, 15 and 16 and are to cater for pedestrians and cyclists where specified.

C2. Where new trees are proposed along Priam, Bent and Leicester Street, trees must be incorporated on the development's side, with additional infill trees allowed along the non-development side of street, to use Council approved species that achieve a height at maturity of at least 10 metres and canopy spread of at least 6 metres.

C3. Water Sensitive Urban Design (WSUD) features must be integrated along Priam, Bent and Leicester Street, to Council's specifications and approval, including but not limited to a mix of the following:

(a) rain gardens;

(b) passively irrigated verges to all streets; and

(c) located trees within planted zones.

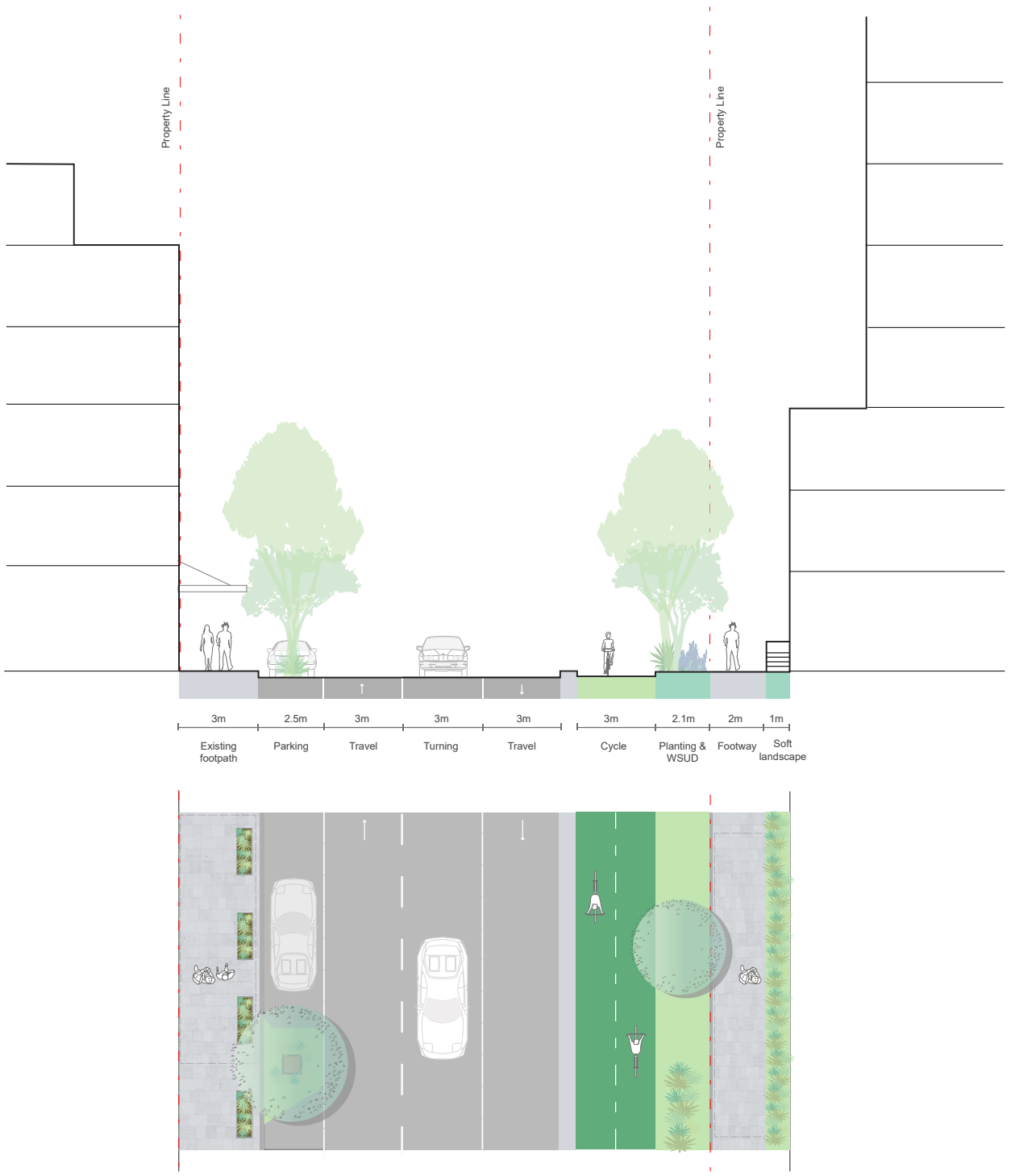


Figure 15. Plan and Section of Bent and Priam Street- Residential Interface.

Section D

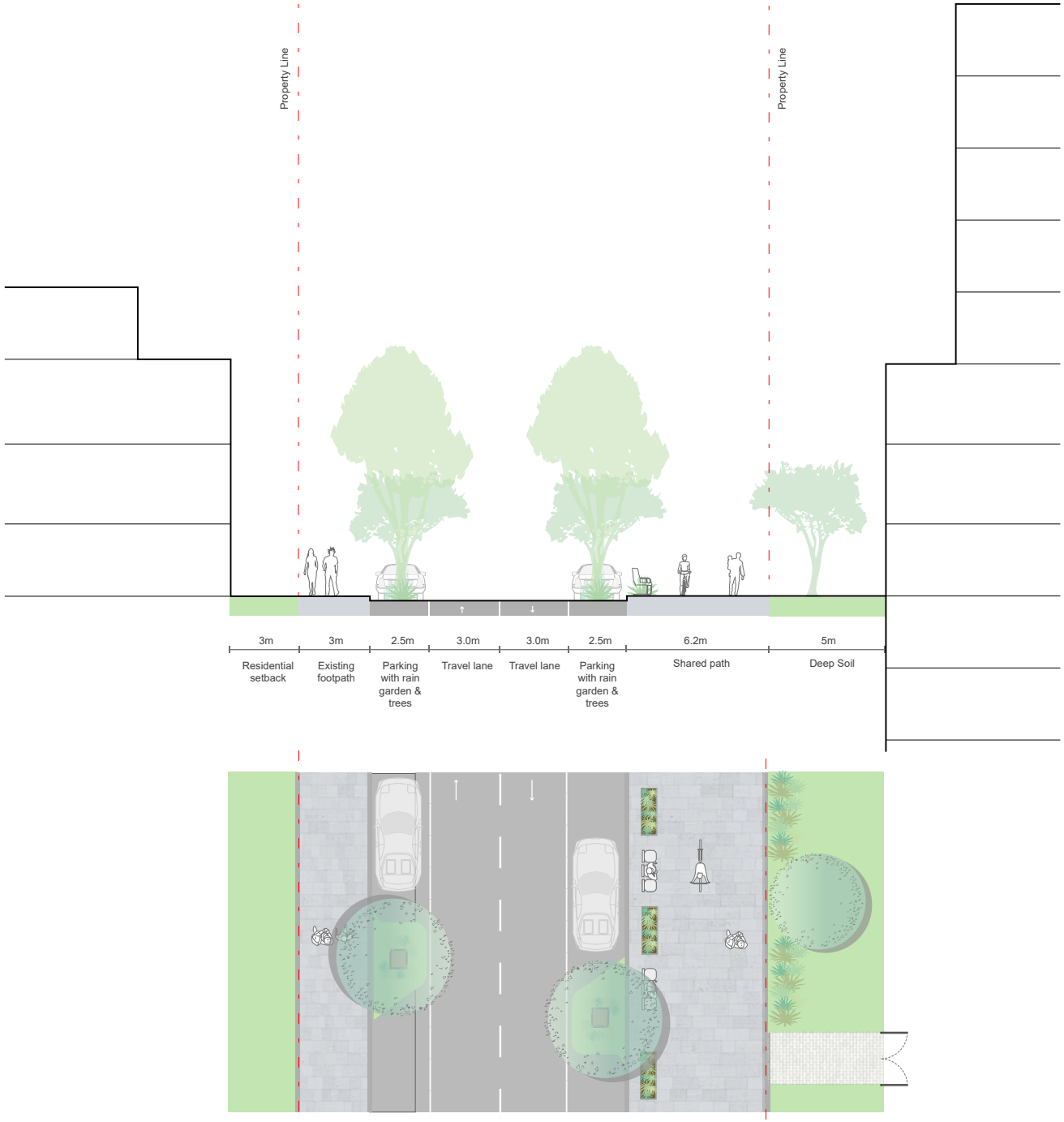


Figure 16. Plan and Section of Leicester Street.

2.4 Publicly Accessible Open Space

Objectives

O1. Create a vibrant public space, activated by ground floor retail and communal uses that are open and welcoming to the whole community.

O2. Maintain or maximise solar access to Publicly Accessible Open Space(s) during periods in the day when they are most used throughout the year.

O3. Ensure the successful growth and survival of trees and vegetation planted within Publicly Accessible Open Space(s) particularly selecting tree and landscape species that will thrive in shaded areas such as along Frost Lane.

Principles

P1. Celebrate the multi-cultural population of Chester Hill through the provision of a diverse and socially inclusive public open space.

P2. Integrate public domain elements seamlessly with the public domain streetscape on Leicester Street and Frost Lane, with level transitions through the open space designed to create Disability Discrimination Act accessible and welcoming spaces.

P3. Integrate substantial tree planting and understory planting areas, including lawn, to create a comfortable climate all year round.

1 **Balconies and windows** maximising views to the park

2 **Deep soil, vegetation and tree plantings** contribute to tree canopy and provide landscape buffer for ground apartments

3 **Active retail** provide direct access to public open space and surveillance to park

4 **Maisonette apartments** provide passive surveillance to street and park

Figure 17. Design guidance for developments providing a high quality interface with a park ensuring good passive surveillance, access, landscaping and activation

Publicly accessible open space Map

LEGEND

- New pedestrian through site link
- New shared laneway (pedestrian, cyclist, vehicle access and services)
- New publicly accessible open space - minimum 2000m² area and 2,800m² including stairs, paths and circulation space
- 5m setback for footpath extension
- 3m setback for footpath extension

Figure 18. Publicly accessible open space map

Controls

C1. A Publicly Accessible Open Space, with a minimum dimension width of 40m and a minimum area of 2,000m², must be provided within the subject site of this DCP.

(a) The total publicly accessible area is to be at 2,800m² inclusive of footpaths, stairs, lifts and other circulation areas.

C2. A minimum of 70% of the Publicly Accessible Open Space must achieve 3 hours of direct sunlight between 10 am and 3 pm on 21 June.

C3. A minimum of 70% of the Publicly Accessible Open Space must achieve wind conditions suitable for sitting and outdoor dining, demonstrated through wind modelling with points taken in multiple locations.

C4. The Publicly Accessible Open Space must include a through-site link from Frost Lane to the open space for pedestrians that is:

(a) A minimum 6m width;

(b) Open to sky;

(c) Aligned with breaks in buildings; and

(d) Visible from Waldron Road and seamlessly integrates with the upgraded public domain design of Charles Place.

C5. Through site access is required 24 hours a day and must include DDA compliant ramps / lifts and must not rely on lifts, escalators or other mechanical modes of transport..

C6. Tree Planting must be incorporated within the Publicly Accessible Open Space to provide a minimum of 30% tree canopy coverage across the open space. Tree planting should:

(a) Where 30% tree canopy coverage is not achieved, alternative approaches such as green roofs are to be demonstrated;

(b) use predominantly local native species in the design of the planting, with a focus on supporting local 'biodiversity' in accordance with the Government Architect NSW 'Biodiversity in Place Framework'.

C7. The Publicly Accessible Open Space is to be designed with deep soil zones at interfaces to Leicester Street and Frost Lane to allow planting of trees in deep soil. Any trees located over a structure are to be provided with Architecture Design Guide (ADG) compliant soil volumes in a combination of raised or mounded soil volumes.

C8. No balconies to be located above ground level deep soil zones.

C9. A Plan of Management is required to ensure there is adequate communication between Council and the Applicant in relation to matters such as but not limited to maintenance scheduling, access, and notice of repairs.

SECTION 3
BUILT FORM

3.1 Building Envelope and Height 30
3.2 Dwelling Mix and Flexible Housing 38
3.3 Private Communal Space 39

3.1 Building Envelope and Height

Objectives

O1. Support the maximum building heights on the site (up to 60m in select tower locations), while ensuring street-level amenity and transitions to adjacent buildings.

Principles

P1. Ensure the scale and massing of the Chester Square development integrates harmoniously with surrounding streets, open spaces, and lower-scale neighbourhoods.

P2. The tallest tower(s) may be up to 60m (approximately 18 storeys), subject to detailed design excellence assessment;

P3. Secondary towers may range between 35m and 55m in height to create a modulated skyline and minimise overshadowing on primary public spaces, such as the planned public square and new communal open spaces.

Figure 19. Harold Park, Forest Lodge.

Figure 20. Artist's impression of Chester Square.

Controls

C1. A minimum 2-storey (approx. 6.5m) and maximum 3-storey (approx. 10m) street wall/podium height applies along primary streets (e.g. Priam, Bent, Leicester, and Frost Lane);

C2. Towers above 8 storeys should be set back from the street wall by at least 3m. Along Frost Lane, where a narrower corridor exists, towers must be set back a minimum of 12m from the centerline of the lane to ensure pedestrian amenity and to mitigate wind impacts;

C3. A maximum tower footprint of 700m² GFA applies for residential portions of buildings above 8 storeys, to maintain slender proportions and allow for cross-ventilation;

C4. Linear north–south oriented residential buildings are limited to 8 storeys (approx. 29m) to preserve access to sunlight and views for surrounding areas;

C5. Buildings above 8 storeys must not have elevations that exceed 45m horizontally, with a recess of at least 3m deep by 6m wide for longer elevations, ensuring visual articulation and improved cross-ventilation;

C6. East–west oriented buildings are limited to 18m depth to maximise natural light and ventilation;

Figure 21. Key design guidance for floor to floor heights to ensure amenity, flexibility and a consistent street wall.

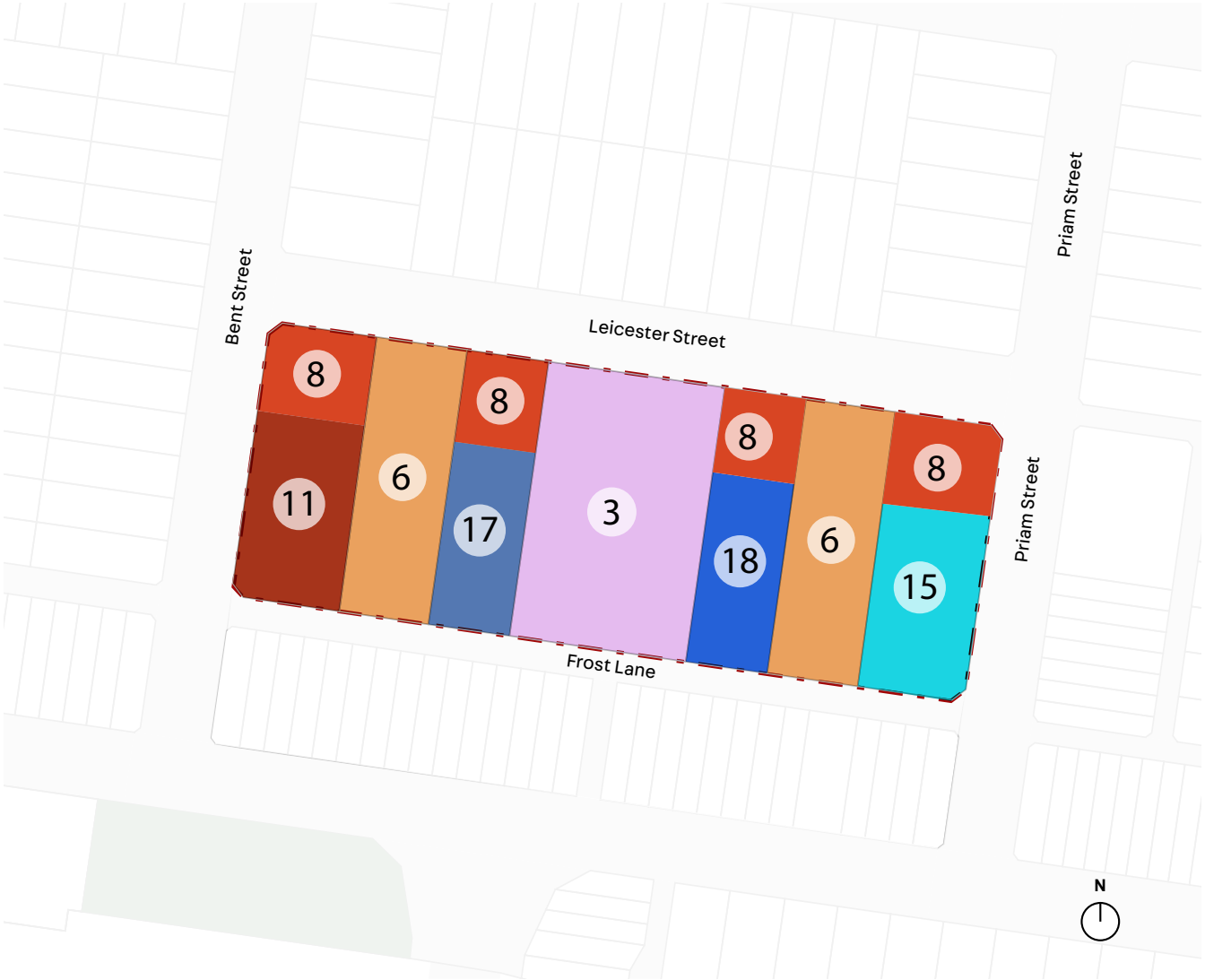
C7. Along Leicester Street, a 5m minimum setback is required up to 3 storeys to preserve existing trees. Buildings taller than 8 storeys must be set back at least 8m from the property boundary;

C8. On Priam and Bent Streets, a 3m setback applies up to 3 storeys; towers above 8 storeys require a 6m setback to maintain a comfortable public realm and footpath environment;

C9. Along Frost Lane, a 3m setback is required up to 3 storeys; taller buildings must respect the 12m setback (above podium) from the lane's centreline.

Figure 22. A four storey street wall defines the street edge, Breese by Breathe architects, photo by Tom Ross

Building height in storey Map



LEGEND

- 2 storey
- 3 storey
- 4 storey
- 6 storey
- 7 storey
- 8 storey
- 11 storey
- 14 storey
- 17 storey
- 18 storey

Figure 23. Building height storeys map.

Street wall height Map

LEGEND

- 2 Storey
- 3 Storey

Figure 24. Street wall height map.

Ground level setbacks Map

LEGEND

- 3m ground level setback
- 5m ground level setback
- 6m ground level setback

Figure 25. Ground level setbacks map.

Upper level setbacks Map

LEGEND

- 3m upper level setback
- 12m setback from the laneway centreline

Figure 26. Upper level setbacks map.

3.2 Dwelling Mix and Flexible Housing

Objectives

O1. Provide a varied range of dwelling sizes and types (including adaptable units) to cater for different ages, incomes, household structures, and physical abilities.

O2. Promote the design of buildings that are adaptable and incorporate flexible apartments to suit. The changing lifecycle housing needs of residents over time.

Principles

P1. Where practical, family-friendly ground-floor units with private courtyards should be concentrated near communal open space or public parks.

P2. The design of two and three bedroom apartments must include shared family spaces and integrated storage suitable for families such as large toys, prams and other similar items.

P3. Communal open space should cater for those of all ages, including play spaces for families, and entertaining spaces for adults and families.

Controls

C1. Development must demonstrate a mix of one, two, and three bedroom dwellings, with a proportion of adaptable or universally designed layouts to support ageing in place and accessibility.

C2. The following dwelling mix is required for the site:

(a) Studio: between 5-10%

(b) 1 bedroom: between 10-30%

(c) 2 bedroom: between 40-75%

(d) 3 or more bedroom: minimum 10%

C3. The dwelling mix requirements may be altered only if the development serves the purpose of public housing or if the applicant represents a community housing or nonprofit organisation.

Figure 27. Dwelling mix (Source: Designing child friendly- high density neighbourhoods, pp63)

3.3 Private Communal Space

Principles

P1. Ensure communal courtyards and roof terraces maximise comfort, solar access, and landscaping.

P2. Ensure tree species selected for planting within Private Communal Spaces are resilient and drought tolerant.

Objectives

O1. Provide high-quality communal recreation areas for residents that are complimentary to publicly accessible open space.

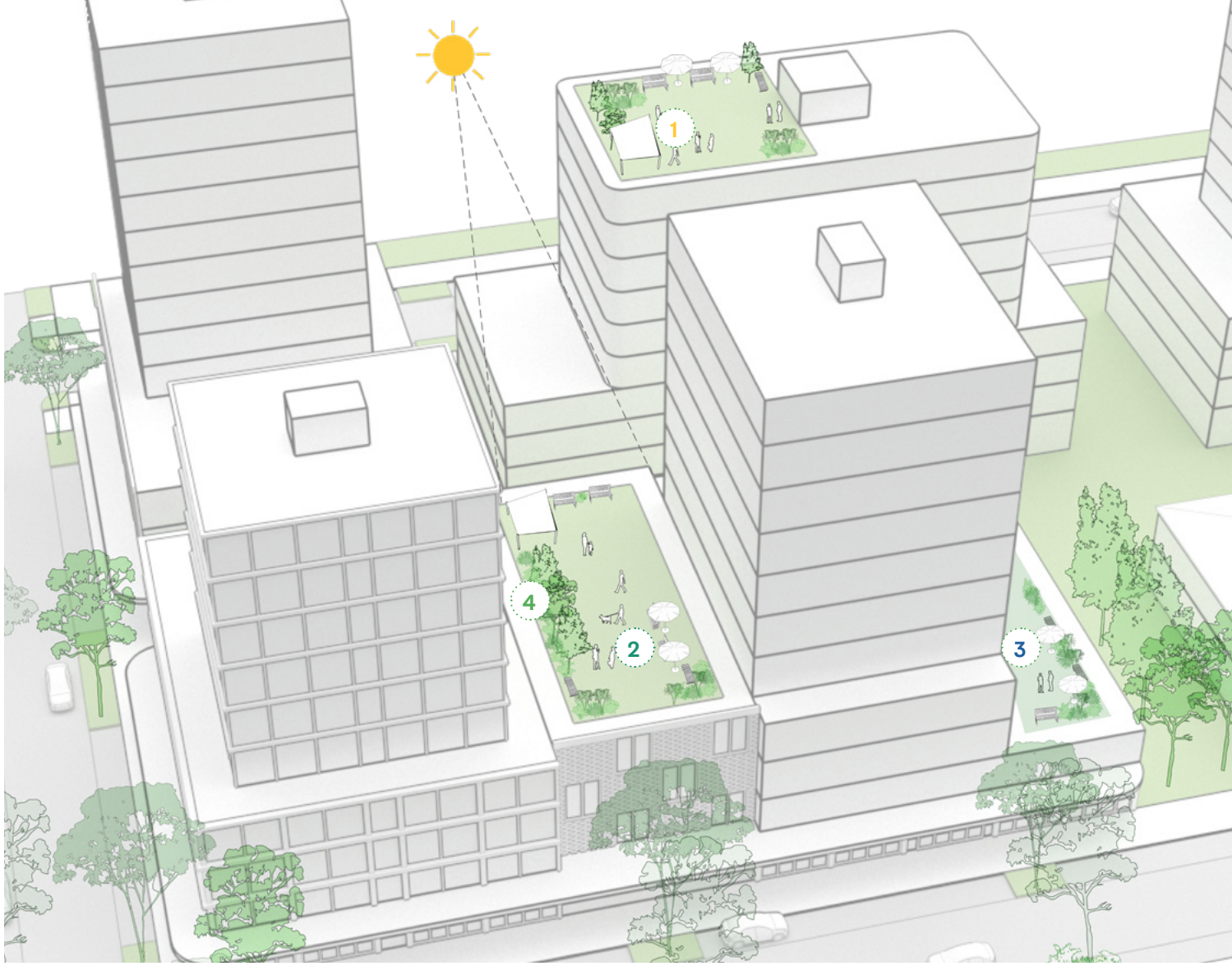
Controls

C1. Private Communal Spaces provided within developments must be designed with a minimum width of 24m.

C2. Private Communal Spaces provided within individual developments are to be equal to 25% of the total site.

C3. Private Communal Spaces must achieve a minimum of 50% direct sunlight to the usable part of the Private Communal Space for a minimum of 2 hours between 9am and 3pm on 21 June.

C4. Trees must be provided within Private Communal Spaces to ensure 25% of the communal space is covered by mature tree canopy. Where it is not possible to deliver 25% tree canopy



1 **Sun and wind protection** on rooftops and podiums

2 **Communal uses** and passive recreation with associated amenities

3 **Activate rooftops** for hospitality uses

4 **Urban greening** and tree canopy

Figure 28. Design guidance for activation, utilisation and greening of podiums and rooftops

cover, it is required to demonstrate alternative solutions that will minimise urban heat island effects to the same extent as 25% mature tree canopy coverage (i.e. Green Roofs, Green walls, etc.).

C5. Drought tolerant planting is to be used for landscape planting in private communal open spaces.

Figure 29. Rooftop communal open space, Arkadia, DKO by Tom Ross.

SECTION 4 GENERAL PROVISIONS

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4.1 Public Community Facility

Principles

P1. The public community facility is to be integrated into the design of the development and located on the southern side of the publicly accessible open space.

P2. The community facility should be visible from Charles Place to help wayfinding from Waldron Road.

P3. The design should allow passive surveillance along Frost Lane and the public open space on the site.

Controls

C1. The community facility is to be dedicated to Council prior to occupation of the site and delivered as a 'warm shell' fitout limited to essential services (gas, water, electricity, mechanical) and concrete floors/external facade/concrete or exposed ceilings to facilitate a 3rd party fitout by Council.

C2. The community facility is to have a minimum Gross Floor Area of 2,000m². Council will determine the use of the community facility as part of a separate process.

C3. The community facility must be accessible from Frost Lane and the central publicly accessible open space on the site.

Figure 30. Chester Square potential development outcome, subject to final design and approval.

4.2 Access and Parking

Objectives

O1. Create a pedestrian prioritised precinct.

O2. Promote active frontages linking into and supporting Waldron Road.

O3. Minimise impacts of vehicular access and servicing on access across the subject site.

Principles

P1. A maximum of two vehicle access points are provided from Leicester Street, one on Priam Street, one on Bent Street for residential, and non-residential vehicles. A maximum of two vehicle access points is permitted on Frost Lane and must be for residential vehicles only.

LEGEND

- Shared Path
- Residential Active Frontage
- Commercial Active Frontage
- Resident or commercial access
- Residential Vehicular Access
- Pedestrian through-site link
- Solar Access
- Green Plaza
- No vehicular access

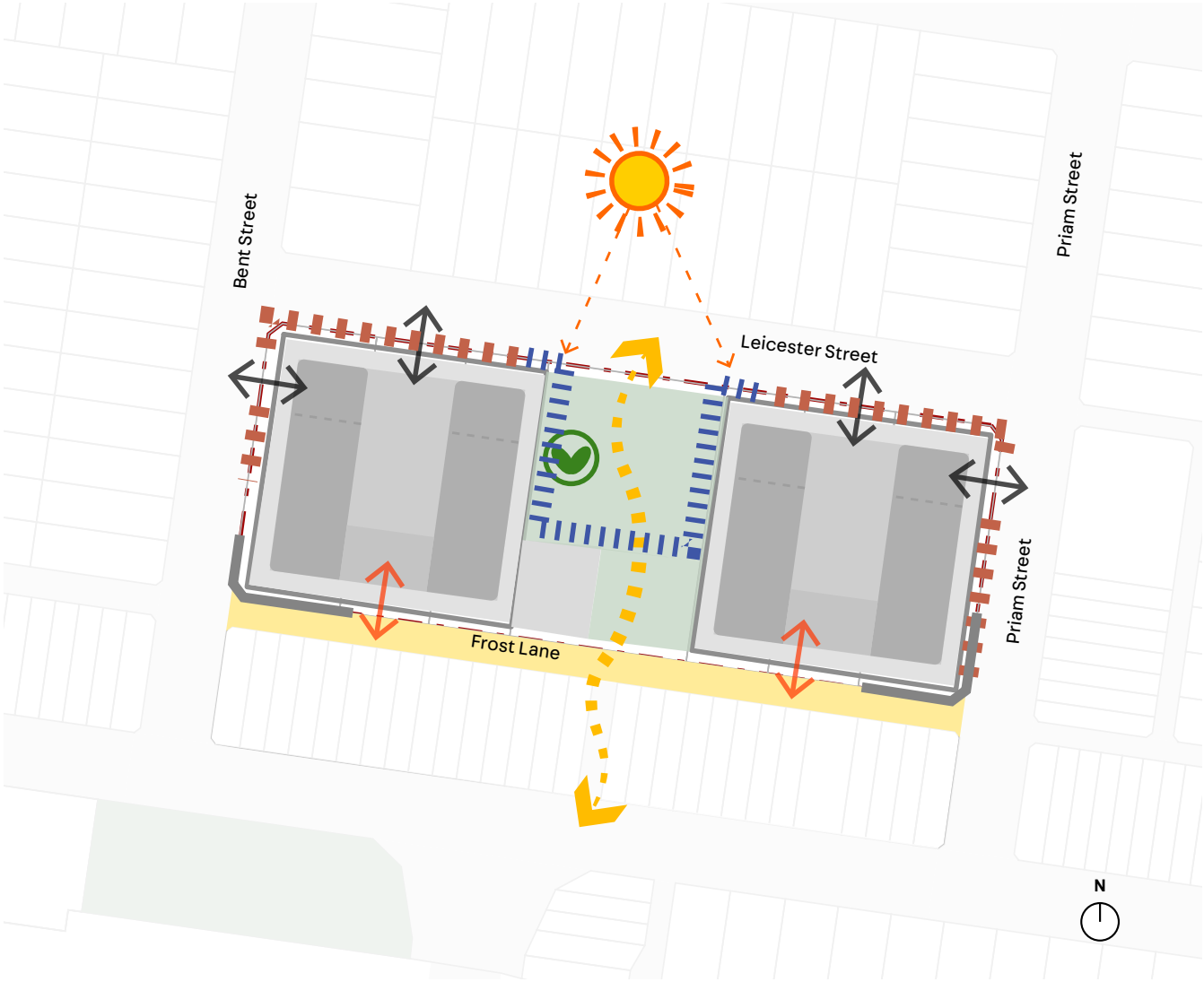

Figure 31. Access Map.

Controls

C1. Provide an appropriate level of on-site parking to cater for a mix of development and vehicle types, including cars, motorcycles and bicycles.

C2. A Green Travel Plan must be produced for the site that outlines the travel demand management strategy including measures, targets and a monitoring strategy by the land owner and tenants. Managing travel demand relating to the retail uses proposed should be a key objective in this Green Travel Plan.

C3. Produce a Delivery and Servicing Plan for the site that considers how loading and servicing demand can be managed at peak times along with providing wider community benefit through 'last mile' deliveries.

C4. Prior to the lodgement of the first development application for construction of the mixed use development, the applicant must engage with TfNSW to discuss refinement of the microsimulation modelling, consider the wider impacts of the development on Chester Hill and if changes to the road network beyond the current study area could alleviate congestion issues whilst aligning with the future vision for the suburb.

4.2.1 Pedestrian Access

Controls

C1. A through-site link and pedestrian right of way at least 6m wide must be provided between Frost Lane and Leicester Street. The route should be universally accessible and accessible to the public 24 hours a day, 7 days a week.

C2. A through-site link and pedestrian entry into the shopping centre must be provided between Bent Street and Priam Street approximately mid-block between Leicester Street and Frost Lane. The route should be universally accessible and access is to be provided from at least 7am to 9pm daily.

4.2.2 Cycling

Controls

C1. Bicycle parking and end of trip facilities are to be provided for all development on the site in accordance with the provisions in Section 5.2.3 Bicycle parking and end of trip facilities in Chapter 6.2 Bankstown City Centre Development Control Plan.

C2. Bicycle parking and cycling facilities must be clearly signposted and located in an area that is convenient to access from within the building and from the street.

Figure 32. Interaction of pedestrian, cycling and vehicular access.

4.3 Sustainability

Objectives

O1. Establish benchmarks to achieve ecologically sustainable development.

O2. Ensure the efficient use of resources in building design, construction and operation and reduce overall environmental impact.

O3. Ensure that development is resilient against the effects of climate change.

O4. Reduce urban heat and increase canopy coverage and ground absorption of water.

O5. Minimise discharge of stormwater from the site.

O6. Reduce water demand over time and protect the downstream environment.

O7. Minimise the impact of new development on the existing stormwater system

Principles

P1. Development is to consider the use of hard-wearing materials that can provide longevity and withstand climatic extremes, including, wind, rain and temperature extremes through:

(a) Minimising applied finishes where possible.

(b) Specifying durable materials, to ensure longevity and withstand the extremes of weather and climate.

(c) Specify materials and finishes which weather or age favourably over time, rather than deteriorate or oxidise.

(d) All new development should consider the provision of roof overhangs (eaves) and incorporating additional shading to balconies/verandas, where possible.

P2. Green roofs are encouraged, and are to be planted using locally native plants including a variety of plant sizes and layers of planting.

P3. All new development must consider strategies to incorporate renewable energy design features, such as solar panels.

P4. All new development must consider strategies to remove the requirement for gas appliances in new buildings.

Controls

C1. Stormwater from roofs, streets, pavements and lawns are to be captured and re-used, wherever possible.

C2. All new development should aim to achieve a 5-star rating under the Green Star – Communities v1.1 tool (or the equivalent rating as this tool is updated over time).

C3. NABERS for Apartment ratings are to be managed by strata or building management for all eligible buildings in the redevelopment.

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. All new non-residential development including, business, office and retail premises, tourist and visitor accommodation, health services facilities and educational establishments are to use only electricity for all energy requirements associated with normal operations.

4.4 Waste Management

Objectives

Construction

O1. Reduce the amount of construction and demolition waste generated and maximize resource recovery through waste avoidance, source separation and recycling.

O2. 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.

O3. To ensure development incorporates well-designed and adaptable bin storage areas and collection facilities that are convenient, accessible to occupants and avoid adverse visual impacts on the streetscape.

O4. To maximise residential amenity and minimise adverse environmental and health related impacts associated with waste management such as odour and noise from bin storage and collection areas.

O5. To ensure bin storage and collection areas are designed to integrate with and meet the requirements for Council's domestic waste services.

Operation

O1. To maximise resource recovery and encourage source separation of waste, reuse and recycling by ensuring development provides adequate and appropriate bin storage and collection areas.

O2. To ensure that the disposal of waste is managed appropriately and efficiently.

O3. To ensure well-designed and responsive bin storage and collection facilities that are convenient and accessible to occupants.

Controls

C1. Provisions relating to waste management in the Canterbury Bankstown DCP 2023 apply and must be designed in accordance with the following Council Waste Design for New Developments:

(a) Guide B, Residential Flat Buildings.

(b) Guide E, Mixed Use Development.

(c) Guide F, Commercial and industrial development.

The Guides can be downloaded at Council's website: https://www.cbcity.nsw.gov.au/planning-and-building/planning-city/planning-controls-and-policies/canterbury-bankstown-development-control-plan

4.5 Amenity

4.5.1 Solar Access

Objectives

O1. Ensure that new development provides an appropriate amount of direct sunlight access to open space, the public domain or neighbouring properties.

Controls

C1. For development to which this DCP applies, solar access is to be provided in accordance with the ADG (including maisonette apartments).

C2. Solar access to neighbouring development must demonstrate compliance with solar access provisions as contained with Chapter 5.1 of the Canterbury Bankstown DCP 2023 or ADG (where applicable) to the neighbouring development.

C3. Solar modelling at DA stage shall demonstrate that the northern elevations of the existing permitted built form envelopes of the Waldron Road properties still receive more than 2 hours of direct solar access at winter solstice. For this test it can be assumed that the building facades on the Waldron Road properties are set back from the centre line of Frost Lane by 12m.

Figure 33. Podium exposure to enhance solar access, Arcadia.

4.5.2 Wind effects

Objectives

O1. Ensure the development satisfies the wind standards in this DCP to keep conditions comfortable for pedestrians, protect nearby buildings, and support the growth of street trees.

Controls

C1. Any development application for a structure that exceeds 45 meters in height, must be accompanied by a wind effects report that has been prepared by a suitably qualified engineer and consider design solutions in Figure 34. For other buildings, submission of such a report is at the discretion of the Council. The report is required to adhere to the following criteria:

(a) Grounded in wind tunnel testing, it should conduct a thorough comparison and analysis of the existing wind conditions and the anticipated wind conditions resulting from the proposed structure.

(b) Outline the probable impacts of wind on the pedestrian environment at the ground level within the site and in the public domain.

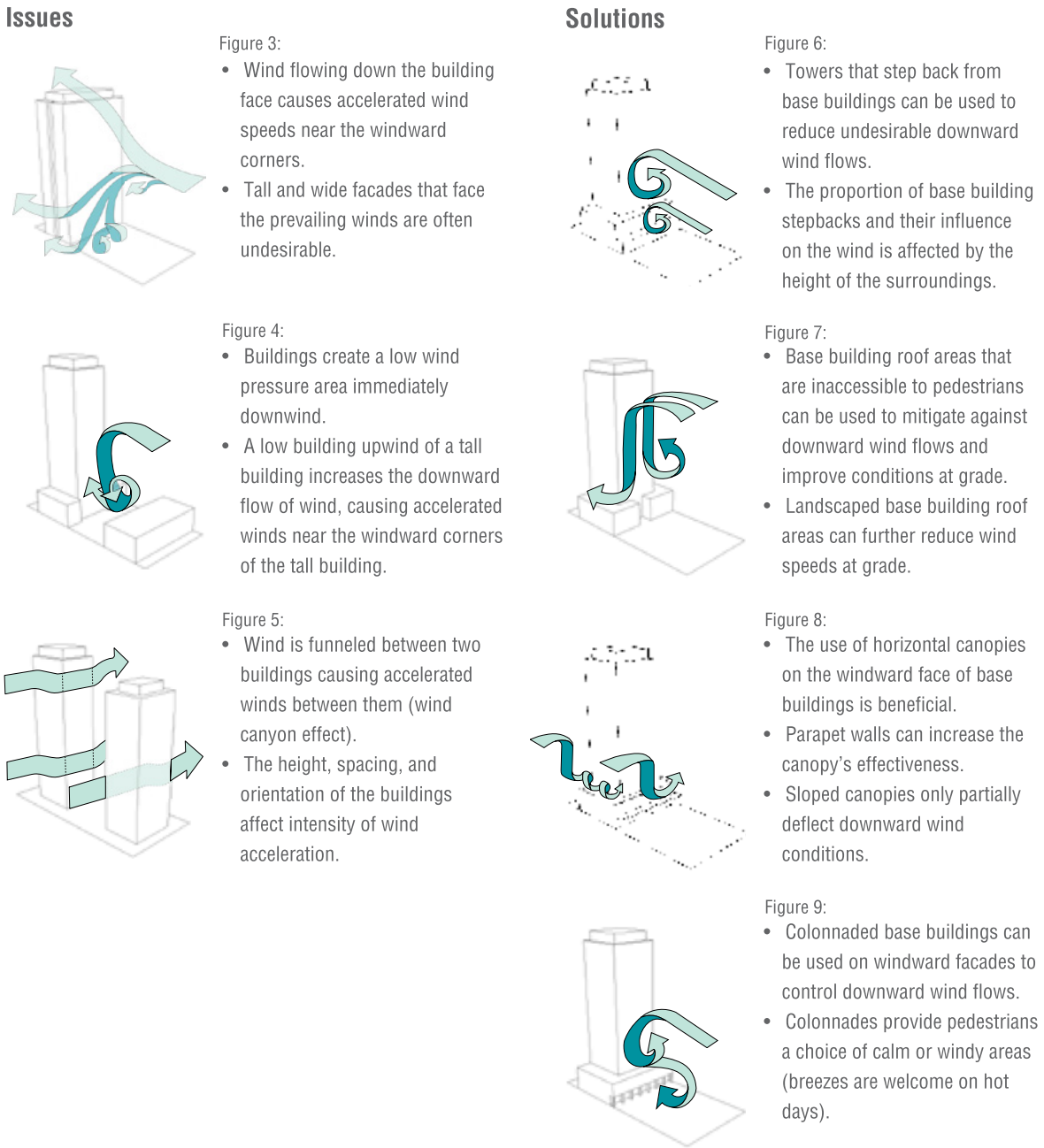

Figure 34. Tall Buildings Design Guidelines, City of Toronto (2013) PP.65

(c) Present design solutions to address potential wind impacts.

(d) Demonstrate how the proposed development minimises the impact of wind on both public and private domains.

(e) Establish the alignment of the proposed building and its solutions with the stipulations outlined in this Development Control Plan (DCP).

C2. Wind effects induced by development activities should not surpass the following thresholds:

(a) 10 metres /second in streets featuring an active frontage (refer to Figure 7 - Proposed Active Frontage Control Diagram: Location of Active Frontages).

(b) 16 metres /second in all other streets.

C3. Building design should prioritise the reduction of adverse wind effects on open spaces within developments.

C4. To guarantee usability and comfort, the impact of wind on balconies should be minimised through:

(a) Implementation of partially recessed screens, pergolas, and shutters.

(b) Provision of recessed balconies on tall buildings where feasible.

(c) Utilisation of operable screens when high winds prohibit alternative solutions.

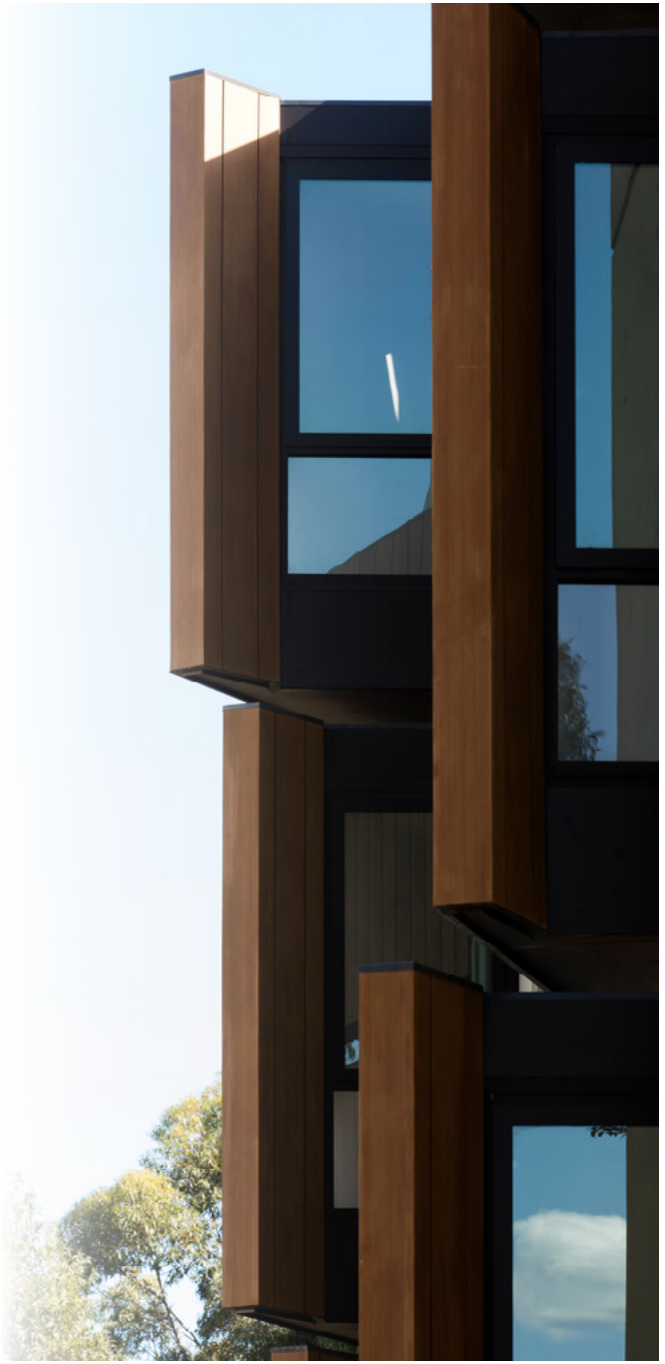

Figure 35. Shoutridge, Lindfield NSW, Architectus (Source: Brett Boardman)

4.6 Landscaping

Objectives

O1. Prioritise tree retention to ensure significant trees are conserved as much as possible.

O2. Contribute to the overall minimum 30% tree canopy target, and ensure sufficient deep soil is provided to support healthy growth of mature trees.

Controls

C1. Landscape design and minimum landscaped areas are to be provided in accordance with the relevant provisions of the Canterbury Bankstown DCP 2023.

C2. Deep soil targets are to be provided in accordance with the Apartment Design Guide (ADG).

C3. Where site conditions allow, deep soil areas should be consolidated to one location on site for effective planting, derived from local parent geology, unobstructed by structures and services and connected to the local groundwater to assist with detention of stormwater (where required).

LEGEND

- Site boundary
- 3m diameter
- Area included in canopy area
- Area excluded in canopy area
- Deep soil zone

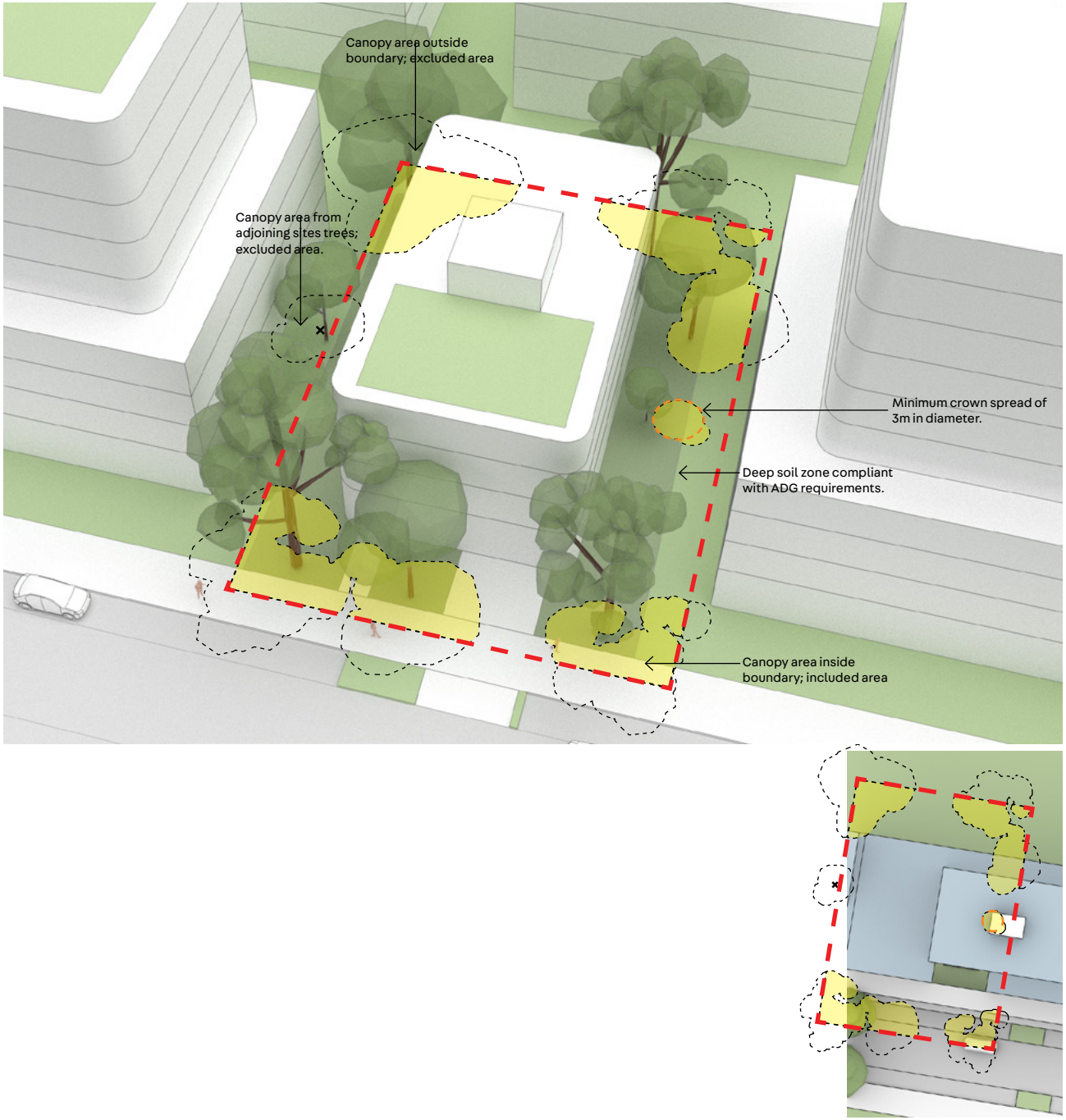

Figure 36. Key controls for tree canopy and deep soil for a residential development

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CANTERBURY BANKSTOWN