

Wentworth Point Precinct

Development Control Plan 2014

Adopted 7 August 2014

Amended xx xxxx 2020

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1.0 Introduction

This Development Control Plan (DCP) provides a framework to guide development in the Wentworth Point Urban Activation Precinct (the precinct).

1.1 Name of this DCP

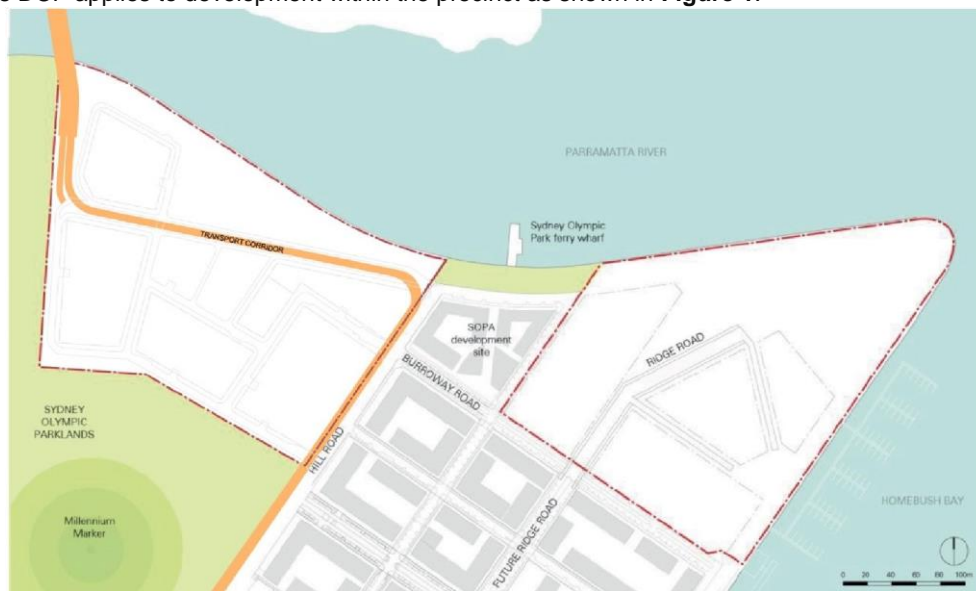
This DCP is called the Wentworth Point Precinct Development Control Plan. The DCP has been prepared pursuant to the provisions of Section 74C of the *Environmental Planning and Assessment Act 1979* (the Act).

The DCP was adopted by the Secretary of the Department of Planning and Environment (the Secretary) on 7 August 2014 and came into force on 7 August 2014.

The DCP was subsequently amended on xx xx 2019 by City of Parramatta Council.

1.2 Land to which this DCP Applies

This DCP applies to development within the precinct as shown in **Figure 1**.



Legend
Site boundary
Indicative Transport Corridor

Figure 1 – Land to which this DCP applies

1.3 Purpose of the DCP

The purpose of the DCP is to guide the future development of the precinct to:

- identify the vision, and indicative structure for the future development of the precinct
- provide the objectives and principles for the development of Concept Masterplans, Subdivision / Infrastructure Development Applications and Public Domain Plans of the Western Neighbourhood (Sekisui Site) and the Eastern Neighbourhood (RMS site, Wentworth Point School and Peninsular Park)
- communicate the planning, design and environmental objectives and controls against which the consent authority will assess the Masterplan and future development applications
- ensure the orderly, efficient and environmentally sensitive development of the precinct, and
- promote a high quality urban design outcome.

1.4 Relationship to other Plans

This plan supplements the Auburn Local Environmental Plan 2010 (Auburn LEP) by providing specific development provisions for the Wentworth Point Urban Activation Precinct. Development within the precinct will need to have regard to this DCP as well as relevant provisions in the Auburn DCP 2010. In the event of any inconsistency between this DCP and the Auburn DCP 2010, this DCP will prevail to the extent of the inconsistency.

Relevant provisions of the Auburn DCP 2010 are cross referenced in the DCP and are set out below:

- Introduction
- Definitions and terms
- Residential flat buildings – ancillary site facilities
- Residential flat buildings – adaptable housing
- Child care centres
- Advertising and signage
- Parking and loading
- Access and mobility
- Stormwater drainage
- Waste
- Tree preservation

In addition to this DCP and the Auburn DCP 2010, applicants and Council should refer to:

- relevant State Planning Policies, including *Sydney Regional Environmental Plan 25 (Sydney Harbour Catchment) 2005* (a deemed SEPP);
- the relevant Section 94 Contributions Plan or any relevant infrastructure planning agreement; and
- SEPP 65 and the Apartment Design Guidelines.

This DCP replaces all DCPs and deemed DCPs that applied to the precinct prior to the commencement date of this Plan, including the Homebush Bay West DCP (2004) and the Homebush Bay West - Wentworth Point Master Plan (2005).

1.5 Consent Authority

Unless otherwise authorised by the Act, City of Parramatta Council is the consent authority for all development in the precinct to which this DCP applies.

1.6 Application of this DCP

The provisions of this DCP are not statutory requirements and any development application will be considered on its merits. The consent authority is to be flexible in applying the controls and allow reasonable alternative solutions that achieve the overall vision, development principles and key elements for the precinct as well as the specific objectives of the controls.

1.7 Role of the Indicative Structure Plan

The Wentworth Point Precinct Indicative Structure Plan at **Figure 2** shows how the overall precinct may develop over time. It is intended as a guide to demonstrate how the vision, development principles and key elements for the precinct may be achieved. It is recognised that there may be other options for the site's layout which may be as effective in achieving the above for the precinct. As such, Council may grant consent to a proposal that differs from the Indicative Structure Plan where the variation is considered to still achieve the vision, principles and key elements of this DCP.

1.8 Consistency with Objectives and Controls in this DCP

Clauses in this DCP contain objectives and controls relating to various aspects of development. The objectives enable Council and applicants to consider whether a particular proposal will achieve the development outcomes established for the precinct. The controls establish standards, which if met, mean that development should be consistent with the objectives.

However, in some circumstances, strict compliance with the controls may not be necessary, or may be difficult to achieve because of the particular characteristics of a development site. In these situations, Council may grant consent to a proposal that does not comply with the controls in this plan, providing the relevant objectives are achieved. Where a variation is sought it must be justified demonstrating how the development will meet the vision and development principles as well as the objectives of the relevant control.

1.9 Information to be submitted with Development Applications

Information requirements for development applications are set out in Part 2 of the Auburn DCP 2010.

1.10 Notification of Development Applications

Notification of development applications will be undertaken in accordance with Part 3 of the Auburn DCP 2010.

2.0 Vision, Principles and Indicative Structure

2.1 Vision

Wentworth Point is a vibrant urban community that forms a key part of the broader Sydney Olympic Park Specialised Precinct, makes a significant contribution to providing high quality housing for Sydney's diverse and growing population in an environment that embraces its location adjoining Homebush Bay, the Parramatta River and Sydney Olympic Park, Parklands and represents contemporary, high density sustainable living.

Objectives

The City of Parramatta Council aims to foster the development of a lively, diverse and healthy LGA, one which celebrates a sense of place and local character in both the public and private realms. The northern neighbourhoods of Wentworth Point are being developed as high density residential centres supported by the new light rail corridor from Parramatta to Sydney Olympic Park. These Eastern and Western Neighbourhoods are envisaged as part of a vibrant urban community that forms a key part of the broader Sydney Olympic Park Specialised Precinct and will make a significant contribution to high quality housing for Sydney's diverse and growing population. In an environment that embraces its location adjoining Homebush Bay, the Parramatta River and Sydney Olympic Parklands and represents contemporary, high density sustainable living.

The amenity and quality of Wentworth Point for its residents is the underlying consideration for all the objectives and controls in the DCP. The purpose of this DCP is to provide the principles for the development of Masterplans and Public Domain Plans for the Eastern and Western Neighbourhoods. The new streets are to be organised in a configuration that optimises connectivity for people and vehicles, minimises perceived densities, addresses water management, enables canopy tree planting and supports a well-resolved built form. Buildings will define the streets and open spaces, provide for landscaping and create a legible public domain with high levels of amenity and streetscape character.

The Eastern and Western Neighbourhoods will house a number of residents, identifying the need to develop the clarity and quality of public spaces as essential to this conception of a place centered on people. The public spaces, streets and parks, will be the basic and enduring spaces that structure Wentworth Point. The interaction of buildings and public spaces is critical in shaping the way the place is experienced particularly at the lower levels where detail design plays an important part in the creation of a diverse pedestrian environment.

2.2 Development Principles

To achieve the vision, the Wentworth Point Precinct is to:

- a. strengthen the role of Wentworth Point as an integral part of the broader Sydney Olympic Park Specialised Precinct
- b. create a network of high quality urban streets and places
- c. respond to and enhance its unique natural setting on the Parramatta River
- d. provide a peninsula park that maximises amenity for the local community
- e. create a compact, walkable urban community
- f. provide high density, high rise housing to increase housing choice
- g. incorporate a network of publicly accessible open spaces
- h. incorporate a primary school that serves the wider Wentworth Point community
- i. provide public view corridors to and from the Millennium Marker, Parramatta River and Sydney Olympic Park, Parklands
- j. incorporate design quality in public and private development as a central consideration through all stages of the process from design to completion ensure that development individually and collectively contributes to the architectural and overall urban design quality be resilient to climate change and sea level rise, and

- k. incorporate sustainability measures that reduce its impact on the natural environment.



Burroway Road west looking east from the western neighbourhood

2.3 Indicative Structure Plan

Objectives

- a. To ensure that development in the precinct occurs in a coordinated manner consistent with the vision and the **Indicative Structure Plan for the neighbourhoods**.
- b. To ensure that the **Masterplans and the Public Domain Plans for the eastern and western neighbourhoods are based on the Indicative Structure Plan**
- c. To ensure that the key elements of the neighbourhoods are delivered **in accordance with the Masterplans and the Public Domain Plans**
- d. To enable flexibility **in the resolution of the built form but not the street layout**.

Controls

1. Development is to be generally consistent with the Infrastructure Plan shown at **Figure 2**. Where variations are proposed, development is to demonstrate how the vision, development principles, key elements for the precinct and relevant specific objectives are to be achieved.
2. A Subdivision and Infrastructure Development Application is required for each of the two neighbourhoods prior to the approval of any other development within that neighbourhood which is not for a public purpose. Each development application should address the following matters as they relate to that neighbourhood:
 - identify individual development lots, and lots for open space or other public purposes
 - confirm how development will be distributed across the neighbourhood consistent with the floor space ratio controls identified in the Auburn LEP, by allocating a maximum allowable floor space for each development lot
 - confirm the final street, pedestrian and cycleway network
 - include a stormwater management strategy for the neighbourhood
 - identify the proposed changes to the landform and resulting levels, including the location and height of retaining walls required along site boundaries adjoining SOPA land
 - confirm that the proposed development within the western neighbourhood will not significantly impact on the ecological values of Newington Nature Reserve, as a result of overshadowing and migratory bird flight path obstructions

- identify opportunities for deep soil planting within development lots, including front setbacks, (see Section 4.5) and within the public domain
- a public art strategy (see section 3.5).

Table 1 – Key elements

Element	Description
Residential Community	<ul style="list-style-type: none"> - A high density urban community - Two distinct but connected neighbourhoods, being the eastern and western neighbourhoods, focussed around the local centre being developed by the Sydney Olympic Park Authority at the ferry wharf and small scale retailing at the north-east corner of the western neighbourhood - A range of small scale retail and community uses that serve that needs of the local community
Open Space	<ul style="list-style-type: none"> - A significant peninsula park, with a minimum area of 3.9ha - Foreshore park, with an area of approximately 2ha - Continuous public access to Parramatta River and Homebush Bay - Parks and a maritime plaza or similar, that act as focal points and recreation spaces for the local community
Primary School	<ul style="list-style-type: none"> - A new primary school with a site area of approximately 1.5ha adjacent to the local centre and peninsula park - School buildings that address Burroway Road with a drop-off/set down facility adjacent to the local centre - Playing fields located at the northern end of the school site and be designed to integrate with the peninsula park
Community	<ul style="list-style-type: none"> - A community facility and library to be located within close proximity to the village centre
Maritime	<ul style="list-style-type: none"> - Maritime uses adjacent to Homebush Bay incorporating rowing/kayaking facility, dry boat storage and supporting retail and businesses - Upgrade of existing seawalls and creation of a new public promenade along Homebush Bay
Built Form	<ul style="list-style-type: none"> - Building heights ranging from 4 to 40 storeys - Six towers in the western neighbourhood - Three towers in the eastern neighbourhood
Movement Network	<ul style="list-style-type: none"> - Continuation of both Burroway Road and Ridge Road into the site - A series of local streets to enhance connectivity and provide views to the water and the Millennium Marker (Streets can be privately owned but must be publicly accessible and function as a public street) - A series of planned improvements to intersections in the wider area to improve traffic flow - A publicly accessible foreshore with continuous cycling and walking paths connected to the broader open space network - A transport corridor through the western neighbourhood which is capable of accommodating future public transport for buses and/or light rail



Figure 2 – Indicative Structure Plan

3.0 Public Domain

A Public Domain Plan (PDP) is to be prepared for all precincts as a part of future detailed development applications. It is to show street sections; parking; access to basement car parking; tree planting; street layout; intersections; street furniture including lighting; paving. The PDP is to be prepared in conjunction with Council's requirements and reflect the Parramatta Public Domain Guidelines (PDG).

3.1 Street Network and Design

Objectives

- a. To create a distinct sense of place that responds to natural landscape features.
- b. To integrate with the surrounding street network by extending the existing alignment of Burroway Road and Ridge Road into the precinct and continuing the future alignment of Ridge Road to the peninsula park.
- c. To provide a legible, interconnected and permeable local street network, providing convenient opportunities for movement throughout the precinct.
- d. To prioritise pedestrian and cyclist movement and provide places for people to interact and connect.
- e. To facilitate the safe and efficient movement of vehicles, pedestrians and cyclists.
- f. To optimise view lines to the water, Millennium Marker and parklands from the public domain.
- g. To coordinate and manage the potential raising of road levels to accommodate on-site parking above the water table in order to avoid intrusion into the ground water table and potential land contamination and achieve acceptable flood protection.
- h. To create an attractive and comfortable streetscape for pedestrians and cyclists that comprises buildings that define the public domain high quality paving, street furniture and street tree plantings.
- i. To allow for private ownership of roads provided they are publicly accessible and integrated with the surrounding street network. All roads within each neighbourhood are regulated by Council as public under road and transport legislation, managed through Parramatta Traffic Committee processes and enforced by regulatory parking officers.

- j. In the western neighbourhood to allow for parking underneath private streets and shared zones, as permitted in deep soil and street planting plan shown in **Figure 16**.
- k. In the eastern neighbourhood to allow for parking underneath private shared zones that are designated in the masterplan.

Controls

1. The street network is to be generally consistent with the Street Network Plan in **Figure 3** and the Subdivision / Infrastructure Concept DA. The western extension of Burroway Road and northern extension of Ridge Road are to be located as shown, Ridge Road is to pivot north-east to directly align with Wentworth Point.
2. New streets are to be generally consistent with the parameters in **Table 2** below and the typical street sections at **Figure 4** to **Figure 7**. Angle parking is to be provided on Ridge Road adjoining the peninsula park. Additional opportunities to provide parking within close proximity to the foreshore open space are also to be explored.
3. Burroway Road is to extend into the western neighbourhood and facilitate vehicle access.
4. All streets can be privately owned but must be publicly accessible 24/7 and be properly integrated with the surrounding street network.
5. Parking is permitted underneath the streets and shared zones that are privately owned in the western neighbourhood and the Deep soil plan of this DCP. Private streets with parking below, must allow for 1.2m soil depth plus drainage layers for planting trenches within the road reserve and comply with ADG requirements for planting of large trees on slabs.
6. Parking is permitted underneath the shared zones that are privately owned in the eastern neighbourhood.
7. Shared zones are to prioritise pedestrian and cyclist movement whilst accommodating site access for emergency and service vehicles in a low speed traffic environment.
8. Development applications are to identify the future management arrangements for the shared zones and all privately owned streets.
9. Any future public pedestrian connections between the precinct and the adjoining Sydney Olympic Park, Parklands are to be provided through a managed gradient change such as steps and ramps.
10. Where the road levels are to be raised, an applicant is to demonstrate that this is undertaken in a coordinated manner and the resultant streetscape and the urban form can meet the relevant objectives of this DCP. This must be shown in Subdivision and Infrastructure Development Application Plans.
11. Intersection and crossing design is to favour pedestrian convenience and safety.
12. Footpaths are to be provided on both sides of every street. Pavement width is to allow for comfortable walking, unimpeded by obstacles. The placement of trees, street furniture and signage is to provide for amenity without causing clutter.
13. A Public Domain Plan is to be submitted with the relevant detailed development application. The PDP is to detail the design, maintenance and management of all streets and illustrate how the public domain relates to the neighbourhood as a whole.
14. New streets are to have shared services pits to reduce maintenance costs and reduce conflict with street plantings.
15. Street furniture that enhances the comfort, legibility and attractiveness of the public domain is to be provided. It is to include high quality, durable and co-ordinated selection of:
 - seating
 - lighting
 - rubbish bins
 - signage.

16. Where possible, areas of planted Swamp Oak along Burroway Road and Hill Road should be retained or replaced as part of the landscape design.
17. Street trees are to be provided within deep soil zones on all streets including shared zones to achieve the following outcomes:
 - co-ordinated palette of climatically responsive species
 - reinforce the street hierarchy and create distinct places
 - be robust and low-maintenance
 - be planted in a co-ordinated, regularly spaced and formalised manner
 - increase the comfort of the public domain for pedestrians
 - enhance the environmental performance of the precinct by increasing opportunities for energy efficiency, reducing the heat island effect and providing habitats for wildlife.
18. Where landscaping is located on structures it must support the growth of appropriate sized trees, having regard for the Apartment Design Guide guidelines for planting on structures.

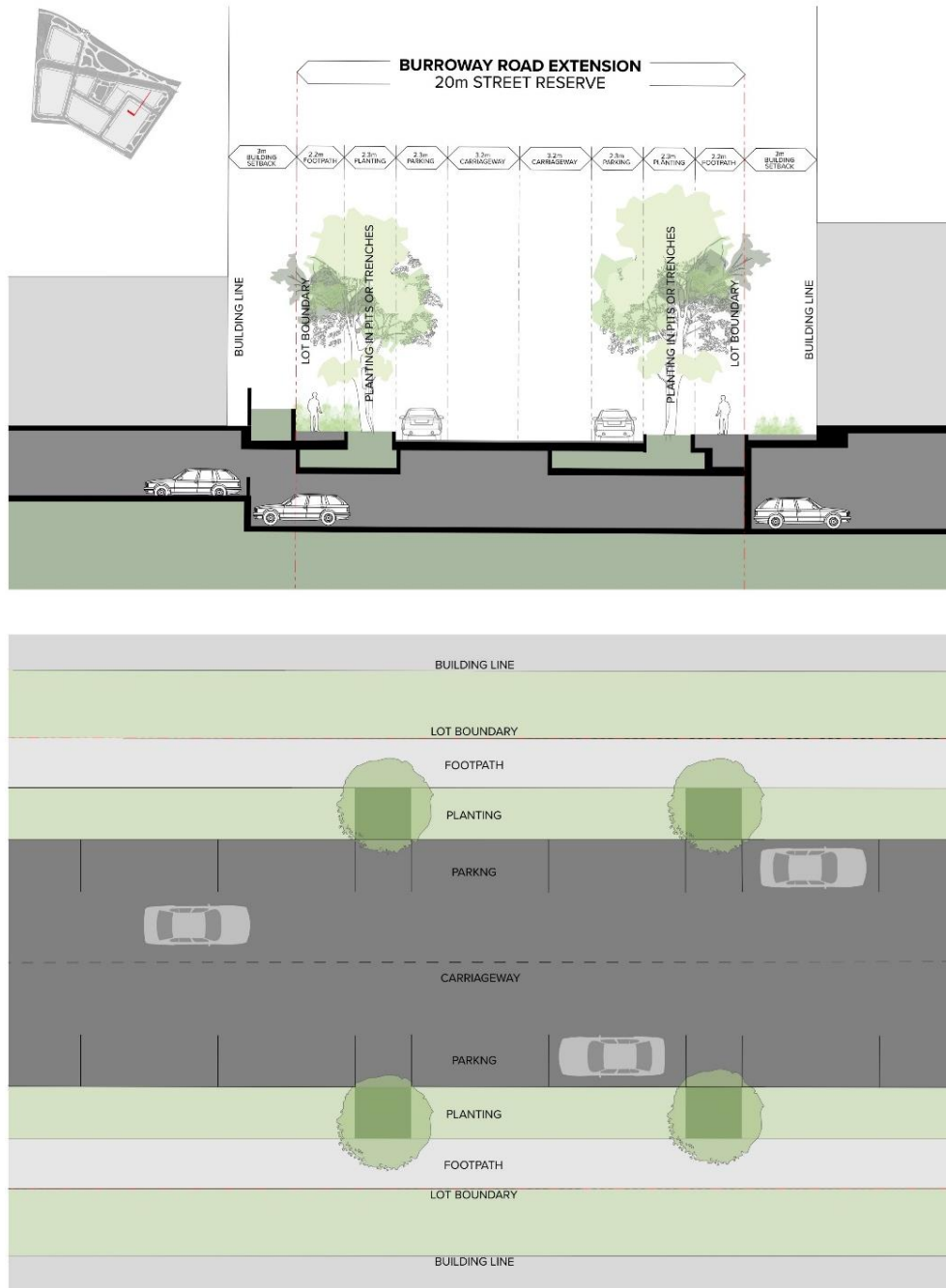


Figure 3– Street Network Plan

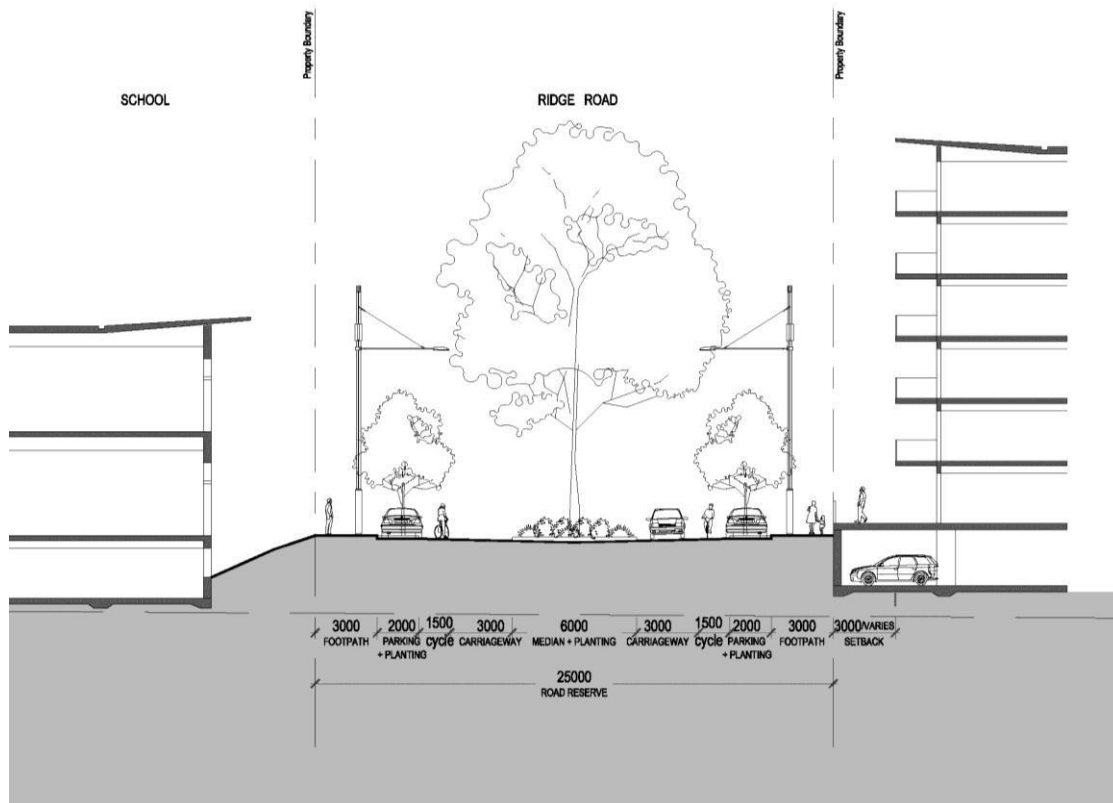
Table 2 – Indicative Street Dimensions

Street Type	Reserve	Carriageway	Parking	Planting	Footpaths
Burroway Road extension	20m	2 x 3.2m	2 x 2.3m	2 x 2.3m Planting in parking area and footpath area	2 x 4.5m

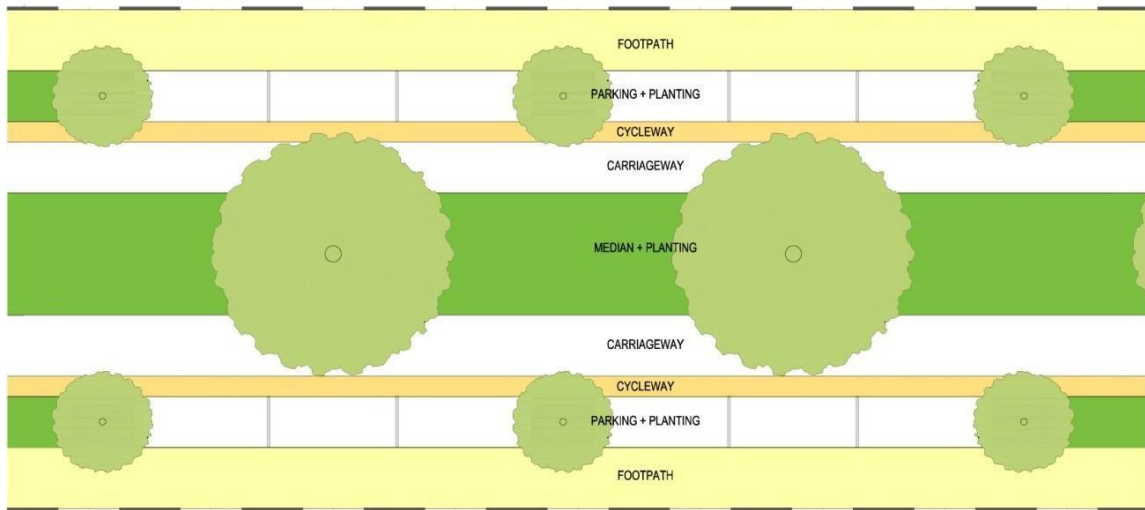
Ridge Road extension	25m	2 x 3m 2 x 1.5m cycle path	2 x 2m	6m centre median Planting in centre median and parking area	2 x 3.0m
Local Streets	17m	2 x 3.5m	2 x 2.5m	2 x 2.5m Planting in parking area	2 x 2.5m
Shared Zones	8.5m	1 x 3.5m	1 x 2.5m	Planting in parking zones	1 x 2.5m
Street integrating light rail	28.4m	2 x 3.5m cars 1 x 7.4m + 2 x 2m planting rail/bus	2 x 2.5m	2x 2.5m Planting in parking area and 2m planting between car and rail/bus interface	2 x 2.5m



(**Figure 4** **Figure 4 – Burroway Road (western extension) Indicative Cross-section**)



SCHOOL & PARK



RESIDENTIAL

Figure 5 – Ridge Road Indicative Cross-section

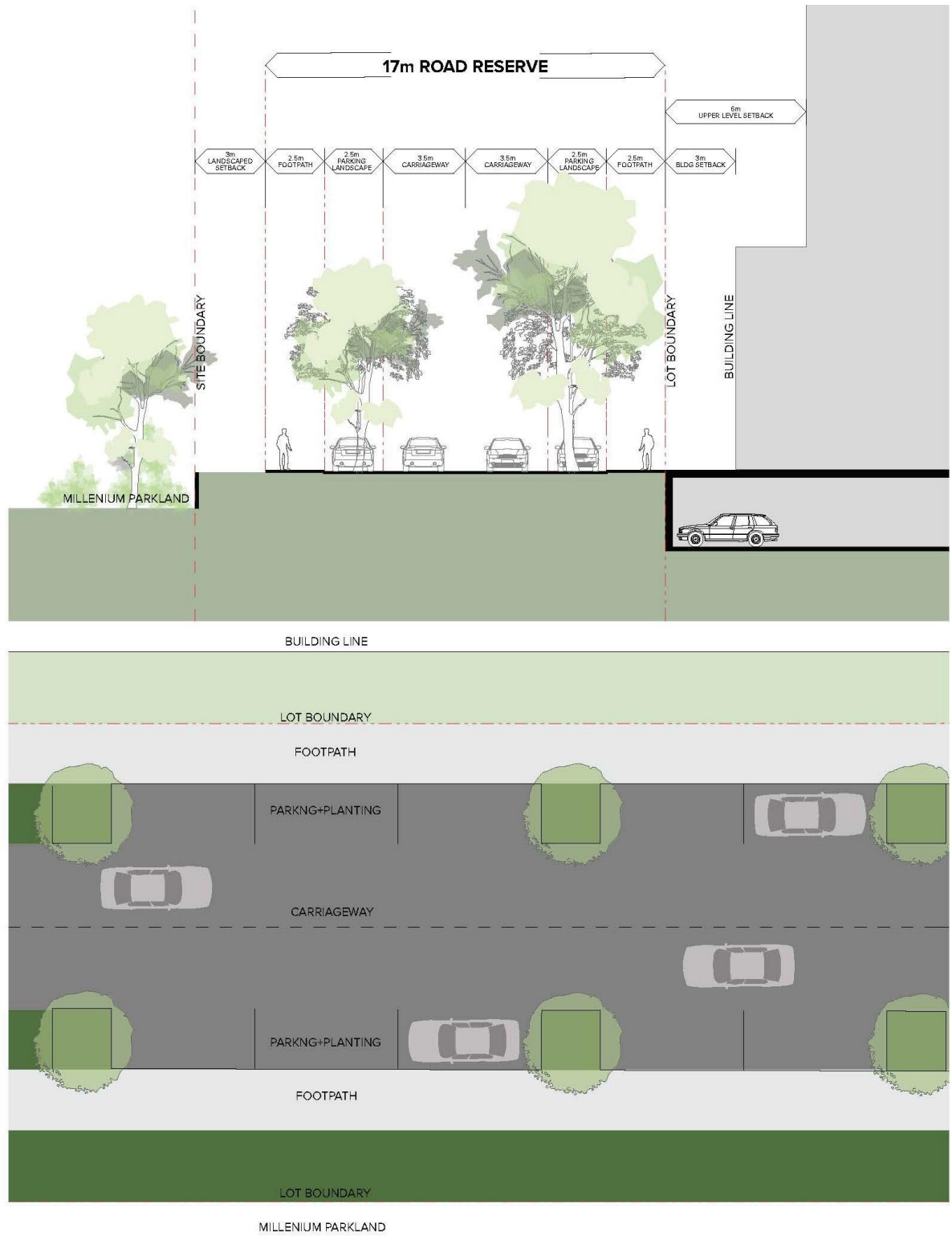


Figure 6 – Local Streets Indicative Cross-section

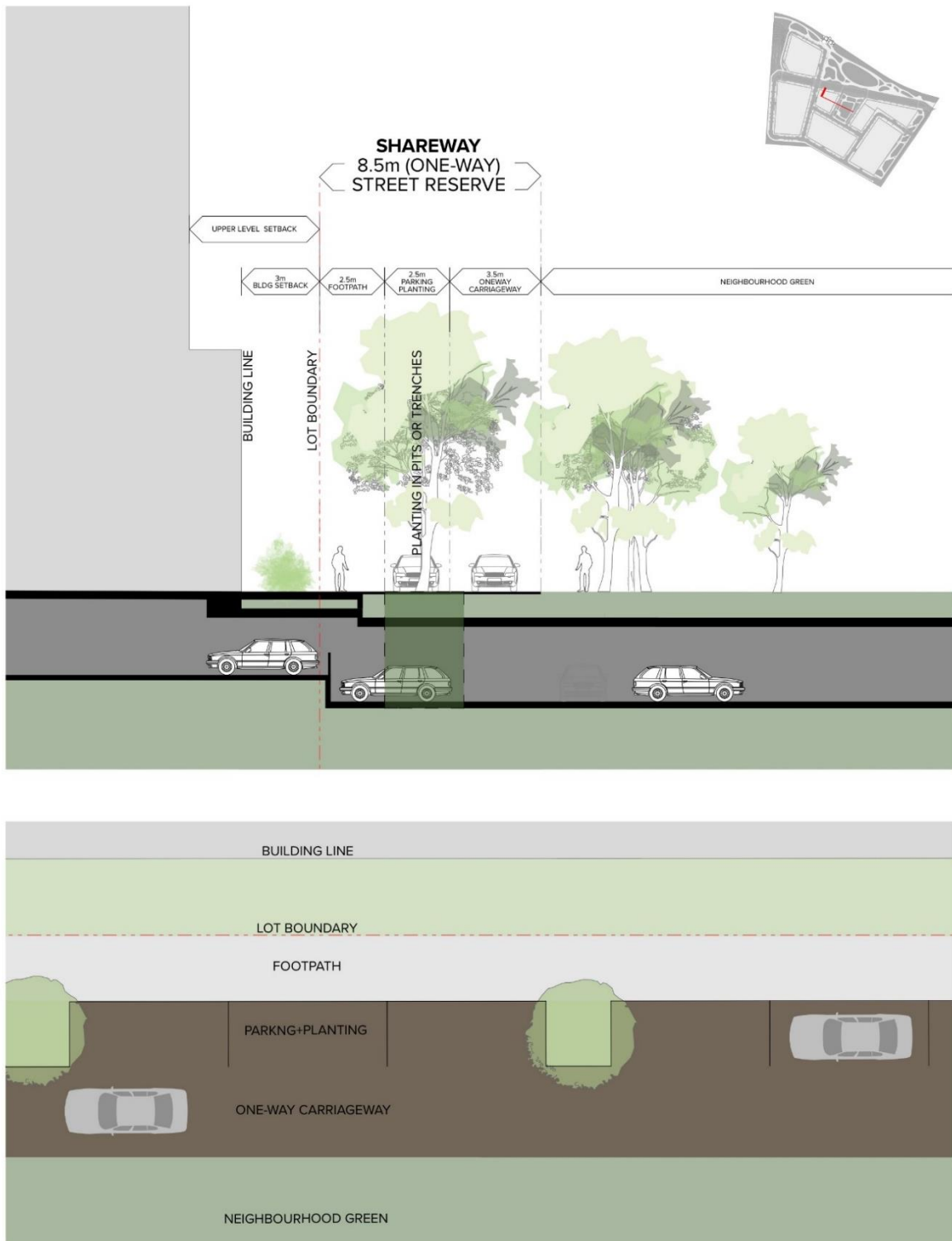
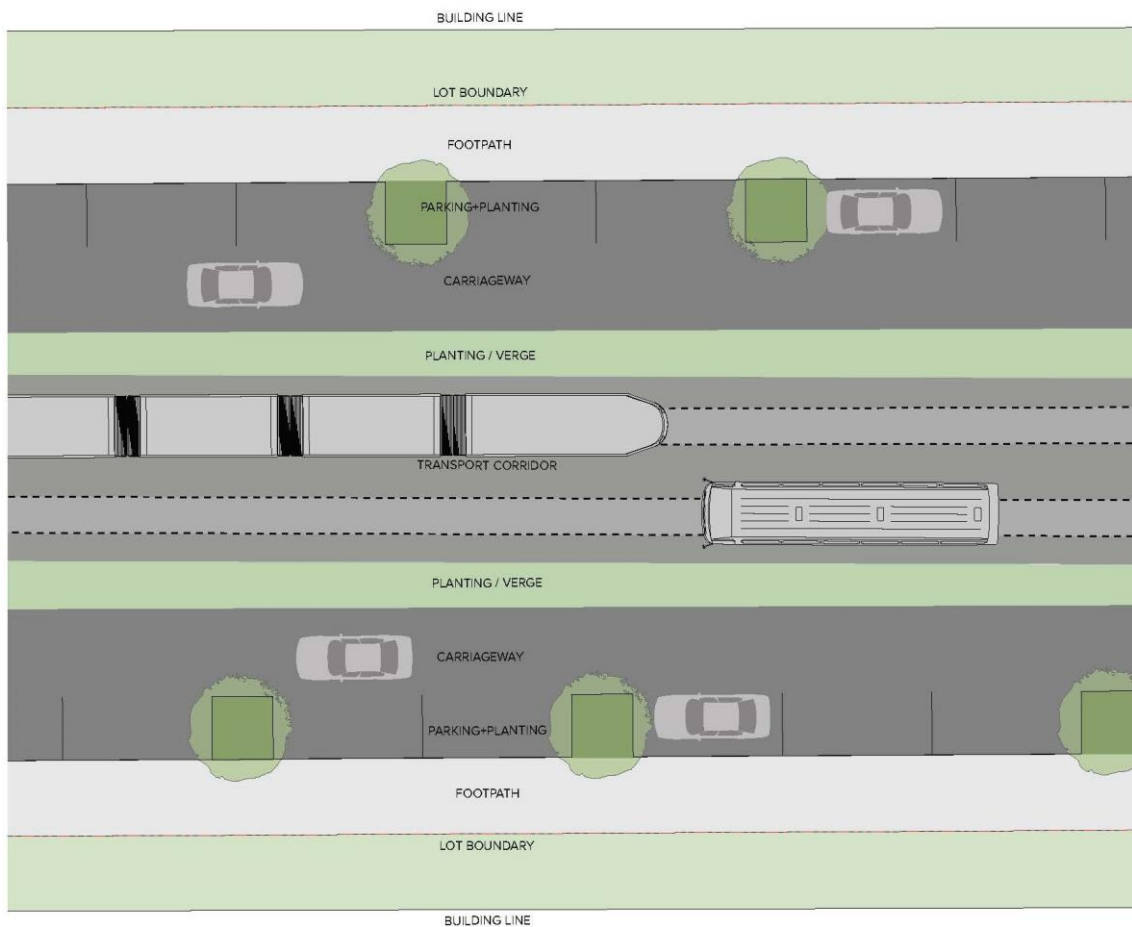


Figure 7
Shareway Indicative Cross-section



(**Figure 7A – Street integrating light rail Indicative Cross-section**)

3.2 Pedestrian and Cycle Network

Objectives

- a. To facilitate convenient movement, with safe and direct connections between key locations including the primary school, ferry terminal, peninsula park, wider Sydney Olympic Park, Parklands and the proposed Homebush Bay Bridge.
- b. To provide continuous foreshore public access.

Controls

1. The pedestrian and cyclist network is to be generally consistent with **Figure 8**.
2. A continuous shared pedestrian and cycle link is to be provided along the Parramatta River and Homebush Bay foreshore.
3. The subdivision / block pattern is to provide a number of safe and convenient walking and cycling routes, including shared zones between key destinations and to the river foreshore.
4. Pedestrian and cycle access throughout the precinct, including connections from roads to public open space, is to be designed to:
 - be direct and accessible to all
 - be easily identified by users
 - have a public character
 - include signage advising of the publicly-accessible status of the link and the places to which it connects
 - be clearly distinguished from vehicle access-ways, unless purpose built shared zones
 - allow visibility along the length of the link to the public domain at each end
 - align with breaks between buildings so that views are extended and the sense of enclosure is minimised
 - include materials and finishes (paving materials, tree planting, furniture etc.) integrated with adjoining streets and public spaces and be graffiti and vandalism resistant
 - be well lit to safety standards
 - be open to the sky along the entire length
 - be accessible 24 hours a day.
5. Lockable bike storage is to be provided as part of the Maritime precinct



Figure 8 – Pedestrian and Cycle Network

3.3 Landform and contamination

The existing precinct landform presents a number of challenges to development, including a high water table, presence of acid sulphate soils, and low lying land that is at risk of flooding and potential inundation as a result of future sea level rise.

The site also has contaminated soil and presence of ground gases including methane and carbon dioxide. The soil contamination is largely related to historical reclamation of the site using contaminated fill and previous petroleum storage infrastructure. The ground gases are largely related to the decomposition of organic matter located below the fill.

To overcome the challenges associated with the landform and ground contamination it is proposed to provide a layer of clean fill to elevate the site and cap contamination.

Ground gas would be dealt with by a combination of ventilated underground or under-croft car parking and use of concrete foundations with limited service penetrations cast into the slab. For the school buildings and other buildings without underground car parking, ground gas would be dealt with through passive sub-floor ventilation, suspended concrete slabs with minimal service penetrations, and use of a gas resistant membrane.

Concept remediation action plans have been prepared for both the eastern and western neighbourhoods which identify the approach to managing contamination across the precinct. Site audit statements have also been issued against each of the concept remediation action plans.

Detailed remediation action plans, consistent with the relevant concept remediation action plan will need to be prepared to accompany future development applications.

Objectives

- a. To minimise the impact of excavation on the water table and existing ground conditions.
- b. To ensure any above ground car parking is appropriately located and screened to create attractive streetscapes, convenient pedestrian movement and minimal visual impact on the public domain.

- c. To integrate development sites with surrounding landform through sensitive gradient transitions
- d. To avoid disturbing acid sulphate soils.

Controls

1. The existing landform and internal roads may be raised to accommodate parking above the water table. The general form of any raising is shown at **Figure 9**. Any raising is to ensure:
 - an appropriate visual and functional transition to the peninsula park and the Sydney Olympic Park, Parklands, and between development blocks, public open space and the school playing fields
 - gradient changes across the site in accordance with applicable Australian Standards for accessibility
 - that it will not result in any adverse impacts, such as stormwater runoff on adjoining land.
2. Any raising in either the western or eastern neighbourhood is to be addressed as part of the Subdivision and Infrastructure Development Application that creates the internal road and block network, and is to demonstrate how the reformed topography integrates with the surrounding area.
3. The ground floor of buildings is to engage with and activate the adjoining street or public open space.
4. Basement parking areas are to be protected from flooding.

Note: generally a ground floor level the same as the adjoining footpath or park surface or up to 0.6m above the level of the adjoining footpath or park surface will achieve this outcome.



Legend
 Site boundary
 Indicative Transport Corridor
 Elevation
 Low High

Figure 9 – Indicative Landform Raising Principles

3.4 Open Space Network

Objectives

- a. To provide high quality, places that provide continuity and spatial complexity across the precincts.
- b. To create a peninsula park at Wentworth Point that reinforces the distinct and valuable landscape character of Parramatta River.
- c. To create a continuous foreshore park along the precinct's Parramatta River frontage and continuous public open space along the precinct's Homebush Bay frontage providing a range experiences along the foreshore.
- d. To provide a network of pocket parks, distributed across the precinct that allow for a diverse range of active and passive recreation uses.
- e. To integrate with the broader Sydney Olympic Park, Parklands and Wentworth Point open space network.
- f. To promote an attractive, green and environmentally sensitive character for the precinct.
- g. To optimise physical access and views to the water.
- h. To protect and enhance the precinct's ecological values within the open space network.
- i. To maximise the interface between development and public open space to provide enhanced levels of residential amenity and casual surveillance of the public open space, including through the creation of a wedge of public open space between the school and eastern neighbourhood aligned with the pivot of Ridge Road.
- j. To locate and design the school's primary open space so that it visually (and potentially functionally) integrates with the peninsula park, including enabling informal community recreational use outside of school hours.

Controls

1. Areas of publicly accessible open space are to be provided generally in accordance with **Figure 10** and **Figure 11** and the characteristics outlined in **Table 3**. Variations to the open space network are to demonstrate consistency with the above objectives, the vision, development principles and key elements for the precinct.
2. A high level of functional and visual engagement between any development and pocket parks and the adjoining foreshore park and Sydney Olympic Park, Parklands is to be achieved by:
 - providing convenient and safe public pedestrian connections where possible
 - addressing level differences through human scale transitions avoiding large or abrupt level changes
 - screening all car parking and building services from view, and
 - providing view corridors in accordance with **Figure 2**.



Figure 10 – Open Space Network



Figure 11 – Open Space Network Concept

Table 3 – Open space

Open space	Key Characteristics
Peninsula Park	<ul style="list-style-type: none"> - Minimum size 3.9ha - Cater for local recreational needs and a variety of active and passive recreation uses in accordance with the following principles: <ul style="list-style-type: none"> o reinforce the built and non-built pattern of development along the Parramatta River o a vibrant neighbourhood park o a memorable riverfront journey o a sustainable legacy - Address the following key issues: <ul style="list-style-type: none"> o sea wall condition o landform generation o retention of views o interface with the maritime uses and housing o wetland and water sensitive urban design (WSUD) opportunities o contamination
Foreshore Park	<ul style="list-style-type: none"> - A minimum of 17,460m² - Public (council owned) park - Key gathering space that activates the riverfront - Foreshore access and visual connections to the water - Diversity of active and passive recreation opportunities
Homebush Bay Foreshore	<ul style="list-style-type: none"> - A continuous foreshore open space (typically 20m wide) along the Homebush Bay foreshore that connects the peninsula park with the balance of Wentworth Point - Accommodate movement between the maritime precinct and water access with design measures that ensure the safety of pedestrian and cyclist movement
Maritime Edge	<ul style="list-style-type: none"> - Indicative size 1,800m² - Publicly accessible at all times - Predominantly hard-paved, may include small areas of turf and/or landscaping - Defined with small scale retail uses such as shops and cafes that engage with and enliven the space
Parks in western neighbourhood	<ul style="list-style-type: none"> - Minimum 1 x pocket park in the south-west comprising approximately 880 square metre and a 3,150 square metre neighbourhood green - Publicly accessible at all times - Located to enhance views of the water or the Sydney Olympic Park, Parklands - Sufficient deep soil planting to accommodate some large tree canopy planting - May accommodate car parking beneath the neighbourhood green - Landscaped areas over car parking provided in accordance with the Apartment Design Guide guidelines for planning on structures - Located to receive good levels of solar access

3.5 Public Art

Objectives

- a. To enhance the sense of place through the provision of public art.
- b. To use public art to enhance and define the character areas of the precinct.

Controls

1. A public art strategy is required to form part of the first subdivision development application for each of the two neighbourhoods to achieve the following principles:
 - enhance the precinct's identity and sense of place; and
 - ensure public art is high quality, durable and low maintenance.
2. Development applications are to demonstrate consistency with the public art strategy for the relevant neighbourhood.

4.0 Private domain

Preamble

The LEP controls for the Western (Sekisui) and Eastern (RMS) Neighbourhood sites envisage an urban form that is broadly made up of two components: a lower stratum of defined streets and public and private spaces, and an upper one of towers. Residential buildings that are punctuated by courtyards and edged by gardens that contrast with the perimeter block, podia and the towers. In unison to create the collective architectural component that defines the street and forms its character. Where the buildings are set back from the street, in a more fragmented built form, with landscaping taking on additional importance in defining the street, enriching its character and ensuring long term amenity.

The precinct is intended to showcase a contemporary urban high density sustainable living environment. To achieve this intent, careful attention is to be given to the design of the private domain, in particular ensuring an appropriate building scale, bulk and height, complementary forms that relate and define the public domain, including streets, foreshores and parklands. The objectives and controls of this part intend to facilitate this outcome. Supplementing these provisions, State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development (SEPP 65) also applies to residential flat buildings in the precinct, and such development is to have regard to the NSW Apartment Design Guide.

The Auburn LEP identifies the maximum floor space permitted for each of eastern and western Neighbourhoods, as well as the school site. As part of the Subdivision and Infrastructure Plan Development Application that creates the local street network and super-lots for the eastern Neighbourhoods, the floor space permitted within that neighbourhood is to be allocated to the various development super lots. This allocation is to ensure that the built form outcomes for the site can be achieved.

4.1 Land use and floor space distribution

The building envelopes resulting from the setbacks, floorplate and height outlined in the DCP controls constitute a three dimensional volume within which, together with all other applicable controls, a coherent built form and well-considered architectural response is obtained.

Objectives

- a. To reinforce the role of Wentworth Point as a major location for housing as part of the Sydney Olympic Park Specialised Precinct.
- b. To ensure the vision, development principles and key elements for the precinct are delivered.
- c. To encourage a range of non-residential uses that meet the needs of local residents.
- d. To ensure that floor space is appropriately distributed across the precinct.
- e. To ensure that development in the western neighbourhood occurs in a coordinated manner with a gross floor space distribution which is consistent with the structure plan illustrated in **Figure 2**
- f. To ensure that development in the eastern neighbourhood occurs in a coordinated manner with a gross floor space distribution according to the subdivision application.

Controls

1. The distribution of land uses within the precincts is to be consistent with the development principles and indicative structure plan in **Figure 2**.
2. A range of non-residential uses are to be provided to meet the needs of the local community. Retail uses are to be focused around the Maritime edge and the north-eastern corner of the western neighbourhood. Small scale retail uses such as cafes may be allowed where adjoining and engaging with parks.

3. The maximum floor space of individual buildings for the eastern neighbourhood is to be consistent with the distribution of floor space approved by the relevant subdivision application (see Section 2.3).
4. The floor space of individual buildings for the western neighbourhood is to be generally consistent with the distribution of floor space illustrated in the table below, noting that the total of 188,800 square metres must not be exceeded, and the LEP Sub precincts map in Figure 12A:

Sub-Precinct	Gross Floor Area
1	34,625 square metres
2	47,875 square metres
3	26,400 square metres
4	34,150 square metres
5	14,750 square metres
6	31,000 square metres
TOTAL	188,800 square metres



Figure 12A – Western Neighbourhood GFA Sub-Precincts

4.2 Building Height and form

Preamble

The public domain, the podia of the residential buildings and the activated retail street wall are built elements that shape the way that the Western and Eastern Neighbourhoods are experienced. The street wall is considered the primary means of providing definition and spatial enclosure to the streets and other public spaces. It is the principal architectural component of collective civic intent and must operate in concert with other buildings to complement the design of public spaces within the precinct, through modulation, articulation and material diversity. The design must be derived from the attributes that generate successful streets – human scale, expressed detail, and tactile material quality.

Towers need to interface with neighbouring buildings and the public domain. Their design needs to respond to context, climate, views and provide a continuity of built form that incorporates subtle differences, with the built form defining the interface of streets, parks and intersections.

Objectives

- a. To reinforce the role of Wentworth Point as a major location for housing and a key part of the Sydney Olympic Park Specialised Precinct.
- b. To create a visually interesting, modulated skyline comprised primarily of perimeter block development supported by a small number of taller tower buildings.
- c. To frame significant views between the Parramatta River and the Millennium Marker and to maximise view sharing.
- d. To reinforce the preferred urban form and enhance the legibility of the precinct by aligning greatest height to the western extension of Burroway Road and the northern extension of Ridge Road.
- e. To achieve a balance between an urban scale and creating a comfortable, human scale public domain.
- f. To ensure that the bulk and scale of buildings is minimised and that building forms provide a high level of residential amenity
- g. To ensure that wind, reflectivity, glare and urban heat impacts are appropriately managed.
- h. To organise towers so that when viewed from neighbouring areas, the river and northern foreshore they form a balanced composition of built form and views to sky.

Controls

1. The perimeter block and podia are to form a generally consistent height in storeys across each neighbourhood so that they define the streets and open spaces in plan and in section.
2. All street wall, podia, perimeter block and slab buildings should:
 - be built to align with the street along their full frontage across all levels, with recesses in the profile for modulation and articulation, particularly when delineating building entrances.
 - be modulated in vertical increments to provide consistent breaks along the street.
 - variations to the above requirement that achieve architectural diversity and visual interest may be considered when an improved design outcome is sufficiently demonstrated.
3. Where proposed, colonnades overhangs or under crofts are to include a well resolved soffit detail shown in the architectural plans submitted for DA assessment.
4. The maximum building height in storeys is to be consistent with **Figure 12**. Height measured in storeys is to be taken from the relevant adjacent street frontage. This enables consideration of the raising of the landform within the precinct, whereby while a building may achieve the same height in metres it may present as a higher building in storeys at one frontage (refer to **Figure 14** and **Figure 15**).
5. Building heights in the eastern neighbourhood are to be consistent with the following:
 - a range of building heights (typically 4 - 7 storeys) with three tower forms of up to 25 storeys balanced with lower rise perimeter block forms.
6. Building heights in the western neighbourhood are to be consistent with the following:
 - a range of building heights with low-rise typically 6-8 storeys, mid-rise typically 12 storeys and with towers up to 28-40 storeys balanced with lower rise perimeter block forms.
7. Lower rise building forms and podiums (lower levels) are to be consistent with the following principles:
 - perimeter block building forms that generally encircle a central communal open space
 - buildings are to provide for visual connections between streets and communal open spaces within blocks
 - maximum building lengths of 65m, with all buildings designed to provide recesses and projections along the façade and avoid lengths of unbroken street walls that exceed 30m

8. Tower building forms (upper levels) are to be consistent with the following principles:

- maximum of 6 towers in the western neighbourhood and 3 towers in the eastern neighbourhood
- tower heights in the western neighbourhood are to be consistent with the heights depicted in **Figure 12**.
- tower heights in the eastern neighbourhood are to be consistent with the heights in the Subdivision and Infrastructure Development Application.
- provide for minimum building separation that complies with the NSW Apartment Design Guide.
- maximum individual footprint of approximately 750m² GFA.
- maximum façade length of 50m
- oriented to predominantly align with the street layout, capture views of the surrounding natural environment and enable view corridors to be obtained between the Millennium Marker and Parramatta River
- minimise overshadowing on public and communal open space
- not overshadow the peninsula park or Parramatta River foreshore path from 9am and 3pm on 21 June incorporate a podium to define street presence

9. All detailed development applications must include a streetscape analysis and provide details of the street wall and perimeter block. Supporting documentation must include:

- the street wall elevation at 1:200 scale in context showing existing buildings on the block.
- a detailed street wall elevation at 1:100 scale including immediately adjacent buildings accurately drawn.
- sections through the street wall and awning at 1:50 scale including the public domain.
- detail facade plans/sections at 1:20 scale including ground floor active frontage and awning details.

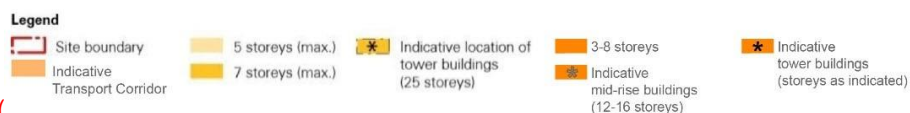


Figure 12 – Building Heights

4.3 Setbacks and Public Domain Interface

Preamble

Residential buildings must be setback from the street boundary or set at a different level to the street / pedestrian connection to provide amenity for ground floor residents. Setbacks are to enable a landscaped setting for buildings.

The area between the façade and the street boundary must receive attention both in design and material quality. The design of ground level entries, private terraces or balconies, fences, walls, level changes and planting all play an important role in the articulation of the street. A detailed resolution of these elements is essential in contributing to an unambiguous definition of public space, good street form, pedestrian scale, clarity of access and address a balance of privacy and passive surveillance. These details must all be designed with the same level of care given to the building.

Objectives

- a. To appropriately define and design the street alignment and setback area to achieve amenity and privacy for residents and enable passive surveillance of the street.
- b. To provide strong definition to the public domain and create a coherent, urban street wall that encloses streets and relates from one side of the street to the other.
- c. For ground floor residential uses, to create an attractive transitional space that enables a high level of engagement between the public and private domains, softens the impact of the built form and is capable of being used for private outdoor recreation.
- d. For ground floor commercial uses, to build to the street alignment to maximise presence and activation of the street.
- e. To set taller building elements back from the street to reduce apparent building scale and bulk and enable adequate sunlight access to the public domain.
- f. To present a varied and visually attractive form when viewed from the Parramatta River foreshore.

Controls

1. Minimum building setbacks are to be consistent with **Figure 13** and the requirements outlined in parts (a-d) below.
 - a. Podiums and lower rise buildings (up to 6-8 Storeys) are to be setback a minimum of 3 metres from the road reserve.
 - b. Towers above podiums are to be setback a minimum of 6 metres from the road reserve.
 - c. Partial variations to setback requirements may be considered in the following circumstances:
 - To enable an improved architectural outcome;
 - To provide visual interest in the façade through minor encroachments for articulation, projections and recesses;
 - To offer shelter for pedestrians along the retail activated frontages of mixed use buildings; and
 - Any proposed variation must be accompanied by wind impact assessment that adequately demonstrates that there will not be any unacceptable impacts within the public domain, consistent with control under clause 4.7 Wind Effects.
 - d. Notwithstanding (b) above, a variation to the minimum 6 metre setback for towers can be reduced to 3 metres for mixed use buildings in the western neighbourhood.
2. Setbacks from the outermost projection of the building to the property boundary are to be between 3-5m and may be reduced at key street corners where it can be demonstrated that they it is to provide an urban design element, and may be reduced by up to 600mm for elements that articulate the building facade such as balconies, party walls and eaves.
3. Buildings on street corners are to consider neighbouring buildings that face the intersection and define the intersection in a coordinated manner. The built form must address both street frontages.

4. Buildings entrances are to provide a min 1:20 grade footway, 1:14 ramps and lifts internal to buildings. If universal access cannot be integrated seamlessly into the external design of a building without excessive ramping and any balustrading must be provided internally within the building.
5. Except where directly adjoining Sydney Olympic Park, Parklands, all above ground car-parking structures in areas highly visible from the public domain are to be suitably sleeved with active frontages, which may comprise residential or non-residential uses such as shops and cafes.
6. Buildings fronting the river foreshore and peninsula park are to be generally in accordance with **Figure 14** and:
 - be highly modulated and articulated
 - avoid long building forms fronting the water / open space, and
 - incorporate generous landscaping within setbacks.
7. Building setbacks to Sydney Olympic Park, Parklands are to be generally in accordance with **Figure 15** and:
 - enable unrestricted emergency vehicle access to buildings in accordance with applicable building code requirements
 - incorporate landscaping to reduce the visual impact of buildings and the emergency vehicle access and visually integrate the precinct with the parklands, and
 - in accordance with CPTED principles ensure that the setback is safe and clearly identifiable as part of the precinct and not for general public access.
8. Development facing the extension of Burroway Road is to engage with the street and adjoining pocket park through layout and design measures that provide an appropriate balance between privacy and opportunities for casual surveillance of the public domain.
9. Residential uses at ground level are to be in accordance with the following principles:
 - ground level dwellings have their main entry directly accessible from and at the same level as the adjoining public footpath or parkland or are raised by up to 600mm
 - buildings and main living areas and adjoining private open space are oriented to be parallel and directly overlook the street or park, and
 - front boundary treatments combine level change, landscaping and fencing to provide a reasonable level of privacy for residents whilst not significantly reducing visual surveillance.
10. Commercial and retail active ground floor frontage uses should maximise the ground floor frontage and must not be substantially occupied by building services.

Commercial uses at ground level are to be in accordance with the following design principles:

- at the same level as the adjoining public footpath
- a maximum 600mm articulation zone at the frontage must be set aside to create interest and variety in the streetscape, this be used for setbacks for entries, opening of windows, seating ledges, benches, and general articulation.
- the ground floor levels and facade frame should allow for suitable tenancy widths.
- the facade must have a high level of expressed detail and tactile material quality.
- the articulation of the facade must include a well resolved interface with the ground level that accounts for gradient transitions.
- the frontage must take account of the need to provide a clear path of travel for disabled access and provide access in accordance with the Disability Discrimination Act 1992.
- legible entrances should be formed in the frontage.
- fire escapes and service doors should be seamlessly incorporated into the facade with quality materials.
- awnings for pedestrian shelter, any colonnades overhangs or under crofts are to include a well resolved soffit detail shown in the architectural plans submitted for DA assessment.

- all required services must be incorporated in the design of the ground floor frontage at DA stage.
- parking security grilles or doors should be behind the façade.
- If security doors or grilles are proposed, they should be designed to be fitted internally behind the shopfront, fully retractable and a minimum of 50% transparent when closed.



Figure 13 – Key Building Setbacks

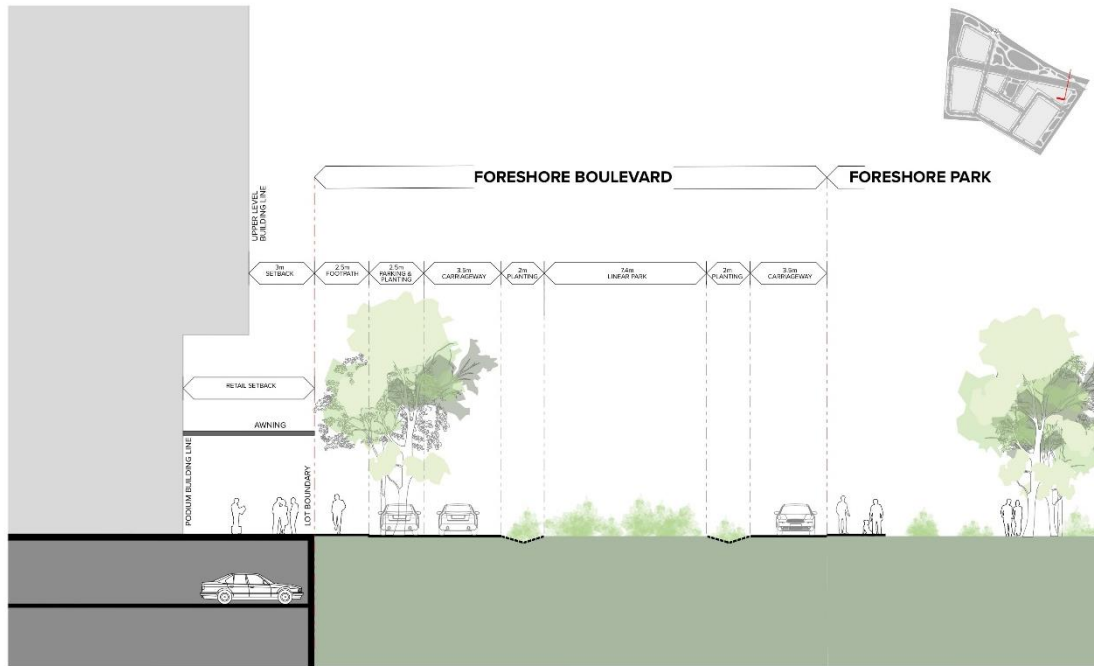


Figure 14 – Typical edge treatment adjoining the Parramatta River foreshore path

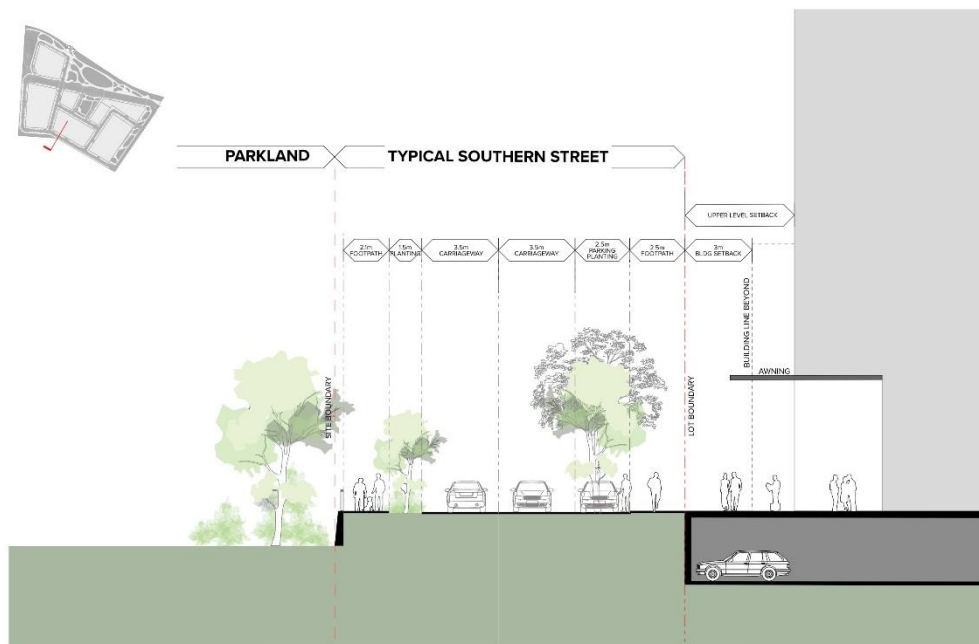


Figure 15 – Typical edge treatment adjoining the Sydney Olympic Park, Parklands foreshore path

4.4 Private Open Space

Objectives

- a. To cater for the recreational needs of building occupants and enhance comfort levels.

- b. To provide communal open space for residents that offers social opportunities and quality outlook from apartments.
- c. To contribute to the environmental performance of the precinct by reducing the urban heat island effect and where appropriate providing for habitat creation.
- d. To enable canopy tree planting and balcony gardens.

Controls

1. Balconies are to meet the requirements of the NSW Apartment Design Guide.
2. Private open space for ground floor apartments is to meet the requirements of the NSW Apartment Design Guide, and have a maximum gradient of 1 in 20.
3. Private open space and balconies are to be directly accessible from the living area of the dwelling and capable of serving as an extension of the living area.
4. The design of fences to private open spaces are to be considered to balance the needs for passive surveillance and privacy.
5. Fences must address the slope of the site, be of part masonry construction and integrate with the dividing walls between the private open spaces.
6. Landscaping at ground level should be maximised in the building setback area. A fully illustrated and co-ordinated ground floor design, showing all the necessary levels and detail, must accompany future development applications. Drawings must include the following:
 - a) a detail ground level plan and sections as part of the architectural submission which illustrates the relationships between the interior and the exterior spaces of the setback area, including the landscape and hydraulic detail, and extends into the public domain.
 - b) any required services must be discreetly integrated into the frontage design.
 - c) the architectural drawings must be fully co-ordinated with the landscape and hydraulic drawings.
 - d) Detailed elevations and sections of typical built elements in the setback area must be provided.
7. common open space / courtyards are to be located, designed and landscaped to:
 - comprises generally a minimum of 25% of the development block as required by the NSW Apartment Design Guide
 - incorporate shade trees
 - enhance views from residential apartments and create recreational opportunities
 - be the focal point for residents and incorporate resident's facilities, storage space for maintenance equipment, public art (refer Section 3.5) and water features where appropriate, and
 - achieve 50% direct sun light to the principal useable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21June as per the NSW Apartment Design Guide
8. Additional communal open space on roof tops is encouraged in locations where it does not adversely impact on the residential amenity of surrounding residents.

4.5 Deep soil zones / landscaping

Preamble

Deep soil zones are areas of ground with relatively natural soil profiles which are retained within a development and that are not built on, paved or otherwise sealed. Deep soil zones promote the growth of large trees with large canopies, protect existing mature trees, and reduce stormwater runoff by allowing infiltration of rain water to the water table.

Opportunities for providing deep soil zones within development lots in the western neighbourhood are limited. The proposed strategy for capping of contamination (refer Section 3.3) means that concrete slabs would be constructed to the edges of the development lots in most instances. A possible exception is within swales should they form part of the development lots.

Accordingly, requirements for deep soil zones under the NSW Apartment Design Guide (ADG) will not be achievable within many of the development lots. Section 2.3 of this DCP requires a Subdivision and Infrastructure Plan application to be submitted for each of the two neighbourhoods to, among other things, identify areas where deep soil planting can be achieved. Where Apartment Design Guide requirements for deep soil planting cannot be achieved, a similar extent of landscaping would still need to be provided, and designed in accordance with the guidelines for planting on structures under the ADG.

Objectives

- a. To improve amenity of buildings through the provision of landscaping, including the retention and/or planting of trees.
- b. To assist with the management of water quality.
- c. To establish canopy planting and greenery in courtyards and communal spaces to offer amenity and privacy for residents.
- d. To establish canopy planting within the parking zones, footpaths and building set-backs that contribute to the quality and amenity of the public domain.

Controls

1. Deep soil zones are to be provided consistent with the Subdivision and Infrastructure Development Application approval for the eastern neighbourhood (see **Section 2.3**) and **Figure 16** for the western neighbourhood.
2. Where the deep soil zone requirements set out the Apartment Design Guide cannot be met, a similar extent of landscaping is to be provided, and designed in accordance with the Apartment Design Guide for planting on structures.
3. Locate canopy planting within parking zones, footpaths where trees can be located within deep soil or at grade in planting structures on a slab set down. Soil depth and volumes as per NSW Apartment Design Guide.



Figure 16– Deep Soil and street planting

4.6 Building Design and Materials

Objectives

- a. To ensure that each of the buildings achieve continuity, detail diversity and interest in the architectural character of the development.
- b. To make a positive contribution to streetscape quality.
- c. To ensure that buildings are well-proportioned to minimise perceived bulk and scale, provide internal amenity and address the public domain.
- d. To minimise the risk of bird collisions due to high transparency, through treatment of external windows and other glazed building surfaces and the articulation of the built form.

Controls

1. Buildings are to:
 - clearly define a three dimensional spatial network across streets, around parks, at intersections and along edges of the neighbourhoods
 - relate to one another in forming a cohesive whole and to not appear out of character from one another
 - form a built collective that has an overall continuity and achieves its diversity through detailed articulation, design elements and material treatment, and
 - be organised so that there are views to sky or landscape north south orientated streets are not terminated by buildings.
2. Facades are to incorporate legible pedestrian entries and engage with the public domain through the extensive use of large windows and other openings and the avoidance of large expanses of blank walls.
3. Buildings have a high level of articulation through:

- variation in form and massing
 - recesses and projections
 - useable balconies and decks, and
 - elements of a finer scale than the main structural framing such as eaves and awnings.
4. Rooflines are to be:
- articulated to provide visual interest and contribute to a dynamic, modulated skyline, and
 - designed to facilitate the establishment of devices that enhance the environmental performance of the buildings, including green roofs, solar panels and rainwater collection and storage.
5. Buildings are to implement a variety of high quality, durable materials in a range of compatible colours and textures
6. Utility elements and disabled access provisions are to be designed as integral parts of the building.
7. Building design is to consider the Building Amenity provisions of the NSW Apartment Design Guide, and in particular achieve a minimum of 2 hours direct sunlight between 9 am and 3 pm in midwinter to living rooms and private open spaces for at least 70% of apartments.
8. A design statement must be prepared by a suitably qualified ecological consultant to accompany all future development applications. The statement is to confirm that an ecologist has been consulted as a part of the built form refinement to minimise the potential for the collision of migratory bird species.

4.7 Wind effects

Objectives

To ensure that taller residential apartment buildings satisfy nominated wind standards so as to maintain comfortable conditions for pedestrians, maintain the structural integrity of buildings and encourage the growth of street trees.

Controls

1. A wind effects report is to be submitted with development applications for buildings over seven storeys, and is to demonstrate that the wind effects caused by development does not exceed:
 - 10 metres per second on streets with active frontages
 - 16 metres per second for all other streets.
2. For buildings over 50m in height, results of a wind tunnel testing should be included in the report.
3. Wind mitigation cannot solely rely upon public domain trees and landscaping to reduce wind effects.
4. Building design is to minimise adverse wind effects on recreation facilities and open spaces within developments.
5. Balconies are to be designed to minimise wind impacts and maximise useability and comfort through recessed balconies, operable screens, pergolas and shutters.

4.8 Climate Control Devices

The Wentworth peninsular experiences high temperatures and will be subject to urban heat impacts resulting from the density of buildings. Some towers and many of the perimeter block and slab buildings have east and west facing facades so it is essential that climate control measures are included on the facades where those facades will not be overshadowed by neighbouring buildings.

Objectives

- a. To improve the amenity of apartments particularly from sun and wind
- b. To ensure that the any climate control devices can be easily maintained
- c. To assist in providing articulation to the buildings

- d. To provide suitable visual screening and privacy for future building occupants

Controls

1. Climate control devices can include louvres, external blinds or similar, and should be:
 - used where apartment facades are subject to solar loads and there are no other mechanisms that assist in climate moderation such as green walls, shading from other buildings
 - designed as an integral part of the building facade
 - located on balconies or internally within window boxes where they can be maintained and cleaned
 - fully operable i.e. louvres should have adjustable blades that suit sun access angles and allow the passage of air
 - fully manoeuvrable i.e. louvres should be able to slide along the balustrade or similar so that they can be positioned to the direction of sun, wind or noise
 - constructed in materials that reduce glare
 - Fixed privacy louvres may be considered on balconies and façade windows to mitigate instances of visual overlooking to and from neighbouring properties. These screening elements may also be considered where reduced built form separation is available between balconies and façade windows.

4.9 Retaining Walls

The western neighbourhood will require retaining walls adjacent to the site boundary and parklands on the southern and western boundaries. Because of their highly visible location adjacent parklands connections the design of retaining walls is to provide continuity across the neighbourhoods and a sensitive interface with the public domain.

Objectives

- a. To ensure that retaining walls provide continuity across the neighbourhood and a sensitive interface with the public domain.

Controls

Retaining walls should:

- be located within the lot boundaries
- use a design and profile to be agreed with Council for highly exposed areas of wall and give consideration to the provisions of the Parramatta Public Domain Guidelines.
- select a limited palette of durable materials that are to be agreed with Council

4.10 Vehicular Access and Car Parking

Objectives

- a. To ensure the amount, location and design of car parking caters for the needs of residents, workers and visitors.
- b. To minimise adverse traffic impacts.
- c. To encourage active transport such as walking, cycling and public transport.
- d. To create a high quality streetscape outcome that provides a safe, convenient and comfortable pedestrian environment where car parking is not visually dominant.

Controls

1. Car parking for residential uses is to be provided as set out in **Table 4**.

Table 4 – Minimum residential car parking requirements

Dwelling Type	Minimum car parking rate
Studio	1.0
1 bedroom	1.0
2 bedroom	1.1
3 bedrooms or greater	2.0
Visitors	0.1

2. Car parking for non-residential uses is to be provided in accordance with the Auburn DCP 2010.
3. Car parking is to be provided within the development blocks but may extend under shared zones if required.
4. Car parking is not permitted under public roads or the foreshore and peninsula park in the Western and Eastern Neighbourhoods. Car parking may intrude under pocket parks provided that appropriate ownership and management agreements are established and it does not preclude or limit deep soil planting.
5. A reduction in the minimum parking rate may be considered where:
 - the development is not likely to result in any adverse impacts on the safe operation of the surrounding network; and
 - there are changes to the availability of public transport services within close proximity (walking distance) of the development site.

Any variation to the minimum parking requirement, is to be justified by a traffic and transport assessment report prepared by a suitably qualified traffic engineer.

6. Car parking entrances are to be:
 - in accordance with Parking and loading, Section 3.4 - General parking design and Section 4.4.2- Design of parking spaces of the Auburn DCP 2010
 - where alternative locations exist, excluded from the western extension of Burroway Road or opposite a public park
 - limited to a maximum of 2 entrances per block
 - screened for the full height and width of the entrance to minimise views into the car park from the public domain, and
 - maintain clear sight lines for vehicles entering and exiting the car park and pedestrians using the footpath outside the entrance in accordance with Parking and loading, Section 3.3 - Sight distance and pedestrian safety.
7. Access driveways and circulation roadways are provided in accordance with *Parking and loading*, Section 3.2 – *Access driveway and circulation roadway design* of the Auburn DCP 2010.
8. Development is to incorporate on-site bicycle parking in accordance with *Parking and loading*, Section 3.1 - *Bicycle parking* of Auburn DCP 2010.
9. Residential development is to provide an appropriate number of car share parking spaces for the exclusive use of car share scheme vehicles. Car share parking spaces are to be included in the number of car parking spaces permitted on a site. The car share parking spaces are to be:
 - exclusive of visitor car parking
 - retained as common property by the Owners Corporation of the site, and not sold or leased to an individual owner/occupier at any time

- made available for use without a fee or charge by operators of car share schemes
- grouped together in the most convenient locations relative to car parking area entrances and pedestrian lifts or access points
- located in well-lit places that allow for casual surveillance
- where the space is external, located adjacent to a public road and integrated with the streetscape through appropriate landscaping
- signposted for use only by car share vehicles, and
- made known to building occupants and car share members through appropriate signage which indicates the availability of the scheme and promotes its use as an alternative mode of transport.

A development application is to demonstrate how the car share parking space is to be accessed, including arrangements where it is accessed through a security gate. A covenant is to be registered with the strata plan advising of any car share parking space(s). The covenant is to include provisions that the car share parking space(s) cannot be revoked or modified without prior approval of Council.

10. A Travel Access Guide approved by Council prior to occupation is to be made available to residents and non-residential tenants of development.

4.11 Safety and Security

Objectives

- a. To provide high levels of property safety and personal comfort and safety.
- b. To minimise opportunities for criminal and anti-social behaviour.

Controls

1. Development is to meet the principles of Crime Prevention through Environmental Design (CPTED), including:
 - maximising opportunities for casual surveillance of the public domain, including parks, from the main living area of dwellings
 - maximising legibility of the movement network, public domain and building entrances,
 - maximising visibility and minimising concealed areas, particularly at building entrances,
 - clearly demarcating the public and private domain, and
 - adequate lighting to all areas of the public domain.
2. Building design is to maximise opportunities for casual surveillance of the streets and communal spaces within the site.
3. Ground floor dwellings fronting the streets are to have an "address" or "front door" that is visible and directly accessible from the street.
4. The detailed design of the external areas of the ground floor is to minimise blind-corners, recesses and other areas which have the potential for concealment.
5. Building entries are to be clearly visible, unobstructed and easily identifiable from the street, other public areas and other development.
6. Where practicable, lift lobbies, stairwells and corridors are to be visible from public areas by way of glass panels or openings.

4.12 Adaptable housing

Objectives

- a. To ensure a sufficient proportion of dwellings include accessible layouts and features to accommodate changing requirements of residents.
- b. To encourage flexibility in design to allow people to adapt their home as their needs change due to age or disability.

Controls

1. Residential development is to meet the requirements for adaptable housing within residential flat buildings set out in the Auburn DCP 2010.

5.0 Sustainability and Environmental Management

5.1 Sustainability

Objectives

- a. To increase energy efficiency.
- b. To reduce reliance on potable water.
- c. To be climatically responsive and maximise advantages provided by the precincts north facing waterfront location including access to winter sunlight and cooling summer breezes.
- d. To reduce waste and increase the reuse and recycling of materials.

Controls

1. Residential development is to comply with BASIX.
2. The re-use of grey water and provision of dual water reticulation systems is encouraged where possible.
3. Development adjacent to the waterfront that faces north should optimise the amount of glazing on the northern façade and incorporate deep and extensive balconies.
4. Public amenities are to use water and energy efficient fittings.

5.2 Water Management

Objectives

- a. To reduce stormwater quantity and improve stormwater quality prior to it exiting the precinct.
- b. To reduce reliance on potable water for use in irrigations systems.
- c. To reduce the risk to human life and property from flooding to acceptable levels.
- d. To ensure resilience to climate change and potential future sea level rise.
- e. **To mitigate any negative environmental impacts arising from the management of rainwater and stormwater in the precinct.**

Controls

1. Development incorporates a suite of water sensitive urban design measures, in particular those that replicate natural water cycle processes, integrated into the landscape in the public domain, along the foreshore and within blocks such as:
 - on-site water extended detention ponds or constructed wetlands
 - bio-retention systems
 - swales
 - deep soil

- stormwater quality improvement devices, i.e. Gross pollutant traps (where landscape integration is not feasible)
 - permeable pavements; and
 - collection of rainwater for use in irrigation systems in the public domain, including streets, parks and private communal recreation areas.
2. The following stormwater targets are to be met for the entire precinct:
 - 90% reduction in the post-development average annual gross pollutant load
 - 85% reduction in the post-development average annual total suspended solids (TSS) load
 - 65% reduction in the post-development average annual total phosphorus (TP) load
 - 45% reduction in the post-development average annual total nitrogen (TN) load
 3. The following stormwater targets are to be met for specific sites:
 - 92% reduction in the post-development average annual gross pollutant load.
 - 90% reduction in the post-development average annual total suspended solids (TSS) load.
 - 68% reduction in the post-development average annual total phosphorus (TP) load.
 - 47% reduction in the post-development average annual total nitrogen (TN) load.
 4. Hard paved surfaces within the peninsula park and along the foreshore promenade are to maintain permeability.
 5. Development complies with the flood risk management provisions of the Auburn DCP 2010 (or its successor) and addresses both riverine and overland flow flooding.
 6. Development applications are to demonstrate that proposed changes to the landform will not result in adverse flooding impacts or increased stormwater runoff to adjoining sites.

5.3 Ecology

Objectives

- a. To ensure that development does not impact on the ecological values of the adjoining Newington Nature Reserve and Homebush Bay.
- b. To protect and enhance the ecological values of the precinct.

Controls

1. Demonstrate that development will not impact on the ecological values of the Newington Nature Reserve as a result of water run-off or overshadowing. Consideration is to be given to the *Guidelines for Development adjoining Department of Environment and Climate Change Land and the Guidelines for developments adjoining land managed by the Office of Environment and Heritage*
2. Demonstrate that development will not significantly affect migratory or threatened bird species as a result of illumination or obstruction of flight pathways into Newington Nature Reserve wetlands. Consideration is to be given to the *National Light Pollution Guidelines for Wildlife (Migratory Shorebirds)* and the *Industry Guidelines for Avoiding, Assessing and Mitigating Impacts on EPBC Act Listed Migratory Shorebird Species*.
3. For the peninsula park and the foreshore open space:
 - Coastal Saltmarsh Threatened Ecological Community on the eastern point of the peninsula park is to be protected and regenerated to increase the diversity and density of the community's indicator species (including the *Wilsonia backhousei* species), and weeds are to be eradicated
 - riparian vegetation is to be re-established along the foreshore in particular around wetlands and to enhance existing mangroves and areas of planted Swamp Oak

- suitable species and extent of revegetation is to be identified by an ecologist
 - boardwalks are not to encroach on Coastal Saltmarsh Threatened Ecological Community and are to form a barrier to weed infestation
 - interpretive signage is to be provided along the boardwalk in appropriate locations to educate the community about the Coastal Saltmarsh and *Wilsonia* backhousei.
4. A report is to be submitted by a suitably qualified ecologist demonstrating that the timing of construction works minimise impacts on the White-bellied Sea-eagle.