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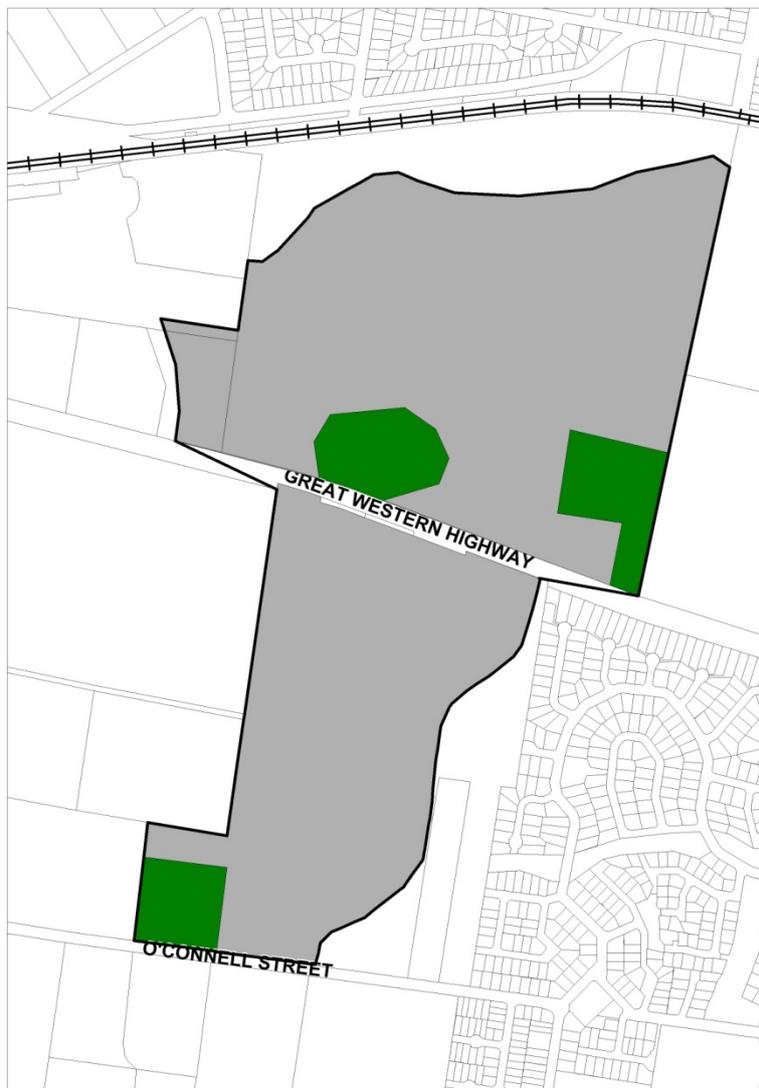
E12 Part B Business Park Precinct

12.6 Introduction

12.6.1 Area included in the Business Park Precinct

This Section applies to development on land covered by the Business Park Precinct as shown in Figure E12.8. This Section provides specific controls for the Business Park Precinct in addition to the general controls elsewhere in this DCP. In the event of any inconsistency between this Section and the rest of the DCP, the requirements of this Section prevail.

Figure E12.8 Land to which this section applies



12.6.2 General Objectives

- a) To encourage development that promotes investment in the Business Park;
- b) To provide a high quality environment for workers;
- c) To promote quality urban design, architectural excellence and environmental sustainability in the planning and development, and long term use of the Business Park;
- d) To encourage development in the Business Park that activates the public domain and creates an attractive and vibrant precinct;
- e) To provide a framework that is flexible enough to accommodate a range of different and innovative uses;
- f) To provide high levels of accessibility throughout the Business Park;
- g) To provide clear connectivity through the Business Park and to the surrounding neighbourhoods; and
- h) To provide the framework to facilitate and encourage the use of public transport, safe pedestrian and cycle movement, and vehicular movement.

12.6.3 Requirements for a Concept Plan

- 1) Council must not grant consent to development on land comprised within the Business Park unless:
 - a) A Concept Plan has been prepared substantially in accordance with the requirements of this Section, submitted to Council and adopted by Council; and
 - b) The development is consistent with the adopted Concept Plan.
- 2) Council may waive the requirement for a Concept Plan due to:
 - a) The minor nature of a development;
 - b) The adequacy of other planning controls; or
 - c) Council's discretion.

12.6.4 Preparation of a Concept Plan

The Concept Plan shall address the following:

- a) The existing physical and environmental features of the site;
- b) The general indication of the phasing of development;
- c) The proposed site layout including an indicative road layout;
- d) The distribution of land uses across the site and within multi storey buildings;
- e) An urban design and landscape strategy;
- f) An infrastructure strategy;
- g) A public art strategy;
- h) Location of open space, its function and landscaping;
- i) Design principles based on analysis of the site and its context;
- j) Identification of gateway sites and corridors;

- k) A street setback plan showing minimum front building setbacks and build-to boundary front setbacks;
- l) Identification of active street frontages;
- m) Pedestrian, vehicular and cycle road access and circulation networks and facilities;
- n) Remediation of any site contamination;
- o) Any other major infrastructure such as transmission lines, trunk sewage or water supply lines.

12.7 Built Form Controls

12.7.1 Street Alignment and Setbacks

Street setbacks and building alignments establish the front building line. They help to create the proportions of the street and can contribute to the public domain by enhancing streetscape character and continuity of street facades.

Street setbacks can also be used to enhance the setting and address for the building. They provide for landscape areas and entries to ground floor uses. Setbacks allow natural ventilation, daylight access and view sharing and increase privacy.

Above street frontage height, buildings should be set back to provide sunlight access to streets, pedestrian areas and lower levels of other buildings. These setbacks allow view corridors, an appropriate building scale for pedestrians, and good growing conditions for street trees.

A. Objectives

- a) To establish consistent building alignments to the street;
- b) To provide street setbacks appropriate to building function and character;
- c) To establish the desired spatial proportions of the street and define the street edge;
- d) To create a transition between public and private space;
- e) To locate active uses closer to pedestrian activity areas;
- f) To maximise solar access to the public domain;
- g) To ensure an appropriate level of amenity for building occupants in terms of daylight access, outlook, view sharing, ventilation, wind mitigation, and privacy; and
- h) To achieve useable and pleasant streets and public domain areas in terms of wind mitigation and daylight access.

B. Controls

- 1) Street setbacks are to be in accordance with the requirements specified in Table E12.2 or in accordance with an adopted Concept Plan for the Business Park. These setback areas are to be used for landscaping designed in accordance with the Landscape Design section of this DCP.
- 2) The minimum setback to the Great Western Highway is 20m.
- 3) Where appropriate, Landmark buildings are to be located on corner allotments to reinforce the intersections.
- 4) All buildings are to address the primary road.

- 5) A well designed urban landscaped entry plaza is to be developed on the frontage of all developments fronting primary roads.
- 6) Balconies may project up to 1m into front building setbacks, provided the cumulative width of all balconies at that particular level totals no more than 50% of the horizontal width of the building façade, measured at that level.
- 7) Minor projections into front building lines and setbacks for sun shading devices, entry awnings and cornices are permissible.
- 8) Basement car parking is not permitted to encroach into the setback area unless it can be demonstrated that the basement is designed to support significant mature trees and deep root planting.
- 9) Build to lines are to be adhered to however ground floor uses may be considered forward of the building line if these uses promote active street frontages.
- 10) The building setback areas are not to be used for the display or storage of goods/ materials.

Table E12.2: Minimum setback requirements

Road Classification	Minimum Setback
Primary Road	20m
Secondary Road	15m
All other	10m

Gateway Buildings

- 1) Gateway sites are to be nominated as part of future development applications. Special emphasis through architectural quality and detailing is required.
- 2) These buildings are to be iconic in form and will denote and provide emphasis to the street intersections.
- 3) Buildings are to address the corner condition with an emphasis on the higher order road.

12.7.2 Side and Rear Setbacks

Side and rear setback spaces provide a corridor of deep soil between sites. This area allows for the retention of existing mature trees, and future tree planting. Side and rear setbacks also provide opportunity to resolve changes in level between sites.

A. Objectives

- a) To create a pattern of development that positively defines the streetscape;
- b) To provide building separation for visual and acoustic privacy;
- c) To provide deep soil zones, and maintain mature/significant vegetation; and

- d) To contribute to the landscape character of the Business Park.

B. Controls

- 1) Buildings are to be set back 10m from the rear and 5m from side site boundaries.
- 2) Awnings, canopies, balconies, sun shading, and screening elements can project into the side or rear setback zones.
- 3) Basement car park structures should not encroach into the minimum required side or rear setback zone unless the structure can be designed to support mature trees and deep root planting.
- 4) Natural ground level is to be retained throughout side and rear setbacks, where possible.

12.7.3 Building Bulk

A. Objectives

- a) To promote the design and development of sustainable buildings;
- b) To achieve the development of working environments with good internal amenity and minimise the need for artificial heating, cooling and lighting;
- c) To provide viable and useable commercial floor space;
- d) To achieve useable and pleasant streets and public domain at ground level;
- e) To achieve a skyline sympathetic to the topography and context;
- f) To allow for view sharing and view corridors; and
- g) To reduce the apparent bulk and scale of buildings by breaking up expanses of building wall with modulation of form.

B. Controls

- 1) All points of a habited floor should be no more than 12m from a source of daylight (e.g. window, atria, or light wells).
- 2) Use atria, light wells and courtyards to improve internal building amenity and achieve cross ventilation and/or stack effect ventilation.
- 3) Courtyards and atria are to be arranged to promote access to natural light, pedestrian links and slender building forms.
- 4) Large unrelieved expanses of wall or building mass will not be supported and should be broken up by the use of suitable building articulation, fenestration or alternative architectural enhancements.

12.7.4 Building Separation

A. Objectives

- a) To allow solar access to buildings and communal areas;
- b) To retain mature vegetation between buildings and allow for deep soil planting;

- c) To provide a visual break between buildings and reduce the perceived bulk and scale of the built environment;
- d) To provide visual privacy between buildings; and
- e) To provide outlook from buildings.

B. Controls

- 1) A minimum 20m separation is to be provided between buildings facing one another within a site.
- 2) A minimum 10m separation is to be provided between buildings perpendicular to each other within a site. This reduced building separation control only applies where the width of the facing facades does not exceed 20m.
- 3) Building separation between sites is controlled by 12.7.2 Side and Rear Setback controls.

12.7.5 Site Coverage and Deep Soil Zones

Deep soil zones are areas of natural ground retained within a development, uninhibited by artificial structures and with relatively natural soil profiles. Deep soil zones have important environmental benefits, including:

- a) Promoting healthy growth of large trees with large canopies;
- b) Protecting existing mature trees; and
- c) Allowing infiltration of rainwater to the water table and reduction of stormwater runoff.

A. Objectives

- a) To provide developments with a high level of amenity and landscape character;
- b) To retain existing mature trees and allow for future tree planting; and
- c) To contribute to stormwater management and reduce runoff.

B. Controls

- 1) A minimum 20% of the site must be provided as deep soil area. The deep soil area will be included in the total landscaped area calculation for the site.
- 2) The deep soil zone is to be provided in one continuous block. If multiple deep soil zones are provided, they must have a minimum dimension (in any direction) of 6m.
- 3) Deep soil zones must accommodate existing mature trees as well as allowing for the planting of additional vegetation that will grow to be mature trees.
- 4) No structures, works or excavations that may restrict vegetation growth are permitted in deep soil zones (including, but not limited to, car parking and hard paving).

12.7.6 Architectural Excellence

This Section seeks to encourage urban design and architectural excellence as well as environmental sustainability in both the public and private domain. Architectural excellence is particularly important where the building is highly visible from the public domain either outside or within the Business Park.

Good building design should positively contribute to the overall architectural quality of the city and provide buildings appropriate to their context. In some circumstances, this

contribution may be as an iconic or landmark building, but more typically it is a well-mannered building that fits sensitively into the streetscape.

Architectural excellence should be achieved through careful consideration of:

- a) Built form- how it relates to its context;
- b) Quality of materials;
- c) Integrity of the design concept; and
- d) Its contribution to the public domain.

A. Objectives

- a) To encourage a high level of design consideration;
- b) To encourage that significant buildings achieve design excellence;
- c) To provide buildings that contribute positively to the precinct character; and
- d) To encourage the development of sustainable design.

B. Controls

- 1) All development applications are to include a comprehensive site analysis that informs the design of the building and its placement on the site.
- 2) All applications are to include a design report that explains the design concept including built form, context response and materials selection.
- 3) Design of buildings should ensure natural surveillance of pathways and open space around buildings is possible from within the building and/or from adjoining roads and open space areas.
- 4) Landmark and gateway buildings are to demonstrate architectural excellence in the following areas:
 - a) How the building reinforces and enhances significant vistas and view corridors.
 - b) How the building will enliven the public domain it adjoins.
- 5) The development must incorporate a variety of external finishes in terms of both colour and type of material used. The external finishes of the development are to be:
 - a) Made from durable high quality, low maintenance, non reflective materials;
 - b) Compatible with the overall design and form of the development;
 - c) Selected for all built forms to ensure the entire development presents a homogenous form;
 - d) Considered in association with proposed plantings and landscape treatment;
 - e) Considered for their ability to provide visual relief in large wall surfaces and elevations; and
 - f) Selected to ensure the development complements the surrounding built and natural environment.
- 6) Environmentally sustainable initiatives are to be incorporated into the design of all buildings.
- 7) Facades are to be composed with an appropriate scale, rhythm and proportion, which respond to building use and the desired character by:

- a) Defining a base, middle and top related to the overall proportion of the building.
 - b) Articulating building entries with awnings, porticos, recesses, blade walls and projecting bays.
 - c) Incorporating architectural features which give human scale to the design of the building at street level. These can include entrance porches, awnings, pergolas and fences using recessed balconies and deep windows to create articulation and define shadows thereby adding visual depth to the façade.
- 8) Façade design is to reflect and respond to the orientation of the site using elements such as sun shading and environmental controls where appropriate.
 - 9) Important corners are to be expressed by giving visual prominence to parts of the façade (e.g. a change in building articulation, material or colour, or roof expression).
 - 10) Building services such as roof plant and parking ventilation are to be coordinated and integrated with the overall façade and building design, and screened from view. Roof forms, building services and screening elements are to occur within the overall height controls.
 - 11) Ventilation louvers and car park entry doors are to be coordinated with the overall façade design.

12.7.7 Active Street Frontages

Active street frontages promote an interesting and safe pedestrian environment. Due to the size of the area, it is recognised that not all streets will develop as active pedestrian areas. Active frontages are to be identified where active ground level uses are to be consolidated, creating vibrant streetscapes in areas with high pedestrian traffic and possible located close to public transport and public open space.

Active uses include:

- a) Shop fronts;
- b) Retail and service facilities with a street entrance;
- c) Café or restaurants with street entrance;
- d) Community and civic uses with a street entrance; and
- e) Recreation and leisure facilities with a street entrance.

A. Objectives

- a) To promote pedestrian activity and safety in the public domain;
- b) To create vibrant streetscapes around areas of high pedestrian traffic;
- c) To encourage activity within the Business Park outside commercial business hours;
- d) To provide a mix of uses to support an increasing employment and visitor population over time; and
- e) To enhance pedestrian safety, security and amenity within the Business Park.

B. Controls

- 1) Entries to active frontage tenancies are to be accessible and at the same level as the adjacent footpath.

- 2) Vehicular access points should not, if possible, be located at primary active frontages.
- 3) Ground level uses at active frontage zones are to be located at or close to street level.
- 4) Transparency and openings to the street are to be maximised and blank walls, fire exits and building services elements are to be minimised.
- 5) The use of the footpath zone for outdoor seating areas is encouraged adjacent to active frontages.
- 6) Building entries are to address the primary road on corner sites.
- 7) All primary building entries should have entry canopies to emphasise the entry along the street.

12.7.8 Pedestrian Permeability

The design and function of pedestrian spaces delivers amenity to the people using these spaces. The ability for pedestrians to safely and efficiently access buildings, services and navigate through shopping areas is integral to good design. The equity and amenity of this access is also very important.

Pedestrian permeability is achieved by introducing through-site links which may be in the form of building separation, landscape dedications or setbacks.

A. Objectives

- a) To ensure new development achieves appropriate pedestrian permeability;
- b) To retain and enhance established and utilised through site links as redevelopment occurs;
- c) To promote activation of through site links where possible;
- d) To promote pedestrian circulation, amenity and safety;
- e) To promote activation of the public domain by encouraging outdoor dining in appropriate locations; and
- f) To retain and develop lanes as useful and interesting pedestrian connections as well as for service access.

B. Controls

- 1) Commercial developments must provide pedestrian through-site links, the location of which will be determined on a site-by-site basis. Requirements for the location of pedestrian through-site links are to be discussed with Council prior to lodging a Development Application.
- 2) Pedestrian through-site links are to be straight, with clear views from end to end.
- 3) Pedestrian through-site links are to be publicly accessible and universally accessible for all.
- 4) Where pedestrian through-site links are adjacent to a courtyard or public space, their design is to be integrated with design of the open space and access provided between the two.
- 5) Where pedestrian through-site links are provided between buildings, a high level of transparency is to be provided between the internal ground floor space of the building and the pedestrian link.
- 6) Active ground level uses are encouraged along pedestrian through-site links.

- 7) Public access should be provided during all business trading times.
- 8) Pedestrian through-site links are to be clearly signed to identify street entries and the street to which the through-site link connects.
- 9) Where practical, pedestrian through-site links should have access to natural light.

12.7.9 Awnings

Awnings increase the useability and pedestrian amenity of public footpaths by providing shelter and enclosure at a pedestrian scale. They encourage pedestrian activity along streets and, in conjunction with active street frontages, support and enhance the vitality of the local area. Awnings provide a public presence and interface within the public domain and contribute to the identity of the development.

A. Objectives

- a) To unify the streetscape;
- b) To provide continuous shelter from sun, wind and rain for public streets where most pedestrian activity occurs; and
- c) To reinforce a consistent pedestrian scale through all business developments.

B. Controls

- 1) Continuous awnings must be provided where active street frontages have been identified within the Concept Plan.
- 2) Awnings should generally:
 - a) Be a minimum 2.8m deep where street trees are not required, otherwise minimum 2.4m deep;
 - b) Have a minimum soffit height of 3.2m and a maximum of 4m;
 - c) Be stepped for design articulation or to accommodate sloping streets, integral with the building design and not exceed 700mm;
 - d) Be low profile, with slim vertical fascias or eaves (generally not to exceed 300mm height);
 - e) Be set back from the kerb to allow for clearance of street furniture, trees etc (minimum 600mm).
- 3) Awning design must match building façades and be complementary to those of adjoining buildings.
- 4) Awnings are to wrap around corners for a minimum for 6m to the secondary street frontage.
- 5) Vertical canvas drop blinds may be used along the outer edge of awnings along north-south streets.
- 6) Lighting is to be recessed into the soffit of the awning or wall-mounted onto the building to facilitate night use and to improve public safety.

12.7.10 Landscaping and Fencing

A. Objectives

- a) To provide landscaping that is integrated into the design of the precinct and development sites;
- b) To create well designed active and passive open space and recreation areas;
- c) To provide landscapes that contribute to the amenity of streets;
- d) To recognise urban air quality and biodiversity;
- e) To encourage the use of recycled water for landscaping irrigation;
- f) To incorporate Water Sensitive Urban Design principles and contribute to the reduction of stormwater runoff;
- g) To improve the microclimate within the development; and
- h) To ensure that fencing does not detract from the overall visual amenity and character of the Business Park.

B. Controls

- 1) A minimum 30% of the developable area of the site is to be provided as Landscaped Area.
- 2) Landscaped Area is the area of the site not occupied by any buildings which is landscaped by way of gardens, lawns, shrubs or trees and is available for use and enjoyment by the occupants of the building and excludes areas used for driveways or parking areas.
- 3) Water management principles are to be incorporated as per the Water Management section of this DCP.
- 4) Verge treatments are to be designed to reflect the intended use of the street activity and function.
- 5) New streets are to have a strong landscape character.
- 6) The landscape design within setbacks should consider the scale of the building and where appropriate, select and locate plants to help reduce the overall bulk and scale of the development.
- 7) All setback and car parking areas are to be regenerated and maintained to a high standard.
- 8) Outdoor staff break areas should be provided and integrated into landscaped areas. These areas are to be provided with shade and maintain a reasonable level of amenity.
- 9) Fencing should be constructed of natural materials and finishes that integrate into the landscape character of the Business Park.
- 10) No fencing, other than of a low ornamental type may be erected within the setback area to any road.
- 11) Fencing along rear boundaries adjacent to drainage or open space areas shall be integrated with the landscaping of the development.
- 12) All chain-wire fencing is to be black or dark green in colour.
- 13) Solid, metal sheet fencing is not permitted.

12.7.11 Water and Energy Efficient Design

A. Objectives

- a) To promote sustainable development which uses energy efficiently and minimises non-renewable energy usage in the construction and use of buildings; and
- b) To ensure that development contributes positively to an overall reduction in energy consumption and greenhouse gas emissions.

B. Controls

- 1) Development must aim to improve the control of mechanical space heating and cooling by designing heating/cooling systems to target only those spaces which require heating or cooling, not the whole building.
- 2) Developments should improve the efficiency of hot water systems by:
 - a) Encouraging the use of solar powered hot water systems;
 - b) Insulating hot water systems; and
 - c) Installing water saving devices, such as flow regulators, 3 star Water Efficiency Labelling and Standards Scheme (WELS Scheme) rated shower heads, dual flush toilets and tap aerators.
- 3) Developments must aim to reduce reliance on artificial lighting and design lighting systems to target only those spaces which require lighting at any particular 'off-peak' time, not the whole building. A timing system should be incorporated to automatically control the use of lighting throughout the building.
- 4) All non-residential developments Class 5-9 must comply with the Building Code of Australia energy efficiency provisions.
- 5) An Energy Efficiency Report from a suitably qualified consultant that demonstrates a commitment to achieve no less than 4 stars under the Australian Building Greenhouse Rating Scheme or equivalent must be provided for all commercial and industrial development with a construction cost of over \$5 million.

12.7.12 Traffic, Parking and Site Access

A. Objectives

- a) To control traffic generation from the development so that it does not exceed agreed limits;
- b) To integrate adequate car parking and servicing access without compromising street character, landscape or pedestrian amenity and safety;
- c) To ensure adequate parking to serve development is provided on site;
- d) To encourage shared use of parking;
- e) To allow flexibility in parking rates to reflect shared use or best practice;
- f) To provide parking structures that do not dominate the public domain; and
- g) To control site entry points to encourage the active use of street frontages.

B. Controls

- 1) An appropriate Traffic Report should accompany development applications for major development proposals that assesses the impact of projected vehicular traffic associated with the proposal.

- 2) Where practicable, vehicle access is to be from secondary streets.
- 3) Potential pedestrian/vehicle conflict is to be minimised by:
 - a) Limiting the width and number of vehicle access points;
 - b) Ensuring clear site lines at pedestrian and vehicle crossings;
 - c) Utilising traffic calming devices;
 - d) Separating and clearly distinguishing between pedestrian and vehicular access ways.
- 4) The appearance of car parking and service vehicle entries is to be improved by locating or screening parking, garbage collection, loading and servicing areas visually away from the street.
- 5) Structured car parking that extends above ground, where viewed by the public domain, is to be architecturally treated or where possible sleeved by development.
- 6) Basement car parking should be located directly under building footprints to maximise opportunities for deep soil areas unless the structure can be designed to support mature plants and deep root plants.
- 7) Basement parking areas must not extend forward of the building line along a street.
- 8) Ventilation grills or screening devices or car park openings must be integrated into the overall design of the façade and landscape design of the development.