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SECTION 1–INTRODUCTION

Bankstown Local Environmental Plan 2015 is Council’s principal planning document to regulate effective and orderly development in the City of Bankstown. The LEP provides objectives, zones and development standards such as lot sizes and floor space ratios.

Part B3 of Bankstown Development Control Plan 2015 supplements the LEP by providing additional objectives and development controls to enhance the function and appearance of industrial precincts in the City of Bankstown. The development controls include setbacks and building design.

Part B3 generally applies to land within Zone IN1 General Industrial and Zone IN2 Light Industrial under the provisions of Bankstown Local Environmental Plan 2015, and to land where high technology industry is an additional permitted use.

Desired character objectives

(a) To have general industrial precincts in the City of Bankstown that accommodates a wide range of contemporary industries, warehouses and other compatible land uses within a generous landscape setting, and protects the industrial land for industrial uses.

(b) To have light industrial precincts in the City of Bankstown that accommodates a range of contemporary light industries and warehouses within a landscaped setting, and will not cause nuisance or adversely affect the surrounding amenity for example by way of noise or emissions.
SECTION 2–BUILDING ENVELOPES

Objectives

The objectives are:

(a) To have development that is compatible with the desired character and role of the particular industrial precinct.

(b) To have transitional areas that are compatible with the prevailing suburban character and amenity of neighbouring residential environments.

Development controls

The development controls to achieve the objectives are:

Site coverage

2.1 The sum of the site coverage on an allotment must not exceed:

   (a) 70% of the site area if a single business is to occupy the allotment; or

   (b) 60% of the site area if two or more businesses are to occupy the allotment.

Setbacks to the primary and secondary road frontages of allotments

2.2 Where allotments adjoin a state or regional road (refer to Appendix 1), the minimum setback for development to the primary and secondary road frontages is 15 metres.

2.3 Where allotments do not adjoin a state or regional road, the minimum setback for development:

   (a) to the primary road frontage is 10 metres; and

   (b) to the secondary road frontage is 3 metres.

2.4 Despite clauses 2.2 and 2.3, Council may vary the minimum setback provided the development:

   (a) complies with any statutory alignment that applies to an allotment; or

   (b) provides adequate space to meet the vehicle access, car parking, loading and landscaping controls; or

   (c) is compatible with the building alignment of neighbouring development or the desired character of the area; or
(d) achieves an appropriate bulk and scale.

Setbacks to the side and rear boundaries of allotments

2.5 Council may require minimum setbacks to the side and rear boundaries of an allotment:

(a) to maintain reasonable solar access or visual privacy to neighbouring dwellings; or

(b) to avoid an easement or the dripline of a tree on an allotment or adjoining allotment; or

(b) to comply with any multi–level risk assessment undertaken for a development that ascertains the need for an appropriate setback or buffer zone between the development and any adjoining or neighbouring land within a residential zone.

2.6 The design of buildings must ensure that:

(a) At least one living area of a dwelling on an adjoining allotment must receive a minimum 3 hours of sunlight between 8.00am and 4.00pm at the mid–winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.

(b) A minimum 50% of the required private open space for a dwelling that adjoins a development receives at least 3 hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected private open space.

Setbacks to riparian corridors

2.7 Development must achieve a minimum setback of 15 metres from a riparian corridor (measured from the top of the watercourse banks), and must revegetate the riparian corridor to Council's satisfaction.

Setbacks to Cox's Creek in Greenacre

2.8 Development at No. 229 Roberts Road in Greenacre (as shown in Figure 1) must comply with the following setbacks:

(a) no development within the "no development" area;

(b) a minimum 10 metre setback to the northern boundary (adjacent to Cox's Creek Reserve); and

(c) a minimum 25 metre setback to the centre line of Cox's Creek.
Figure 1: Map of No. 229 Roberts Road in Greenacre.
2.9 Development or change of use at No. 229 Roberts Road in Greenacre must prepare a Maintenance Program to preserve and maintain existing vegetation within the "no development" area.

2.10 Development that modifies 40% or more of the developable site area at No. 229 Roberts Road in Greenacre must prepare a Management Plan to:

(a) reinstate indigenous vegetation in the "no development" area;
(b) replace any loss of trees;
(c) rehabilitate Cox's Creek;
(d) implement an active weed control program;
(e) develop a viable seed collection program to propagate indigenous plants on the site; and
(f) avoid any impact on threatened fauna species, populations or ecological communities and their habitats.

Development adjacent to residential zones

2.11 In determining a development application that relates to land adjoining land in Zone R2, R3 or R4, Council must take into consideration the following matters:

(a) whether any proposed building is compatible with the height, scale, siting and character of existing residential development within the adjoining residential zone;
(b) whether any goods, plant, equipment and other material used in carrying out the proposed development will be stored or suitably screened from residential development;
(c) whether the proposed development will maintain reasonable solar access to residential development between the hours of 8.00am and 4.00pm at the mid–winter solstice;
(d) whether noise generation from fixed sources or motor vehicles associated with the proposed development will be effectively insulated or otherwise minimised;
(e) whether the proposed development will otherwise cause nuisance to residents, by way of hours of operation, traffic movement, parking, headlight glare, security lighting, fumes, gases, smoke, dust or odours, or the like; and
(f) whether any windows or balconies facing residential areas will be treated to avoid overlooking of private yard space or windows in residences.
SECTION 3–BUILDING DESIGN

Objectives

The objective is:

(a) To have development that achieves good urban design in terms of building form, bulk, architectural treatment and visual amenity.

Development controls

The development controls to achieve the objective is:

Facade design

3.1 Development must articulate the facades to achieve a unique and contemporary architectural appearance that:

(a) unites the facades with the whole building form;

(b) composes the facades with an appropriate scale and proportion that responds to the use of the building and the desired contextual character;

(c) combines high quality materials and finishes;

(d) considers the architectural elements shown in the illustration to this clause; and

(e) considers any other architectural elements to Council's satisfaction.

Illustration to clause 3.1: Architectural elements.

<table>
<thead>
<tr>
<th>Architectural elements</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 contemporary architectural appearance</td>
</tr>
<tr>
<td>2 clear glazed facade</td>
</tr>
<tr>
<td>3 contemporary roof design</td>
</tr>
<tr>
<td>4 projecting wall elements</td>
</tr>
<tr>
<td>5 sun shading devices</td>
</tr>
<tr>
<td>6 landscaped buffer zone</td>
</tr>
<tr>
<td>7 no front fences</td>
</tr>
<tr>
<td>8 signs integrated with the building</td>
</tr>
</tbody>
</table>
3.2 Development may have predominantly glazed facades provided it does not cause significant glare nuisance.

3.3 Industrial retail outlets must incorporate shopfront style windows with clear glazing so that people can see into the premises and vice versa. Council discourages the use of obscure or opaque glass, or other types of screening.

3.4 Where development proposes a portal frame or similar construction, Council does not allow the “stepping” of the parapet to follow the line of the portal frame.

Facade design (corner allotments)

3.5 The street facade of development on a corner allotment must incorporate architectural corner features to add visual interest to the streetscape.

Facade design (materials)

3.6 Development must use:

(a) quality materials such as brick, glass, and steel to construct the facades to a development (Council does not permit the use of standard concrete block); and

(b) masonry materials to construct a factory unit within a building, and all internal dividing walls separating the factory units.

Despite this clause, Council may consider a small portion of the street facade to comprise metal sheet or other low maintenance material provided it complies with the Building Code of Australia.

Facade design (service stations and vehicle sales or hire premises)

3.7 Service stations and vehicle sales or hire premises must provide a minimum 3 metre wide landscape buffer zone to the front boundary of an allotment.

3.8 Service stations and vehicle sales or hire premises must locate the active frontage uses (such as a showroom, office, customer service area, convenience store, or restaurant) along the primary road frontage of an allotment.

3.9 Service stations and vehicle sales or hire premises must locate the vehicle repair stations and associated car parking areas in the basement or at the rear of an allotment.
Roof design

3.10 Development must incorporate an innovative roof design that:

(a) achieves a unique and contemporary architectural appearance; and

(b) combines high quality materials and finishes.

Safety and security

3.11 The front door to buildings should face the street.

3.12 The administration offices or industrial retail outlets must locate at the front of buildings.

3.13 Windows on the upper floors of a building must, where possible, overlook the street.

3.14 Access to loading docks or other restricted areas in buildings must only be available to tenants via a large security door with an intercom, code, or lock system.

3.15 Unless impractical, access to outdoor car parks must be closed to the public outside of business hours via a lockable gate.

3.16 Development must provide lighting to the external entry paths, common lobbies, driveways and car parks using vandal resistant, high mounted light fixtures.

3.17 Where an allotment shares a boundary with a railway corridor or an open stormwater drain, any building, solid fence, or car park on the allotment should, where practical, be setback a minimum 1.5 metres from that boundary. The setback distance must be:

(a) treated with hedging or climbing vines to screen the building, solid fence, or car park when viewed from the railway corridor or open stormwater drain; and

(b) the hedging or climbing vines must be planted prior to the completion of the development using a minimum 300mm pot size; and

(c) the planter bed area must incorporate a commercial grade, sub–surface, automatic, self–timed irrigation system; and

(d) the allotment must be fenced along the boundary using a minimum 2 metre high chain–wire fence; and

(e) the fence provides an appropriate access point to maintain the landscaping within the setback area; and
(f) where a car park adjoins the boundary, hedging or climbing vines must also be planted along the sides of any building or solid fence on the allotment that face the railway corridor or open stormwater drain.

If a setback for landscaping under this clause is impractical, other means to avoid graffiti must be employed that satisfies Council’s graffiti minimisation strategy.

General

3.18 Council must take into consideration the following matters for development in the industrial zones:

(a) whether the proposed development will provide adequate off-street parking, relative to the demand for parking likely to be generated;

(b) whether the site of the proposed development will be suitably landscaped, particularly between any buildings and the street alignment;

(c) whether the proposed development will contribute to the maintenance or improvement of the character and appearance of the locality;

(d) whether access to the proposed development will be available by means other than a residential street but, if no other means of practical access is available, the consent authority must have regard to a written statement that:

(i) illustrates that no alternative access is available otherwise than by means of a residential street; and

(ii) demonstrates that consideration has been given to the effect of traffic generated from the site and the likely impact on surrounding residential areas; and

(iii) identifies appropriate traffic management schemes which would mitigate potential impacts of the traffic generated from the development on any residential environment;

(e) whether goods, plant, equipment and other material used in carrying out the proposed development will be suitably stored or screened;

(f) whether the proposed development will detract from the amenity of any residential area in the vicinity; and

(g) whether the proposed development adopts energy efficiency and resource conservation measures related to its design, construction and operation.
Vehicle body repair workshops

3.19 Council must not grant consent to development for the purpose of vehicle body repair workshops if the land adjoins land within a residential zone, unless appropriate arrangements are made to store all vehicles awaiting or undergoing repair, awaiting collection, or otherwise involved with the development on the site of the proposed development, and they will be stored either:

(a) within a building, or

(b) within a suitably screened area.
SECTION 4–ENVIRONMENTAL MANAGEMENT

Objectives

The objectives are:

(a) To have development that minimises pollution and environmental risk, and enhance ecological values.

(b) To have development that provides adequate amenity to people who work in and visit the local area.

Development controls

The development controls to achieve the objectives are:

Acoustic privacy

4.1 Development must:

(a) consider the Industrial Noise Policy and the acoustic amenity of adjoining residential zoned land; and

(b) may require adequate soundproofing to any machinery or activity that is considered to create a noise nuisance.

Pollution control

4.2 Development must adequately control any fumes, odour emissions, and potential water pollutants in accordance with the requirements of the relevant public authority.

Open space

4.3 Development must provide a landscaped area along the primary and secondary road frontages of an allotment in accordance with the following minimum widths:

<table>
<thead>
<tr>
<th>Area of allotment</th>
<th>Allotments adjoining a state or regional road</th>
<th>Allotments not adjoining a state or regional road</th>
<th>Allotments not adjoining a state or regional road</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Minimum width for landscaped area</td>
<td>Minimum width for landscaped area to the primary road frontage</td>
<td>Minimum width for landscaped area to the secondary road frontage</td>
</tr>
<tr>
<td>Less than 600m²</td>
<td>2.5 metres</td>
<td>2.5 metres</td>
<td>2.5 metres</td>
</tr>
<tr>
<td>600m²–999m²</td>
<td>3.5 metres</td>
<td>3.5 metres</td>
<td>3 metres</td>
</tr>
<tr>
<td>1,000m²–1,999m²</td>
<td>4.5 metres</td>
<td>4.5 metres</td>
<td>3 metres</td>
</tr>
<tr>
<td>2,000m$^2$–3,999m$^2$</td>
<td>6 metres</td>
<td>6 metres</td>
<td>3 metres</td>
</tr>
<tr>
<td>---------------------</td>
<td>----------</td>
<td>----------</td>
<td>----------</td>
</tr>
<tr>
<td>Greater than 4,000m$^2$</td>
<td>10 metres</td>
<td>10 metres</td>
<td>3 metres</td>
</tr>
</tbody>
</table>

Despite this clause, Council may vary the minimum setback provided the development complements a high quality landscaped image of neighbouring development or the desired future character of the area.

4.4 Where development provides a landscaped area, the development should also provide employee amenities that utilises or has access to the landscaped area. The landscaped area should include a combination of grass, plantings, pavement, shade, and seating to allow employees to engage in a pleasant working environment.

4.5 Development must:

(a) retain and protect any existing trees identified by Council on an allotment and adjoining allotments; and

(b) must not change the natural ground level within 3 metres of the base of the trunk or within the dripline, whichever is the greatest.

4.6 Development with a primary road frontage of 5 metres or more must provide at least 1 street tree per 5 metres of primary road frontage. Council may vary this requirement if a street tree already exists in good condition or site constraints limit their inclusion.

4.7 Development must plant trees in the landscaped area at a minimum rate of 1 canopy tree per 30m$^2$ of the landscaped area. The canopy tree must be capable of achieving a mature height greater than 5 metres.

4.8 Where development proposes an outdoor car park with 20 or more car parking spaces, the car park design must include at least 1 tree per 5 car parking spaces to the following specifications:

(a) a tree must be a single trunk species to allow a minimum visibility clearance of 1.5 metres measured above natural ground level; and

(b) a tree must be planted in an island bed that is a minimum 2 metres in width and 4 metres in length.
SECTION 5–ANCILLARY DEVELOPMENT

Objectives

The objective is:

(a) To have ancillary development that unifies the development appearance, and achieves good urban design in terms of architectural treatment and visual amenity.

Development controls

The development controls to achieve the objective are:

Front fences

5.1 The maximum fence height for front fences is 1.8 metres.

5.2 The external appearance of front fences along the front boundary of allotments must ensure:

(a) the section of the front fence that comprises solid construction (not including pillars) does not exceed a fence height of 1 metre above ground level (existing); and

(b) the remaining height of the front fence comprises open style construction such as spaced timber pickets or wrought iron that enhance and unify the building design.

Despite this clause, the solid construction of a fence behind the front building line of dwelling houses and dual occupancies on corner allotments may achieve a fence height up to 1.8 metres.

5.3 Council does not allow the following types of front fences:

(a) chain wire, metal sheeting, brushwood, and electric fences; and

(b) noise attenuation walls.

Business and building identification signs

5.4 Development is limited to one pylon sign for each allotment boundary that adjoins a classified road, and must ensure:

(a) the sign is predominantly rectangular in shape with a vertical proportion;
(b) the envelope of the sign is 4 metres or 9 metres in height (to encourage two consistent heights rather than a variety of heights) and a maximum 2 metres in width; and

(c) the sign only identifies the businesses on the allotment and the street number to assist customers and visitors.

5.5 In addition to clause 5.4, Council may allow development to have other business or building identification signs provided:

(a) the total permissible area of all signs must not exceed 1.1 square metres per 3 metres of street frontage; and

(b) signs will not be permitted nearer to the street alignment than one third of the prescribed building line, and where permitted between the building line and the street must not exceed two thirds of what is normally permitted on or behind the building line; and

(c) signs are suitably integrated with the architectural style of the building.

5.6 Council does not allow the following signs:

(a) flashing signs, flashing lights, signs which incorporate devices which change colour, a sign where movement can be recognised by a passing motorist;

(b) signs extending over street boundaries, other than those permitted in conjunction with shops, or the like, where such buildings are erected on the street alignment;

(c) any sign that would adversely affect existing traffic lights;

(d) any sign that is not permanently fixed to the site;

(e) any sign made of canvas, calico or the like. Council may grant a limited approval for a maximum period of 1 month, provided the sign complies with relevant legislation;

(f) any under awning sign in excess of 2.5 metres x 0.4 metre; and

(g) signs at a lower level than 2.6 metres over the footway.

5.7 Business or building identification signs that are painted or attached to a building must not screen windows and other significant architectural features of the building.
Food premises

5.8 The design, construction, and operation of a food premises must comply with:

(a) Food Act 2003;

(b) Food Regulation 2010;

(c) FSANZ Food Standards Code; and

(d) AS 4674:2004 Design, Construction, and Fitout of Food Premises.

Storage areas

5.9 The storage and use of hazardous materials must comply with the requirements of WorkCover NSW and other relevant public authorities.

5.10 The storage and use of dangerous goods must comply with the Dangerous Goods (Road and Rail Transport) Act 2008 and its regulations, and any other requirements of WorkCover NSW.

Infrastructure

5.11 The siting of a telecommunication facility, aerial, satellite dish, plant room, lift motor room, mechanical ventilation stack, exhaust stack, and the like must:

(a) integrate with the architectural features of the building to which it is attached; or

(b) be sufficiently screened when viewed from the street and neighbouring residential zoned land.

5.12 External lighting to industrial development must give consideration to the impact of glare on the amenity of adjoining residents.

5.13 Council may require development to include public domain improvements to an adjacent footpath in accordance with a design approved by Council’s Landscape Architect.
SECTION 6–CHULLORA TECHNOLOGY PARK

Objectives

The objectives are:

(a) To have development that is compatible to the site.

(b) To have items of natural and built heritage significance on the site identified, recorded and considered for possible retention.

Development controls

The development controls to achieve the objectives are:

Vegetation

6.1 Development that affects the areas of vegetation (as shown in Figure 2) must be accompanied by a Plan of Management. The Plan of Management must justify any loss of significant vegetation, and describe any management practices required to retain the existing vegetation.

Heritage items

6.2 Development that proposes to demolish or remove any structures or buildings from the site must be accompanied by advice from the Railway Heritage Committee. The advice must address the removal or protection of the item, an account of its significance, and recommendations for preservation if applicable.

Drainage

6.3 Drainage works on the site must provide an upgraded stormwater system to retard flows (such that peak flows from the development are no greater than pre-development conditions), and to collect gross pollutants that may be detrimental to the Cooks River.

6.4 Trunk drains outside of the public road reserves must be located in easements to the following requirements:

(a) works must be undertaken within the bunds of an allotment to alleviate (to the fullest extent possible) upstream flooding within the Greenacre residential area;

(b) as part of the piped system that drains to the trunk system, grease and oil interceptor traps must be incorporated within specific lot development;
Figure 2: Map of the Chullora Technology Park.
(c) piped stormwater systems must comply with Council’s standards, and must be designed in conjunction with the road system. This will help provide an emergency flow path, via roads, should the pits exceed its capacity or become blocked; and

(d) the drainage system must comprise box culverts, open concrete channels, and grass line channels. Final specifications for these drainage works must relate to the maximum areas for development, whilst providing the necessary system to meet water quality criteria and discharge criteria.

Roads

6.5 Council accepts no responsibility for the funding of road works associated with the Chullora Technology Park or the maintenance of any private roads existing on a site.

Business and building identification signs

6.6 Signs in the Chullora Technology Park must:

(a) consist of a corporate sign (giving identity to a structure or place), a directory sign (at each entrance), or a unit sign (giving business name and contact details);

(b) locate at pedestrian level to harmonise with the streetscape; and

(c) limit a unit sign to one sign per unit with a maximum area of 3 metres x 1 metre.
SECTION 7–NOS. 52 AND 60 ROBERTS ROAD IN GREENACRE

Desired character objective

To have modern, architecturally attractive and functional high technology industry at the site known as Nos. 52–60 Roberts Road in Greenacre that is compatible with the prevailing suburban character and amenity of the neighbouring Zone R2 Low Density Residential.

Development controls

The development controls to achieve the desired character objective are:

Site cover

7.1 The total area of building(s) on the ground floor level (including external walls) must not exceed:

(a) 60% of the site area; and

(b) where a first floor space is provided, part of such floor area may be cantilevered or supported to project beyond the front or side walls of the factory buildings, over a car parking area, provided that such projection must not exceed 10% of the ground floor area and must observe any minimum building alignment as specified below.

Storey limit

7.2 The storey limit for development is 2 storeys.

Setbacks

7.3 The buildings must be built in a continuous form, to provide a linear barrier to the traffic noise generated from Roberts Road.

7.4 The minimum setback to Roberts Road is 6 metres.

Despite this clause, Council will not consent to a development application involving a continuous 6 metre setback to Roberts Road. Building siting also will need to accommodate servicing, access, parking and landscaping requirements.

7.5 The minimum setback to the western boundary is 3 metres.

7.6 The minimum setback to Rebecca Road and Lawford Street is 5.5 metres.

7.7 In the case of Lot 1 where the site adjoins land used for commercial purposes (service station), a zero setback is permissible.
Figure 3: Site known as Nos. 52–60 Roberts Road in Greenacre.
Vehicle access and off–street parking

7.8 No direct vehicle access must be provided to or from Roberts Road.

7.9 Car parking must be provided at the rate of 1 car parking space per 60m$^2$ for high technology industry floor space and 1 space per 60m$^2$ for mezzanine floor space where mezzanine floor space does not exceed 20% of gross floor area of the unit. Mezzanine floor space exceeding 20% of gross floor area will be assessed at a rate of 1 car space per 40m$^2$ of gross floor area.

7.10 Where parking is provided in a basement, the design must demonstrate that visitor parking is freely available and accessible during business operating hours.

7.11 No high walls or landscaping must be provided at the Rebecca Road and Roberts Road intersection that impede sight distances at this intersection.

7.12 The width of the road reserve in Rebecca Road and the size of the splay corners at the Rebecca Road and Roberts Road intersection must be increased in size to the satisfaction of Council's Traffic Engineer.

Commercial vehicle access, loading and circulation

7.13 All units are to be provided with a designated loading bay and manoeuvring area to accommodate a small rigid truck pursuant to the design requirements contained within Australian Standard 2890.2–Commercial Vehicle Facilities.

7.14 Access and manoeuvring areas must be designed so that vehicles can enter and exit the site in a forward direction.

Open space

7.15 The minimum landscape setback to Roberts Road is 2 metres. This landscaped area is to be densely planted with small native trees and shrubs.

7.16 The area within the building setback to the western boundary, Rebecca Road and Lawford Street must be predominantly landscaped.

7.17 Landscaping along the western boundary of the site is to comprise at least 1 tree every 6 metres. The selected species should be native (and therefore non–deciduous) and should achieve a mature height of at least 8 metres.

Building design

7.18 Building materials should provide a mix of masonry and glass. Glazed elements should be massed together in locations appropriate to building symmetry and rhythm. Note: The reflectivity index of glazed components must not exceed 20%.
The design should provide a degree of modulation and articulation to the building alignment to establish angles and interest in building line and roof form when viewed from varying vantage points.

The building must provide openings and appropriate fenestration to all road frontages to ensure a satisfactory presentation to all areas of the public domain.

Colours of masonry materials should generally be of muted block colours with minimal variation. If variation in colour is proposed, it will be necessary for the overall colour scheme to ensure that individual units are visually connected subsequent to advertising signage and corporate logos of different colours and materials being fixed to the elevations.

The roof form of the development should be punctuated at the eastern elevation by one or more design features to break up the visual massing and length of the roof form.

Fenestration detail should seek to be compatible with the modern design of the building. The use of fixed or operable louvres to selected windows, awnings to define building entries and recessed balconies to mezzanine levels may be considered in the context of the overall design.

Prior to any construction occurring on the land, the recommendations contained with the report prepared by EIA and titled “Report to Austar Australia Pty Limited on Phase 1 Contamination Report for Proposed Commercial/Industrial Development at 60–69 Roberts Road in Greenacre” dated April 2002, Ref: E16721FKRPT shall be fulfilled to Council’s satisfaction.

Findings from all future site testing, analyses and validation shall be submitted to Council.

Business and building identification signs

Business and building identification signs must comply with the following controls:

(a) 1 building identification sign on each separate lot, describing the building as high technology industry. Minimum or maximum dimensions for this sign are not specified, however the sign must present to Roberts Road. Size and positioning of the building identification sign must relate to the overall building form. Details of these signs, including wording and layout are to be provided with the development application for the erection of the building.
Council will assess the suitability of the proposed signs on merit having regard to the level of integration with the proposed elevations. In undertaking this assessment, Council must be satisfied that the sign does not dominate the building elevation;

(b) 1 business identification sign per proposed unit identifying the occupant of a particular unit being in the form of a name plate not exceeding 1200mm x 600mm;

(c) 1 index board at the front of the property having an area of no greater than 2.25m²; and

(d) no advertising of products or goods manufactured or stored on the site must be permitted on or in conjunction with the proposed use of any premises or the site.

Acoustic privacy

7.27 All development applications for the use of this land must be accompanied by suitable environmental reports demonstrating that the proposed use does not create any adverse environmental impact, including air, noise or odour impact on the surrounding residential area. These reports should make reference to the relevant industry guidelines, including the requirements of the Industrial Noise Policy and the Environmental Criteria for Road Traffic Noise.

7.28 All noise generating equipment, including roof level dust collectors, air conditioning and car park ventilation unit must be acoustically treated to ensure this equipment complies with the Industrial Noise Policy. This equipment must be sited on the Roberts Road side of the development.

7.29 The use of the premises must be restricted to the following hours of operation:

(a) 7.00am to 7.00pm Monday to Friday;

(b) 7.00am to 12noon Saturday; with

(c) no work on Sundays and Public Holidays.

Storage

7.30 All storage associated with the use of buildings erected on the sites is to take place wholly within the confines of the building. Council will not consent to the use of side or rear setback areas for storage purposes.
### APPENDICES

**Appendix 1—State and regional roads in the City of Bankstown**

<table>
<thead>
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