

REVIEW OF ENVIRONMENTAL FACTORS



Demolition of existing dwellings and structures, removal of 8 trees, and the construction of 8 independent living seniors housing units comprising 6 x 1 bedroom and 2 x 2 bedroom units, with associated landscaping and fencing, surface parking for 4 cars, and consolidation into a single lot.

at

Nos 97 – 99 Punchbowl Road, Belfield NSW 2191

October 2022



Acknowledgement of Country

The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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3	12.10.2022	V3	BRS Final edits	53
4	14.10.2022	V4	LAHC edits	54
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DOCUMENT SIGN-OFF


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1 Executive Summary

The subject site is located at Nos 97 – 99 Punchbowl Road, Belfield NSW 2191, and is legally described as Lot/s 18 & 19 in Deposited Plan 35824.

The proposed seniors housing development is described as follows:

Demolition of existing dwellings and structures, removal of 8 trees, and the construction of 8 independent living seniors housing units comprising 6 x 1 bedroom and 2 x 2 bedroom units, with associated landscaping and fencing, surface parking for 4 cars, and consolidation into a single lot.

The proposed activity is located in a prescribed zone and seniors housing can therefore be carried out by the NSW Land and Housing Corporation (LAHC) without consent under the provisions of Part 5, Division 8 of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP) as it does not result in more than 40 dwellings on the site and does not exceed 9.5 metres in height.

Demolition has been considered as part of the proposed activity. Demolition is permitted with consent under the provisions of the applicable local environmental planning instrument and is therefore permitted without consent under the provisions of the Housing SEPP.

The removal of trees on the site is covered by the definition of consent under Section 6 of the Housing SEPP. It has therefore been incorporated in this review of environmental factors under Part 5 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and Part 8 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation).

The REF demonstrates the following:

- from an analysis of the potential environmental impacts associated with the proposed activity, it has been concluded that the preparation of an Environmental Impact Statement is not required;
- based on a review of the potential environmental impacts resulting from the proposed activity it has been determined that, subject to implementation of mitigation measures to be incorporated as identified requirements, the activity will not have any significant adverse impact on the environment;
- the proposed activity will not have any effect on matters of national significance and its approval under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 is not required;
- the design of the proposed activity has adequately taken into account design principles and better practices set out in the Seniors Living Policy: Urban Design Guidelines for Infill Development and taken into consideration Good Design for Social Housing and LAHC's Dwelling Requirements;
- the site planning and design of the proposed activity adequately address the applicable local environmental planning and development controls of Strathfield Council;
- a BASIX certificate and NatHERS certificate and stamped plans have been submitted for the proposed activity demonstrating compliance with the State Government's environmental sustainability targets; and
- there are no separate approvals, authorisations or notifications required in relation to the proposed activity prior to determination under Part 5 of the EP&A Act or under any other Acts.
- Strathfield Council and occupiers of adjoining land were notified of the proposed activity under the provisions of Housing SEPP. A response was received from Council dated 16 September 2022. Comments on the response are provided in Section 6.1 of this REF. Five submissions were received from occupiers of adjoining land. Comments on the submissions are provided in Section 6.2 of this REF.

The proposed activity, when carried out in accordance with the environmental mitigation measures outlined in the REF, will not result in any significant and long-term negative impacts on the environment and can proceed subject to the implementation of the identified requirements of determination in **Appendix C**.

2 Introduction

This Review of Environmental Factors (REF) under Part 5 of the Environmental Planning and Assessment Act 1979 (EP&A Act) is for an activity involving the demolition of existing dwellings and structures, removal of 8 trees, and the construction of an 8 unit seniors housing development comprising 6 x 1 bedroom and 2 x 2 bedroom independent living units, with associated landscaping and fencing, surface parking for 4 cars, and consolidation of the two lots into a single lot at Nos 97 – 99 Punchbowl Road, Belfield NSW 2191.

The activity* will be carried out by, or on behalf of, NSW Land and Housing Corporation (LAHC) and is 'development without consent' under the Housing SEPP.

This REF has been prepared by Barker Ryan Stewart on behalf of LAHC in satisfaction of the provisions of Part 5 of the Environmental Planning & Assessment Act 1979 (EP&A Act) and Part 8 of the Environmental Planning & Assessment Regulation (EP&A Regulations) 2021.

A Statement of Compliance accompanying this REF certifies that in accordance with the requirements of the EP&A Act, all matters affecting or likely to affect the environment by reason of the proposed activity have been taken into account to the fullest extent possible and the activity will not have a significant impact on the environment.

*Note: The proposed development is permitted without consent and is therefore subject to environmental impact assessment as an 'activity' under Part 5 of the Environmental Planning and Assessment Act 1979.

2.1 Summary of Proposed Activity

The proposal is detailed in the following plans, drawings and specialist reports and supporting information:

Plans, Drawings & Supporting Document Details

The development is outlined in the following plans and drawings:

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd.mm.yyyy]:	Prepared by:
Architectural – Appendix E				
Coversheet	AR-0000	D	22.07.2022	Mode Design
Site Plan	AR-0100	E	22.07.2022	Mode Design
Site Analysis	-	A	02.12.2021	Mode Design
Demolition Plan	AR-0200	D	22.07.2022	Mode Design
Cut & Fill Plan	AR-0201	D	22.07.2022	Mode Design
General Arrangement Plan – Ground Level	AR-1000	Q	22.07.2022	Mode Design
General Arrangement Plan – First Level	AR-1001	M	22.07.2022	Mode Design
General Arrangement Plan – Roof	AR-1100	I	22.07.2022	Mode Design
Building Elevation	AR-2000	J	22.07.2022	Mode Design
Building Section	AR-2100	E	22.07.2022	Mode Design

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd.mm.yyyy]:	Prepared by:
3D Height Plan	AR-3000	C	22.07.2022	Mode Design
3D Views – Sheet 1 Front Perspective	AR-3001	B	22.07.2022	Mode Design
3D Views – Sheet 2 Rear Perspective	AR-3002	B	22.07.2022	Mode Design
Area Plan	AR-8005	E	22.07.2022	Mode Design
Solar Diagrams 1/2	AR-8101	D	22.07.2022	Mode Design
Solar Diagrams 2/2	AR-8102	D	22.07.2022	Mode Design
Solar Study from Sun Angle 1/2	AR-8103	D	22.07.2022	Mode Design
Solar Study from Sun Angle 2/2	AR-8104	D	22.07.2022	Mode Design
Landscape				
Cover Sheet	0000	5	01.06.2022	Mode Design
Landscape Plan	1000	7	01.06.2022	Mode Design
Planting Plan	1100	5	01.06.2022	Mode Design
Landscape Details	1500	3	01.06.2022	Mode Design
Civil				
Cover Sheet and Drawing Schedule	210047-DA-C01.01	3	15.06.2022	Enspire Solutions
Erosion and Sedimentation Control Plan	210047-DA-C03.01	3	15.06.2022	Enspire Solutions
Erosion and Sedimentation Control Details	210047-DA-C03.21	3	15.06.2022	Enspire Solutions
Siteworks and Stormwater Management Plan – Sheet 01	210047-DA-C05.01	3	15.06.2022	Enspire Solutions
Siteworks and Stormwater Management Plan – Sheet 02	210047-DA-C05.02	3	15.06.2022	Enspire Solutions
Siteworks Details	210047-DA-C14.01	3	15.06.2022	Enspire Solutions
Stormwater Catchment Plan	210047-DA-C20.01	3	15.06.2022	Enspire Solutions
Notification plans – Appendix B	AR-N01	C	21/07/2022	Mode Design
Survey – Appendix P				
Detail and Level Survey	3067/21	-	22.04.2021	S.J Surveying Services
Footpath Gradient	3067/21	-	22.04.2021	S.J Surveying Services
BASIX / NatHERS – Appendix H				
BASIX Certificate	1251077M_03	-	06.06.2022	Green Star Energy Solutions
NatHERS Certificate	0006179557	-	19.01.2022	Green Star Energy Solutions
Specialist Reports				

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd.mm.yyyy]:	Prepared by:
Arborist's Impact Assessment and Tree Management Plan – Appendix F	6862	2	19.07.2022	Redgum Horticultural
Access Report - Appendix G	21188	B	20.07.2022	Vista Access Architects
BCA Design Compliance Assessment - Appendix I	P210140	3	02.06.2022	BCA Vision
Acoustic Design Report - Appendix J	AS-RPT-001	E	09.06.2022	Cundall
Geotechnical Investigation and Acid Sulfate Soil Assessment - Appendix K	21/1264	-	05.2021	STS Geotechnics
Traffic and Parking Impact Assessment- Appendix M	21229	-	09.06.2022	Varga Traffic Planning
Waste Management Plan – Appendix L	21080	-	09.06.2022	Dickens Solutions

Design compliance and checklists – Appendix Q

Part 5 Activity Package Submission, Checklist for Development Proposals under the Housing SEPP, Mode Design dated 09/06/2022

Architect's Certificate of Building Design Compliance – Mode Design dated 09/06/2022

Certificate of Landscape Documentation Compliance – Mode Design dated 01/06/2022

Certificate of Civil Documentation Compliance – Espire Solutions dated 16/06/2022

Seniors Living Urban Design Guidelines, LAHC Dwelling requirements & Good design for social housing – Appendix D

Housing for seniors checklist, prepared by Mode Design dated 20/07/2022

Section 10.7 Planning Certificates – Appendix A

Planning Certificate, Certificate No 863, 99 Punchbowl Road, Belfield – Issued by Strathfield Council dated 22/07/2022

Planning Certificate, certificate No 864, 97 Punchbowl Road, Belfield – Issued by Strathfield Council dated 22/07/2022

Titles and Deposited Plans – Appendix O

Title Search, Folio: 18/35824, Search date 18/11/2020, First Schedule: New South Wales Land and Housing Corporation

Title Search, Folio: 19/35824, Search date 18/11/2020, First Schedule: The Commissioner for Main Roads as to Part Being Lot 5 in DP447679 New South Wales Land and Housing Corporation as to the Residue

Deposited Plan 35824, Search Date 18/11/2020

AHIMS – Appendix N

AHIMS Search Result, 97 Punchbowl Road, Belfield – 200m search buffer, date 25/07/2022

2.2 Demolition

The proposed activity includes demolition of 2 single storey detached dwelling houses and associated structures, as identified in the Demolition Plan (refer to **Appendix E**).

2.3 Removal of Trees

Ten trees are located within the site and the proposal includes the removal of 8 of those trees. Trees external to the site within the Punchbowl Road and Cecily Street Road reserves and adjoining properties will be retained and protected.

The tree removal within the site boundaries is recommended primarily to accommodate the proposed development or the individual species are recommended for removal as they are not considered to be significant or worthy of retention (refer to submitted Arboricultural Impact Assessment in **Appendix F**).

More appropriate tree plantings, including trees capable of reaching mature heights of 5m, will be provided as part of the proposed landscaping plan to compensate for the loss of these trees (refer to submitted Landscape Plan in **Appendix E**).

2.4 Proposed Dwellings

8 seniors housing independent living units are proposed. Of the 8 independent living units, 4 (ground floor units) have been designed as liveable units which are capable of being adapted to suit persons with a disability should the need arise in the future.

The proposed housing represents a contemporary, high-quality design, which will be an improvement on the existing dwellings. The use of face brick for external walls and Colorbond metal roofing is consistent with the existing and developing character of the Belfield suburb. 6 of the 8 proposed units will address the street (Units 2, 3 & 4 on the ground floor and Units 6, 7 & 8 on the first floor) with habitable rooms, living area windows and upper-level balconies facing the street for passive surveillance.

Minor cut and fill is proposed to provide a level building platform. Retaining walls to a maximum 1m high are proposed to assist with stability of the site as shown on the Site Plan and Civil Plans (refer to **Appendix E**).

A variety of new landscape plantings are proposed to offset the proposed tree removal and enhance the appearance of the site. New plantings will consist of a mixture of new trees, shrubs and groundcovers, which will enhance landscaped setbacks and contribute to the streetscape.

Each unit will be provided with its own enclosed private open space area. All these spaces are directly accessible from the living areas.

A total of 4 surface car parking spaces will be provided on the site, including 2 accessible spaces.

Stormwater will be collected via a series of stormwater pits and gutters on the site connected to an underground detention tank draining to the Cecily Street drainage pit on the site frontage. A kerb inlet pit is also proposed along Cecily Street. Roof water will be collected from downpipes and connected to an underground rainwater tank for recycling with overflow connected to the underground detention tank.

Colorbond fencing is proposed along the side and rear boundaries maximum 2.1m in height. Colorbond fencing is also provided to the private open space areas of each ground floor unit 1.8m in height. A combination of face brick and aluminium slatted fencing will be provided to Punchbowl Road and Cecily Street. The front of the development is generally orientated to Punchbowl Road.

Figures 1 - 5 include extracts from the architectural plans illustrating the proposed development.



Figure 1 Extract from Architectural Plans – Site Plan (Source: Architectural Plans, Mode Design, dated 22/07/2022)



Figure 2 Extract from Architectural Plans – General Arrangement Plan – Ground Level (Source: Architectural Plans, Mode Design, dated 22/07/2022)



Figure 3 Extract from Architectural Plans – General Arrangement Plan – First Level (Source: Architectural Plans, Mode Design, dated 22/07/2022)



Figure 4 Extract from Architectural Plans – Punchbowl Road Streetscape Perspective (Source: Architectural Plans, Mode Design, dated 22/07/2022)



Figure 5 Extract from Architectural Plans – Cecily Street Streetscape Perspective (Source: Architectural Plans, Mode Design, dated 22/07/2022)

3 Existing Site & Locality

3.1 Existing Site and Immediately Adjoining Development

The site is located in the Strathfield local government area (LGA) and comprises 2 residential allotments. A location plan is provided at **Figure 6**



Figure 6 Location Plan (Source: SIX Maps)

The site is currently occupied by 2 single storey brick dwellings with tiled roofs (refer to photographs at **Figure 7 & Figure 8**).



Figure 7 Development site – No 97 Punchbowl Road (Source – BRS)



Figure 8 Development site – No 99 Punchbowl Road (Source – BRS)

The property immediately to the east (No.95) contains a single-storey brick with tile roof dwelling house (refer photograph at **Figure 9**). The property to the north (No.24 Cecily Street) contains a recently constructed brick and rendered two-storey weatherboard dwelling house with tile roof (refer to photograph at **Figure 10**).



Figure 9 Adjoining development – No 95 Punchbowl Road (Source – BRS)



Figure 10 Adjoining development – No 24 Cecily Street viewed from the development site (Source – BRS)

3.2 Site Description

Copies of the Section 10.7(2) & (5) Planning Certificates (Nos 863 and 964) dated 22 July 2022 are provided in **Appendix A**.

The site has a total area of 1,107m², a frontage to Punchbowl Road of 31.69 metres, secondary frontage to Cecily Street of 38.255 metres, side (eastern) boundary of 37.755 metres and a rear (northern) boundary of 28.765 metres (refer to the submitted Detail and Level Survey Plan in **Appendix P**).

The site falls from the front boundary at Punchbowl Road down toward the rear (northern) boundary approximately 1.45m. An easement for stormwater drainage is not required.

The site is not within a flood planning area and is not subject to flood related development controls.

There are 10 trees located within the site. Two trees are located within the Punchbowl Road reserve and 3 trees located within Cecily Street road reserve at the site frontage. Four trees are located within adjoining properties in proximity to the side and rear boundaries of the site.

Water, sewer, electricity, gas and telephone facilities are available to the site (refer to the submitted Contour and Detail Plan for the location of available services at **Appendix P**). Water, electricity and telephone services are located along the road alignment of Punchbowl Road with electricity also located along the road alignment of Cecily Street. Sewer is located along the rear boundary of the site.

There are no encumbrances on title, section 10.7 certificates or indicated on the Detail and Level Survey Plan.

3.3 Neighbouring Development and Locality

The site is located within an established residential area which is characterised by older style single storey detached dwelling houses of brick construction with tiled roofs interspersed with more recent 2-storey dwelling houses, dual occupancy and residential flat building developments (refer to photographs at **Figure 11 and Figure 12**).



Figure 11 More recent 2 storey unit development at No 8-10 Cecily Street (north of the site) (Source – BRS)



Figure 12 More recent two storey development at No 25-27 Cecily Street (northwest of the site) (Source – BRS)

There are numerous bus stops located within proximity of the site. Two bus stops are located on Punchbowl Road approximately 80m and 180m walking distance south of the site (refer to the Long Section Surveys provided at **Appendix P**). These stops are serviced by Punchbowl Bus Co Route 450, which connects Hurstville to Strathfield via Beverly Hills, Roselands, Lakemba and Belfield including train stations, major shopping centres and local centres in these areas.

The area, although residential in nature is also close to industrial / railway uses as well as some open space areas that run along Cocks Creek to the north of the site, including Begnell Field and Cooke Park. Approximately 600m to the north east of the site is the small town centre of Belfield along Burwood Road, which provides most day to day needs of residents. There are also a number of community based land uses including child care centres, medical centres and churches.

4 Zoning and Permissibility

The site is zoned R2 Low Density Residential under *Strathfield Local Environmental Plan 2012* (SLEP 2012). The proposed development is defined as 'seniors housing' under the provisions of SLEP 2012 and is prohibited in the R2 zone.

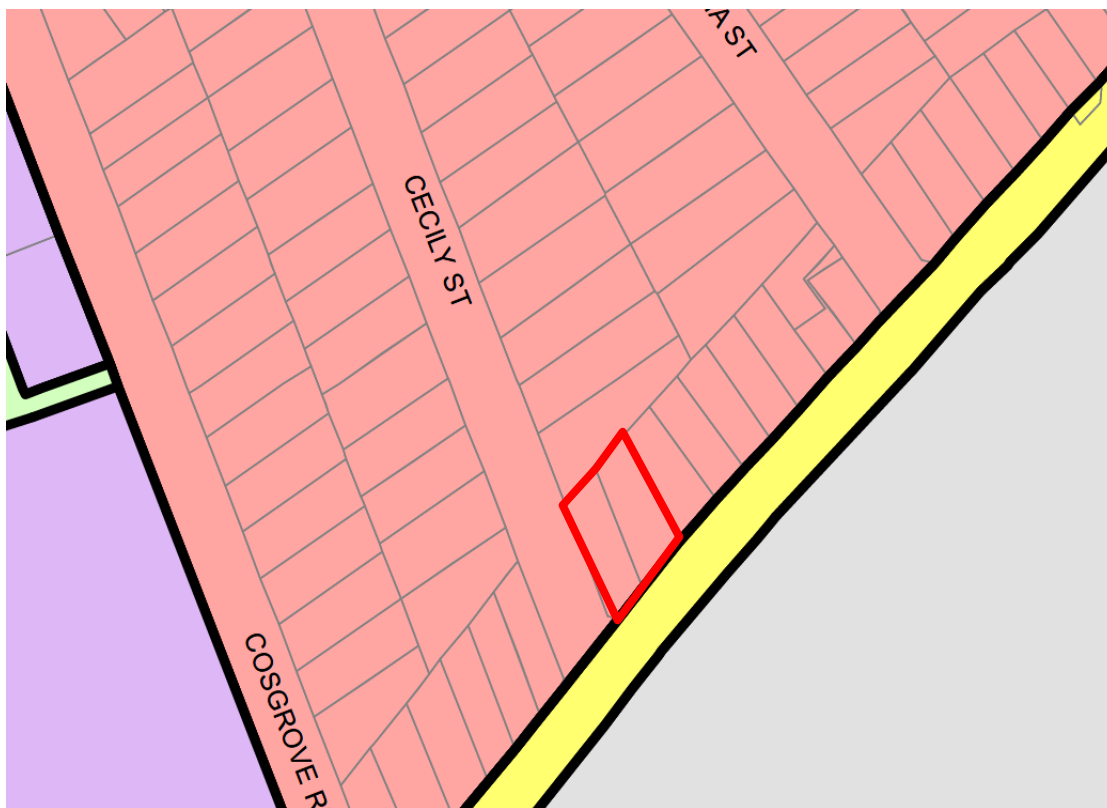


Figure 13 Land zoning map (Source: extract from Strathfield LEP 2012)

Nevertheless, the provisions of the Housing SEPP prevail where there is an inconsistency with another environmental planning instrument. Seniors housing is permitted with consent under section 81 of the Housing SEPP as the R2 zone is a prescribed zone under section 79 of the SEPP. The subject land is not excluded from the provisions of the Housing SEPP set out under section 80(1)(b). The site satisfies the site related requirements set out in section 93 of the Housing SEPP. Therefore, seniors housing is permitted on the subject land with consent under the provisions of the SEPP pursuant to section 79.

The relevant objectives of the R2 zone, as set out in SLEP 2012 are:

- To provide for the housing needs of the community within a low density residential environment.

- *To ensure that development of housing does not adversely impact the heritage significance of adjacent heritage items and conservation areas.*

The proposed development provides seniors housing that meets the identified needs of the community and includes a mix of 1 and 2 bedroom units. The proposal is not located near heritage items or conservation areas and the development has also been sympathetically designed to fit within its context and complement the surrounding area. The proposal is therefore consistent with the relevant objectives of the R2 zone.

Section 108B of the Housing SEPP permits seniors housing development to be carried out by LAHC as 'development without consent' subject to the provisions set out under that clause. Table 3 in subsection 5.1.5 of this REF demonstrates compliance with the relevant provisions of section 108B of the SEPP.

5 Planning and Design Framework

5.1 State Legislation

5.1.1 Environmental Planning and Assessment Act 1979

Duty to consider environmental impact [Section 5.5]

Section 5.5(1) states that, for the purpose of attaining the objects of the EP&A Act relating to the protection and enhancement of the environment, a determining authority in its consideration of an activity shall, notwithstanding any other provisions of the Act or the provisions of any other Act or of any instrument made under the EP&A Act or any other Act, examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity.

Table 1 below demonstrates the effect of the proposed development activity on the matters listed for consideration in subsection 3 of Section 5.5.

Table 1 Compliance with subsection 3 of Section 5.5 of the EPA&Act 1979

Matters for consideration under sub-section 3 of Section 5.5 of the EP&A Act	
Matter for consideration	Effect of Activity
<p><i>Sub-section 3</i></p> <p>Without limiting subsection (1), a determining authority shall consider the effect of an activity on any wilderness area (within the meaning of the <i>Wilderness Act 1987</i>) in the locality in which the activity is intended to be carried on.</p>	<p>No effect, as the site and surrounding areas are not within a wilderness area (within the meaning of the <i>Wilderness Act 1987</i>).</p>

5.1.2 Biodiversity Conservation Act 2016 (BC Act)

Part 7 of the BC Act sets out the test for determining whether a proposed development or activity is likely to significantly affect threatened species, ecological communities or their habitats. For the purposes of Part 5 of the EP&A Act, an activity is to be regarded as an activity likely to significantly affect the environment if it is likely to significantly affect threatened species.

Based on the criteria set out in Section 7.3 of the BC Act, the proposed activity is unlikely to affect threatened species, ecological communities or their habitats and therefore no further assessment is necessary. This is because the land does not contain threatened species, endangered ecological communities or constitute habitat of threatened species or ecological communities. The proposed activity will neither be a key threatening process and the land is not part of or in the vicinity of any declared area of outstanding biodiversity value.

5.1.3 Other Acts

No other State and Commonwealth Acts are applicable to the proposed activity.

5.1.4 Environmental Planning and Assessment Regulation 2021

Factors that must be taken into account concerning the impact of an activity on the environment [Section 171]

For the purposes of Part 5 of the EP&A Act, the factors in **table 2** below have been taken into account in considering the likely impact of the proposed activity on the environment. The table and comments made in this section of the REF are not mutually exclusive and are to be read in conjunction with the other sections of the REF dealing with the environmental impacts of the proposed development activity.

Table 2 Compliance with Section 171 of the EPA Regulations 2021

Factors to be taken into account concerning the impact of an activity on the environment.	Relevant?	Impact		
	Yes/NA	Tempor ary	Minor	Significant [Note 1]
Is the activity of a kind for which specific guidelines are in force? If so the factors to be taken into account when considering the likely impact of the activity on the environment are those referred to in the guidelines. [Note 1]	N/A			
Is the activity of any other kind for which general guidelines are in force? If so the factors to be taken into account when considering the likely impact of the activity on the environment are those referred to in those guidelines. [Note 2]	N/A			
If no guidelines are in force, have the following been taken into account and any likely impact considered				
(a) environmental impact on the community	Y	x	x	
(b) transformation of a locality;	Y		x	
(c) environmental impact on the ecosystems of the locality;	Y		x	
(d) reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality;	Y	x	x	
(e) effect on a locality, place or building having aesthetic, anthropological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations;	N/A			
(f) impact on the habitat of protected animals (within the meaning of Biodiversity Conservation Act 2016);	N/A			
(g) endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air;	N/A			
(h) long-term effects on the environment;	Y		x	
(i) degradation of the quality of the environment;	Y	x	x	
(j) risk to the safety of the environment;	N/A			
(k) reduction in the range of beneficial uses of the environment;	N/A			
(l) pollution of the environment;	Y	x	x	
(m) environmental problems associated with the disposal of waste;	Y		x	
(n) increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply;	Y			
(o) cumulative environmental effect with other existing or likely future activities.	Y			
(p) impact on coastal processes and coastal hazards, including those under projected climate change conditions. [Note 3]	N/A			

(q) applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1,	Y		x	
(r) other relevant environmental factors.	Y		x	

Note 1: A significant impact triggers the preparation of an Environmental Impact Statement.

Note 2: This means guidelines in force under Section 171, not guidelines such as the *Seniors Living Urban Design Guidelines*, that are in force under other legislation or instruments.

Note 3: The *NSW Coastal Planning Guideline: Adapting to Sea Level Rise* provides guidance on considering projected climate change conditions such as sea level rise.

The proposed seniors housing development is not expected to generate any significant or long-term impacts on the environment. The short term impacts, during construction, will be offset by positive social outcomes in the long term social benefits of providing affordable housing that meets the needs of the community. The applicable Local Strategic Planning Statement (LSPS) and Community Strategic Plan are considered below at Section 5.1.5 of this report.

5.1.5 Strategic Planning Framework

Strathfield 2040 Local Strategic Planning Statement

The Strathfield Local Strategic Planning Statement was endorsed by Strathfield Council in March 2020. It is a 20 year plan that identifies 18 Planning Priorities for the LGA, focused around infrastructure, collaboration, liveability, productivity and sustainability.

Notably, Priority 8 seeks to promote diverse housing options. The proposed development will be contributing 8 seniors living units to the affordable housing supply in the Strathfield LGA. It is diversifying the residential uses in Strathfield by introducing a seniors living housing options to accommodate the ageing population in the locality and is well serviced by existing public transport options.

The proposed development, of 8 seniors living units contributes to the objectives of the Strathfield Local Strategic Planning Statement, and will increase the provision of affordable and seniors living units.

Strathfield 2030 Community Strategic Plan

The Strathfield 2030 Community Strategic Plan was adopted by Council on 6 April 2021. It is a 10 year plan that outlines five broad inter-related themes that are derived from an extensive community engagement process, which identified priorities for the community's future. Under the five themes there are key goals and subsequent strategies for Council to facilitate in partnership with the community, government agencies and business. These five key strategic directions are supported by key goals that will guide the Strathfield area in the next 10 years. The themes are focused around; connectivity, community wellbeing, civic pride and place management, liveable neighbourhoods and responsible leadership. The proposed development for 8 seniors living units is not in conflict with the Strathfield 2030 Community Strategic Plan and will provide new affordable housing within the LGA.

5.1.6 State Environmental Planning Policy (Housing) 2021

Development without Consent

Section 108B of the Housing SEPP permits seniors housing to be carried out by LAHC as ‘development without consent’ subject to the provisions set out under that section.

Table 3 Compliance with relevant provisions under sections Part 5, Division 8 of the SEPP for ‘seniors housing development without consent’ carried out by LAHC

Provision	Compliance
108A – Development to which Division applies This Division applies to development for purposes of senior housing involving the erection of a building on land -	
(a) on which development for purposes of seniors housing is permitted with consent under another environmental planning instrument, or	Not applicable.
(b) in a prescribed zone	The R2 zone is a prescribed zone under the SEPP. Part 5, Division 8 of the SEPP therefore applies.
108B – Seniors housing permitted without development consent (1) Development to which this Division applies may be carried out by or on behalf of the Land and Housing Corporation without development consent if -	
(a) the Land and Housing Corporation has considered the applicable development standards specified in sections 84(2)(c)(iii), 85, 88, 89 and 108, and	Consideration of the development standards are provided in Tables 7-10 below.
(b) will not result in a building with a height of more than 9.5 m, and	The maximum building height is 8.42m.
(c) the development will result in more than 40 dwellings on the site.	The development is for 8 dwellings on the site.
(2) State Environmental Planning Policy (Transport and Infrastructure) 2021, sections 2.15 and 2.17 apply to the development and, in the application of the clauses –	Sections 2.15 and 2.17 of State Environmental Planning Policy (Transport and Infrastructure) 2021 not applicable to the site or development.
(a) a reference in section 2.15 to “this Chapter” is taken to be a reference to this section, and	Noted.
(b) a reference in the sections to a public authority is taken to be a reference to the relevant authority.	Noted.
108C – Requirements for carrying out seniors housing (1) Before carrying out development to which this Division applies, a relevant authority must –	
(a) request the council to nominate a person or persons who must, in the council’s opinion, be notified of the development, and	Advice was sought from Strathfield Council regarding additional persons or properties that should be notified of the development via an email sent to Council on 25 July 2022. Council provided a response on 2 August 2022 advising that the radius of 100 m is consistent with Councils Community Participation Plan and is acceptable.

(b) give written notice of the intention to carry out the development to — (i) the council, and (ii) the person or persons nominated by the council, and (iii) the occupiers of adjoining land, and	A letter notifying Strathfield Council of the proposed development activity was sent by LAHC on 10 August 2022. Letters notifying landowners and occupiers of adjoining land of the proposed development activity were sent by LAHC on the same date.
(c) take into account the responses to the notice that are received within 21 days after the notice is given, and	Council responded to LAHC's notification by letter dated 16 September 2022. Comments on the response are provided in Section 6.1 of this REF. Five submissions were received from adjoining occupiers. Comments on the submissions are provided in Section 6.2 of this REF.
(d) take into account the relevant provisions of the Seniors Living Policy: Urban Design Guidelines for Infill Development, published by the Department in March 2004, and	Refer to checklist in Appendix D and subsection 6.1.5 of this REF. These conclude that the development complies with all relevant development standards relating to the <i>Seniors Living Policy: Urban Design Guidelines for Infill Development</i> with the exception of the minor variations discussed in subsection 5.1.6 of this report. In these cases, suitable alternatives are proposed which are necessary due to site specific constraints.
(d1) if the relevant authority is the Aboriginal Housing Office — consider the relevant provisions of the Aboriginal Housing Design Guidelines, published by the Aboriginal Housing Office in January 2020, and	Not applicable.
(e) if the relevant authority is the Land and Housing Corporation — consider the relevant provisions of — (i) Good Design for Social Housing, published by the Land and Housing Corporation in September 2020, and (ii) Land and Housing Corporation Dwelling Requirements, published by the Land and Housing Corporation in September 2020, and	Refer to section 5.1.6 and 5.1.7 and the Architect's Statement and Certificate of Building Design Compliance in Appendix Q which indicate that the design and dwelling requirements have been considered
(f) consider the design principles set out in Division 6 (2) In this section, a reference to the council is a reference to the council for the land on which the development is proposed to be located.	Consideration of these principles is discussed in Table 4 . Noted.
108D - Exempt development Development for purposes of landscaping and gardening is exempt development if it is carried out by or on behalf of the Land and Housing Corporation in relation to seniors housing	Noted
108E - Subdivision of seniors housing not permitted Development consent must not be granted for subdivision of seniors housing.	No subdivision proposed.

5.1.7 Seniors Living Policy: Urban Design Guidelines for Infill Development

An assessment of the design of the activity against the *Seniors Living Policy: Urban Design Guidelines for Infill Development* is provided at **Appendix D**. The design has followed the Guidelines, except in relation to the following justifiable departures outlined in **Table 4**

Table 4 Seniors Living Urban Design Guidelines departures

Guideline Requirement	Response
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3.06 Setback upper levels behind the front building façade?	Upper levels are not setback further than the front building façade to simplify construction. A mix of materials and finishes allow for a varied façade that works well within the streetscape.
3.07 Where it is common practice in the streetscape, locating second storeys within the roof space and using dormer windows to match the appearance of existing dwelling houses?	Not common practice within the streetscape to locate second storeys within the roof space. This requirement is therefore not applicable to the development.
3.27 Vary the driveway surface material to break it up into a series of smaller spaces? (eg to delineate individual dwellings)	Driveways and paths are concrete to meet LAHC maintenance and durability requirements. Parking is not allocated to individual units.
3.28 Limit driveway widths on narrow sites to single carriage with passing points?	Only 4 car spaces are required and traffic can safely travel in either direction.
3.29 Provide gates at the head of driveways to minimise visual 'pull' of the driveway	Driveway gates to common parking areas are not consistent with the LAHC Design Standards for maintenance reasons.
4.03 Set upper storeys back behind the side or rear building line	Upper floors have not been setback to simplify construction
4.05 Incorporate second stories within the roof space and provide dormer windows?	Second storeys within roof spaces are not a characteristic in the locality. The proposed second storey complies with height and setback requirements and does not give rise to any adverse streetscape or amenity impacts.
4.14 Locate private open space in front setbacks where possible to minimise negative impacts on neighbours?	All ground floor units have their private open space allocated suitably for each unit. The private open space areas for Units 3, 4, 7 & 8 have been located along the frontage to Cecily Street.
4.16 Design dwellings around internal courtyards?	The front dwellings are facing the street with the rear dwellings design towards common internal rear area. The design of the proposed development will allow for general surveillance of all common areas, particularly Units 1, 3, 5 and 7. Units 2, 3, 4, 6, 7 and 8 also have habitable rooms, living areas or balconies facing Cecily Street and Punchbowl Road providing casual surveillance of the streets. Each dwelling has external spaces that can be enjoyed.
5.12 Considering single rather than double width driveways	A double width driveway has been proposed for ease of access to and from the development. The proposed driveway is relatively short in length.
5.29 Provide private open space areas that use pervious pavers where private open space is predominantly hard surfaced to allow for water percolation and reduced run-off?	Sufficient deep soil/landscape areas have been proposed within common and private open spaces. No requirement for permeable surfaces for hard stand private open area is necessary.

5.1.8 Good Design for Social Housing

An assessment of the proposed development against the *Good Design for Social Housing* document, published in September 2020, indicates that the proposed development has adequately considered the goals and principles as outlined in **Table 5** below. Refer to Housing for Seniors Checklist in **Appendix D**.

Table 5 Good Design for Social Housing – Relevant Goals & Principles

Goals	Principles	Comment - Discussion on how the design responds to the principles:
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Wellbeing	Healthy environments Good for tenants Quality homes	Safe access is provided from the car park to entries of the building. The units have been designed to ensure residents have privacy and feel safe. Development compliant with BASIX requirements (Appendix H). The proposal includes high quality landscaping and outdoor areas to enhance the site amenity for residents and the streetscape.
Belonging	Mixed tenure Good shared and public spaces Contribute to local character	Easily identified front entrances. Attractively designed landscaping along street frontage. The development is generally small in scale which minimises the resident density. The building design and landscaping integrates with the surrounding residential neighbourhood.
Value	Whole of lifecycle approach Sustainability and resilience Make every dollar count	Low maintenance landscape species. Durable building materials. The orientation of each dwelling and private open space area has been designed to optimise natural light to these areas. An underground rainwater tank is provided for the development to assist with sustainability and on-site water retention. Development meets BASIX requirements for building sustainability. Collaboration and consultation with key stakeholders was also incorporated at critical design milestones.

5.1.9 Land and Housing Corporation Dwelling Requirements

An assessment of the proposed development against the *Land and Housing Corporation Dwelling Requirements* document has been undertaken and deemed to achieve compliance, refer to Certificate of Compliance from the Architect in **Appendix Q**. Further detail will be incorporated in the construction documentation.

5.1.10 Housing SEPP Design Principles

The Housing SEPP articulates a range of design principles that the LAHC must consider in determining whether or not to proceed with a proposed seniors housing activity. **Table 6** below demonstrates how the principles have been considered in the design of the proposal.

Table 6 Response to Design Principles (Part 5, Division 8)

Design Principle	Response
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<p>Neighbourhood amenity and streetscape [section 99]</p> <p>Seniors housing should be designed to —</p> <p>(a) recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation, and</p>	<p>The proposal incorporates low scale 2-storey residential development with an FSR of 0.53:1 (calculated using the SEPP definition of FSR),</p> <p>Notwithstanding the slightly higher FSR, the proposal is generally compatible in form, scale and character with more contemporary residential development in the locality, which are indicative of likely future development. In addition, it is considered that the proposed development represents a reasonable balance between the optimal development potential of the site, the site constraints and the environmental considerations and also has the benefit of an additional 6 social housing dwellings.</p> <p>The building setbacks do not detract from the streetscape character of the locality and are consistent with Council's DCP requirements and setbacks within the surrounding area.</p> <p>A suitable balance of cut and fill, consistent with Council's codes, is proposed to address the access requirements of the SEPP.</p> <p>The street front buildings will be 2 storey with the bulk of the development broken up through the use of a variety of materials and finishes, stepped design, extensive landscaping, open space areas and appropriate setbacks.</p>
<p>(b) recognise the desirable elements of —</p> <p>(i) the location's current character, or</p> <p>(ii) for precincts undergoing a transition — the future character of the location so new buildings contribute to the quality and identity of the area, and</p>	<p>The proposal is generally compatible in form, scale and character with more contemporary residential development in the locality as illustrated in Figures 11 and 12 above.</p>
<p>(c) complement heritage conservation areas and heritage items in the area, and</p>	<p>The site is not located within a heritage conservation area nor are there any heritage items within proximity of the site.</p>
<p>(d) maintain reasonable neighbourhood amenity and appropriate residential character by —</p> <p>(i) providing building setbacks to reduce bulk and overshadowing, and</p> <p>(ii) using building form and siting that relates to the site's land form, and</p> <p>(iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and</p> <p>(iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and</p>	<p>Building setbacks allow for substantial landscape plantings, are consistent with newer style developments in the area and generally comply with Strathfield DCP 2012 objectives and controls.</p> <p>A suitable balance of cut and fill is proposed to address the access requirements of the Seniors SEPP.</p> <p>The street front buildings will be two storey with the bulk of the development broken up through the use of a variety of materials and finishes, extensive landscaping, open space areas and appropriate setbacks.</p> <p>No buildings are located on the boundary.</p>
<p>(e) set back the front building on the site generally in line with the existing building line, and</p>	<p>The building line is consistent with the setbacks of dwelling houses in the locality.</p>

<p>(f) include plants reasonably similar to other plants in the street, and</p>	<p>Refer to the submitted Landscape Plan. The proposed high quality landscape design will enhance the appearance of the site and represents a positive outcome for the streetscape. Seven semi mature trees are also proposed with mature heights of 5m to soften visual impact. Native species have been chosen to complement existing vegetation within the surrounding locality including flowering gum, bull bay magnolia and kanooka gum.</p>
<p>(g) retain, wherever reasonable, significant trees, and</p>	<p>Eleven trees (2 within the site, 5 on Council verge and 4 within neighbouring properties) are to be retained in accordance with the recommendations of the Arboricultural Impact Assessment report. All other trees are to be removed and replaced by more suitable landscaping.</p>
<p>(h) prevent the construction of a building in a riparian zone.</p>	<p>The site is not located within or adjacent to a riparian zone.</p>
<p>Visual and acoustic privacy [section 100]</p> <p>Seniors housing should be designed to consider the visual and acoustic privacy of adjacent neighbours and residents by –</p> <p>(a) using appropriate site planning, including considering the location and design of windows and balconies, the use of screening devices and landscaping, and</p> <p>(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.</p>	<p>The proposed development has been designed to maintain visual and acoustic privacy to adjoining properties and within the development. Design solutions include appropriate building setbacks and heights, dwelling layouts, placement and sizes of window openings and location and future mature height of landscaping, particularly along the eastern boundary adjacent to proposed parking provisions.</p> <p>Boundary fencing to a height of 1800mm / 2100mm will assist with mitigation of visual and acoustic impacts associated with the internal hard stand car parking. Perimeter landscaping will also act as a visual and acoustic buffer between the car park and adjacent development. The generous rear building setback to the north of the site will further limit any unacceptable impacts associated with vehicle movements within the subject site.</p> <p>The proposed dwellings have been designed in accordance with the requirements of the <i>Building Code of Australia</i> for sound and impact transmission so that acceptable noise levels between dwellings and adjoining properties are achieved.</p>

Solar access and design for climate [section 101]

The design of seniors housing should —

- (a) for development involving the erection of a new building — provide residents of the building with adequate daylight in a way that does not adversely impact the amount of daylight in neighbouring buildings, and
- (b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation, solar heating and lighting by locating the windows of living and dining areas in a northerly direction.

The design and siting of the proposed development will provide adequate daylight access to its living areas and private open spaces and the living areas and private open spaces of adjoining properties. The northern orientation of proposed living and open space areas will maximise solar access. 75% of the proposed dwellings will receive a minimum of three hours sunlight between 9am and 3pm on June 21 to their living area and private open space.

Shadows to neighbouring development to the east (No.95 Punchbowl Road) will be confined to the afternoon period. No solar impact to the built form will be generated to development north of the site. Private open space areas of properties to the east will retain high levels of solar access. The property to the east will receive adequate solar access in the morning and midday periods with solar impacts to the western elevation of No 95 Punchbowl Road limited to 3pm and after (refer to shadow diagrams at **Appendix E**).

Landscaping will also assist in microclimate management.

Stormwater [section 102]

The design of seniors housing should aim to —

- (a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and
- (b) include, where practical, on-site stormwater detention or re-use for second quality water uses.

Impervious surfaces have been minimised in the design to reduce the potential impact from stormwater. Site stormwater will be drained as shown on the submitted stormwater drainage plans and incorporates on-site detention and a rainwater tank (refer to the submitted stormwater drainage plans at **Appendix E**).

Crime prevention [section 103]

Seniors housing should —

- (a) be designed in accordance with environmental design principles relating to crime prevention, and
- (b) provide personal property security for residents and visitors, and
- (c) encourage crime prevention by —
 - (i) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins the area, driveway or street, and
 - (ii) providing shared entries, if required, that serve a small number of dwellings and that are able to be locked, and
 - (iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.

Fencing will be retained or constructed along the side and rear site boundaries, and along the edges of the ground floor private open space to each dwelling to provide an appropriate level of safety and security to proposed residents.

The design of the proposed development will allow for general surveillance of all common areas, particularly Units 1, 3, 5 and 7. Units 2, 3, 4, 6, 7 and 8 also have habitable rooms, living areas or balconies facing Cecily Street and Punchbowl Road providing casual surveillance of the streets.

Peep-holes will also be provided on the front doors of each dwelling to enable residents to view approaches to their dwelling without having to open the door.

<p>Accessibility [section 104]</p> <p>Seniors housing should –</p> <p>(a) have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and</p> <p>(b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.</p>	<p>The proposed development is well located with safe pedestrian links within and adjacent to the site that provide access to transport services / local facilities and will provide an attractive and safe environment for pedestrians and motorists with convenient access to car parking areas for residents.</p> <p>Refer to the Access Report attached in Appendix G for confirmation.</p>
<p>Waste management [section 105]</p> <p>Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.</p>	<p>Waste and recycling facilities will be provided in accordance with Council's requirements. The proposed development provides shared waste and recycling collection facilities on the site.</p>

5.1.11 General Requirements and Development Standards Applying to Seniors Housing

The Housing SEPP is very specific in terms of the matters that LAHC must consider in determining whether or not to proceed with a seniors housing development that meets the thresholds for self-approval under the SEPP. There are locational and detailed design requirements that also need to be considered. These are discussed below.

The proposed activity is located in an established urban area and there are no known natural environmental considerations affecting the subject land (including known significant environmental values, resources or hazards). The existing and approved uses of land in the vicinity of the proposed development is for residential purposes.

A site analysis was undertaken as part of the design process. The impact of the bulk, scale and built form is considered to be compatible with the existing uses, approved uses and the likely future character of the area.

There are services, facilities and infrastructure that will be available to meet the demands arising from the proposed activity

(i) General Development standards [Section 84, 85 and Schedule 4]

The SEPP contains general development standards relating to minimum site size, site frontage and building height (section 84), which must be taken into consideration for all developments, and development standards specifically for independent living units (section 85 & Schedule 4), which must also be considered.

Consideration of section 84 of the SEPP is demonstrated in the **Table 7** below:

Table 7 Minimum site size, site frontage and building height standards [section 84]

Development Standard	Required	Comment
Site size (s.84(2))	At least 1,000m ²	1,107m ² , although not applicable to LAHC (cl.84(4)(a))
Site frontage (s.84(2))	At least 20m	31.69m, although not applicable to LAHC (cl.84(4)(a))
Height in zones where residential flat buildings are not permitted: height (s.84(2)(c))	9.5m or less	Max 8.42m
buildings adjacent to rear site boundary (s.84(2)(c))	2 storeys	Max 2 storeys in height

Consideration of the development standards for accessibility set out in section 85 and Schedule 4 is demonstrated in **Table 8** below (Note: where referenced 'subject to identified requirement' in the table, refer to **Appendix C**).

It should be noted that pursuant to section 85(2), LAHC is exempt from the siting standards for wheelchair access and access to common area / facilities set out below in relation to a unit or part of a unit that is located above the ground floor in a multi-storey building.

Table 8 Accessibility and useability standards [Schedule 4]

Development Standard (Sch 4)	Required	Comment
Siting Standards:		
Wheelchair access	N/A	N/A
'Non-sloping' sites i.e. with gradients entirely <1:10	100% of ground floor dwellings to have wheelchair access by a continuous accessible path of travel as per AS 1428.1 to an adjoining public road	100% of ground floor units have accessible paths of travel in accordance with AS1428.1 to the front boundary.
'Sloping' sites i.e. with gradients entirely or partially >1:10	% of ground floor dwellings, equal to % of site with gradient <1:10 or minimum 50% (whichever is greater), to have wheelchair access by a continuous accessible path of travel as per AS1428.1 to driveway or public road that is accessible to all residents	Not applicable, as the site does not have a gradient of more than 1 in 10.
Common areas	All common areas and facilities to have wheelchair accessibility as per AS1428.1	All common areas have accessible paths of travel in accordance with AS1428.1.
Security:		
Pathway lighting	Pathway lighting to be designed and located to avoid glare for pedestrians and adjacent dwellings and to provide min 20 lux at ground level	All lighting will be designed as per requirements at tender stage (subject to Identified Requirements).
Letterboxes:	To be lockable, located in central location adjacent to street entry or in one or more central locations on a hard standing area and have wheelchair access and circulation by a continuous path of travel (as per AS1428.1)	Letterboxes have been provided in one location adjacent to Punchbowl Road street entry on hardstand areas and have wheelchair access and circulation by a continuous path of travel in accordance with AS1428.1.
Private car accommodation:		

Disabled car parking	Car parking spaces must comply with the requirements for parking for persons with a disability set out in AS2890 and at least 5% of the total number of car parking spaces (or at least 1 space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8m	Two accessible car parking spaces are provided, which meet the requirements of AS2890.
Garages	Must have power-operated door or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date	Not applicable, as the proposal does not incorporate garages.
Accessible entry (every entry, whether front entry or not):	Must comply with clauses 4.3.1 and 4.3.2 of AS4299	All entries comply with external doorways to be designed to comply with AS1428.1 where flush access is not provided at tender stage (subject to Identified Requirements).
Garbage:	To be provided in accessible location	One bin storage area has been provided at the rear of the parking area. These areas are compliant with AS1428.

Consideration of the specific development standards for useability set out in Schedule 4 of the SEPP, i.e. the standards for internal design and fittings, is outlined in **Table 9** below. It should be noted that pursuant to section 85(2), LAHC is exempt from those development standards in relation to a unit or part of a unit that is located above the ground floor in a multi-storey building, these being sections 2, 7 to 13 & 15 to 20, including the requirement to provide lift access for units above the ground level in multi-storey buildings. The following standards therefore only apply to ground floor units.

Table 9 Internal design and fittings standards [Schedule 4]

Development Standard	Required	Comment
Interior: general	Internal doorways must have a minimum clear opening that complies with AS1428.1	Internal doorways comply with AS1428.1
	Internal corridors must have a minimum unobstructed width of 1,000mm	Internal corridors meet the minimum 1000mm width.
	Circulation space at approaches to internal doorways must comply with AS1428.1	Circulation spaces will be required to comply (refer to Identified Requirement No 73)
Bedroom:	At least one bedroom within each dwelling must have:	Complies.

	<p>(a) an area sufficient to accommodate a wardrobe and a bed sized as follows:</p> <p>(i) in the case of a dwelling in a hostel-a single - size bed,</p> <p>(ii) in the case of a self-contained dwelling - a queen size bed, and</p> <p>(b) a clear area for the bed of at least:</p> <p>(i) 1,200mm wide at the foot of the bed, and</p> <p>(ii) 1,000mm wide beside the bed between it and the wall, wardrobe or any other obstruction, and</p> <p>(c) 2 double general power outlets on the wall where the head of the bed is likely to be, and</p> <p>(d) at least 1 general power outlet on the wall opposite the wall where the head of the bed is likely to be, and</p> <p>(e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and</p> <p>(f) wiring to allow a potential illumination level of at least 300 lux</p>	<p>Not applicable.</p> <p>Complies.</p> <p>Complies.</p> <p>Complies.</p> <p>Will be required to comply (refer to Identified Requirement No.73).</p> <p>Will be required to comply (refer to Identified Requirement No.73).</p> <p>Will be required to comply (refer to Identified Requirement No.73).</p> <p>Will be required to comply (refer to Identified Requirement No.73).</p>
Bathroom:	<p>At least 1 bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS1428.1:</p> <p>(a) a slip-resistant floor surface,</p> <p>(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS1428.1,</p> <p>(c) a shower that complies with AS1428.1, except that the following must be accommodated either immediately or in the future:</p> <p>(i) a grab rail,</p> <p>(ii) portable shower head,</p> <p>(iii) folding seat,</p> <p>(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,</p> <p>(e) a double general power outlet beside the mirror</p>	<p>Bathrooms within ground floor dwellings comply with circulation requirements as per AS1428.1.</p> <p>Will be required to comply (refer to Identified Requirement No.73).</p> <p>Will be required to comply (refer to Identified Requirement No.73).</p> <p>Will be required to comply (refer to Identified Requirement No.73).</p> <p>Will be required to comply (refer to Identified Requirement No.73).</p>

	The requirement under item (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility	noted
Toilet:	A dwelling must have at least 1 toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS4299	All ground floor dwellings will be provided with a visitable toilet within the combined bathroom / laundry that complies with AS4299.
Surface finishes:	Balconies and external paved areas must have slip-resistant surfaces	Will be required to comply (refer to Identified Requirement No.73).
Door hardware:	Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS4299	Will be required to comply (refer to Identified Requirement No.73).
Ancillary items:	Switches and power points must be provided in accordance with AS4299	Will be required to comply (refer to Identified Requirement No.73).
Living room and dining room:	<p>A living room in a self-contained dwelling must have:</p> <p>(a) a circulation space in accordance with clause 4.7.1 of AS4299, and</p> <p>(b) a telephone adjacent to a general power outlet.</p> <p>A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux</p>	<p>All living rooms comply with circulation requirements.</p> <p>Will be required to comply (refer to Identified Requirement No.73).</p> <p>Will be required to comply (refer to Identified Requirement No.73).</p>
Kitchen:	<p>A kitchen in a self-contained dwelling must have:</p> <p>(a) a circulation space in accordance with clause 4.5.2 of AS4299, and</p> <p>(b) a width at door approaches complying with clause 7 of this Schedule, and</p> <p>(c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS4299:</p> <p>(i) benches that include at least one work surface at least 800mm in length that comply with clause 4.5.5 (a),</p> <p>(ii) a tap set (see clause 4.5.6),</p> <p>(iii) cooktops (see clause 4.5.7), except that an isolating switch must be included,</p> <p>(iv) an oven (see clause 4.5.8), and</p>	<p>All units comply with kitchen circulation requirements.</p> <p>Not applicable, as kitchens are open plan.</p> <p>Will be required to comply (refer to Identified Requirement No.73).</p> <p>Will be required to comply (refer to Identified Requirement No.73).</p> <p>Will be required to comply (refer to Identified Requirement No.73).</p>

	<p>(d) “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and</p> <p>(e) general power outlets:</p> <p>(i) at least one of which is a double general power outlet within 300mm of the front of a work surface, and</p> <p>(ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed</p>	<p>Will be required to comply (refer to Identified Requirement No.73).</p> <p>Will be required to comply (refer to Identified Requirement No.73).</p> <p>Will be required to comply (refer to Identified Requirement No.73).</p> <p>Will be required to comply (refer to Identified Requirement No.73).</p>
Access to kitchen, main bedroom, bathroom and toilet:	In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level	Not applicable, as dwellings are not multi-storey.
Laundry:	<p>A self-contained dwelling must have a laundry that has:</p> <p>(a) width at door approaches that complies with cl.7 of this Schedule, and</p> <p>(b) provision for the installation of an automatic washing machine and a clothes dryer, and</p> <p>(c) a clear space in front of appliances of at least 1,300mm, and</p> <p>(d) a slip-resistant floor surface, and</p> <p>(e) an accessible path of travel to any clothes line provided in relation to the dwelling</p>	<p>Laundries are located within bathrooms and comply with AS1428.</p> <p>Complies.</p> <p>Complies.</p> <p>Will be required to comply (refer to Identified Requirement No.73).</p> <p>Complies.</p>
Storage for linen:	A self-contained dwelling must be provided with a linen storage in accordance with Clause 4.11.5 of AS 4299	Linen storage (min 600mm wide) will be available in all of the proposed dwellings.
Garbage	A garbage storage area must be provided in an accessible location.	Complies.

(ii) Site related requirements

The proposed development complies with section 93 of the SEPP which relates to the accessibility of the site to services and facilities such as shops and other retail/commercial services, community services recreation facilities and the practice of a general medical practitioner.

The site is not within 400m walking distance of the facilities and services listed in section 93(1) of the SEPP and therefore must be accessible to bus services that can take future residents to and from the required services.

There are bus stops located approximately 110m from the site within Punchbowl Road that have accessible gradients of path of travel (see submitted Footpath Gradient Plan included at **Appendix P**). Punchbowl Bus Co. operates a regular bus service from this stop (Route 450) during weekdays and on weekends that would take

residents to and from the necessary services and facilities in the Hurtsville, Roselands, and Strathfield centres.

An access consultant report indicates that the overall gradient of the path of travel for a person in a wheelchair is adequate. The report notes that a 'LIP' is shown on both sides of the crossing at Cecily Street and Punchbowl Road as per the Footpath Gradient Plan. These crossings need to be via an AS1428.1 compliant kerb ramp on both sides of the street. Also a section of -13.1% is provided which is 1:7.36 which is inconsistent with the SEPP. This area appears to be associated with a non-compliant kerb and provision of an AS1428.1 compliant kerb ramp will resolve the noncompliance. The Footpath Gradient Plan including a longitudinal section to the bus stops is provided in **Appendix P**. The pathway will be required to be re graded to comply with the recommendations in the Access Report **Appendix G** and **Identified Requirement No 77**.

(iii) Non-discretionary Development Standards

The following **table** outlines the non- discretionary standards that LAHC must consider. Where complied with the consent authority cannot impose more onerous standards for the matters. .

Table 10 Non-discretionary standards for self-contained dwellings

Development Standard	Required	Comment
Building Height:	9.5m or less	Maximum height 8.42m
Density and Scale:	Floor Space Ratio 0.5:1 or less	0.52:1, however non-compliance does not result in any adverse impacts on adjoining properties or the streetscape (refer discussion below).
Landscaped Area:	Minimum 35m ² per dwelling (8 x 35m ² = 280m ²)	403m ²
Deep Soil Zone:	Minimum 15% of area of site (15% x 1,107m ² = 166.05m ²)	294m ² or 26.6%
	Minimum 65% (165.4m ²) to be preferably located at rear of site	178m ² provided at rear of site
	Minimum dimension 3m	Minimum dimension 3m
Solar Access:	% of living areas & main private open space to receive minimum 2 hrs direct solar access between 9 am and 3 pm at mid-winter	100% of living areas and private open space (8 units) achieve 2 hours of direct solar access to private open space and living areas between 9am and 3pm mid-winter
Private Open Space:	Ground level:	
	Minimum 15m ² per dwelling	Minimum 36m ²
	One area minimum 3m x 3m, accessible from living area	Minimum 3m x 3m

	<p>Upper level/s:</p> <p>1 bedroom: Minimum 6m² Minimum dimensions 2m</p> <p>2 or more bedrooms: Minimum 10m² Minimum dimensions 2m</p>	<p>Minimum 8m² Minimum 2m</p> <p>Minimum 11m² Minimum 2m</p>
Car parking:	Minimum 1 car parking space for each 5 dwellings (LAHC concession) – 2 car parking spaces required	4 car parking spaces for 8 dwellings, including 2 accessible parking spaces.

Non-Compliance with FSR Standard

The development proposes a total gross floor area (GFA) of 579m² calculated in accordance with the Seniors SEPP definition. This translates to an FSR of 0.52:1 and represents a minor exceedance of 25.5m² to the 0.5:1 FSR development standard provided in clause 108(2)(c).

The variation is acceptable as the proposed development is not incongruous in its surroundings. The design has implemented a range of measures as follows:

- separation of building form to reflect the nature of existing detached development within the locality;
- significant landscaping within the site to break up hard surfaces and building bulk;
- existing vegetation along the edges of the site including within adjoining properties and the road reserve are to be retained;
- materials and finishes including brick walls and sheet metal roofing are similar to the materials and finishes of existing recent development in the street with a variety of materials used for wall sheeting, balcony balustrades and external privacy screens to add visual interest to the development; and
- the development has been stepped along the frontages to minimise the bulk and scale of the development.

The above measures illustrate that the development has appropriately considered the context of the site and has been designed to complement its surroundings. The proposal exceeds the minimum landscaped area, private open space and deep soil requirements, which ensures the development makes a positive contribution to the streetscape and general locality.

The proposed development will also not generate any significant adverse amenity impacts on surrounding properties in terms of overlooking or overshadowing. Shadows to neighbouring development to the east (No.95 Punchbowl Road) will be confined to the afternoon period. No solar impact to the built form will be generated to development north of the site. Private open space areas of properties to the east will retain high levels of solar access. The property to the east will receive adequate solar access in the morning and midday periods with solar impacts to the western elevation of No.95 Punchbowl Road limited to 3pm and after. The proposal therefore generates no unacceptable solar impacts to surrounding development and the minor numerical non-compliance in relation to FSR is supportable.

The proposed development accommodates the variation to FSR without impacting side setback and building separation between adjacent development. Adequate side setbacks are provided to mitigate overlooking and privacy impacts with perimeter landscaping to be implemented to further soften the built form.

The development is consistent with the objectives of the Seniors SEPP in that it:

- contributes to the increase in supply of suitable accommodation for seniors;
- meets the current and future accommodation needs of Sydney's ageing population;
- provides seniors accommodation close to existing infrastructure;
- is well located to public transport connections; and
- does not affect any heritage assets.

The proposed exceedance of the floor space ratio therefore has significant environmental benefits as the development increases the supply of seniors housing while positively contributing to the streetscape and surrounding area.

5.1.12 Other State Environmental Planning Policies

Table 11 below outlines applicability of, and compliance with, other State and Environmental Planning Policies (SEPPs).

Table 11 Compliance with other applicable State and Environmental Planning Policies

State Environmental Planning Policy	Applicability
SEPP (Building Sustainability Index: BASIX) 2004	A BASIX Certificate has been obtained for the development proposal, as required under the SEPP (refer to <i>Appendix H</i>).

SEPP (Transport and Infrastructure) 2021	<p>The site has frontage to Punchbowl Road, which is a State Classified Road. Sections 2.119 and 2.120 of this SEPP are therefore applicable to the development.</p> <p>In accordance with section 2.119, vehicular access to the development has been provided from Cecily Street, which is a local road. The proposed seniors housing development will not impact the safety, efficiency and ongoing operation of Punchbowl Road. The Traffic Report supports the proposed vehicle access arrangement (refer to Appendix M). The development is sensitive to traffic noise and vehicle emissions. However, it has been appropriately located and designed to ameliorate potential traffic noise and vehicle emissions within the site arising from Punchbowl Road. Refer to the specific design and construction measures outlined within the Acoustic Report (refer to Appendix M).</p> <p>Section 2.120 applies to development for the purpose of residential accommodation that is on land adjacent to a road corridor with an annual average daily traffic volume of more than 20,000 vehicles. The most recent vehicle counts for Punchbowl Road indicate that it carries 34,153 vehicles per day at the site frontage. Section 2.120 is therefore applicable to the development. The Acoustic Report provides an assessment of the development against the <i>Development near Rail Corridors and Busy Roads – Interim Guideline</i> and subsection 2.120(3) of the SEPP (Refer to Appendix J). The development will be undertaken in accordance with the recommendations of the Acoustic Report (subject to identified requirements) and will therefore comply with section 2.120 of this SEPP. The development is not traffic generating in accordance with section 2.122 and Schedule 3 of this SEPP.</p>
SEPP (Biodiversity and Conservation) 2021	<p>Clause 2.6(1) of this SEPP requires a permit from Council for clearing of vegetation required under the policy. Notwithstanding, Clause 6 of Housing SEPP specifies that development permitted without consent may be carried out without another consent or a licence, permission, approval or authorisation otherwise required under another environmental planning instrument. This means the proposed removal of trees within the site can be included within the REF scope and does not require a permit from Council.</p>
SEPP (Resilience and Hazards) 2021	<p>Section 4.6 of this SEPP requires the consent authority to consider whether land is contaminated prior to granting development consent. The site is located within a developed residential area of Belfield. The s10.7 Planning Certificates have not identified the site as potentially contaminated (refer to Appendix A). A standard recommended identified requirement requires implementation of management measures in the event of contamination during construction works.</p>

5.2 Local Planning Controls

5.2.1 Strathfield Local Environmental Plan 2012 (SLEP 2012)

Compliance with the relevant provisions / development standards set out in the SLEP 2012 is demonstrated in **Table 12** below.

Table 12 Strathfield Local Environmental Plan 2012

Relevant Provisions / Development Standards for Seniors Housing			
Clause	Provision / Development Standard	Required	Provided
4.3	Height of Buildings	(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map (9.5 metres)	Maximum building height (measured in accordance with the LEP definition) is 8.42 metres.
4.4	Floor Space Ratio	(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map. The site is not mapped as containing a maximum floor space ratio on the Floor Space Ratio Map.	Proposed FSR is 0.52:1 (calculated in accordance with the LEP definition).

5.2.2 Strathfield Development Control Plan 2005

Strathfield Development Control Plan 2005 (SDCP 2005) does not contain specific development controls for seniors housing. As such, the building setbacks for multi-unit housing have been used for comparative purposes to demonstrate the suitability of the site for the proposed scale of the development as shown in **Table 13** below.

The general controls for all development set out in SDCP 2005 have generally been addressed in the various sections of this REF that address compliance with the provisions of the Housing SEPP.

Table 13 Strathfield Development Control Plan 2005

Compliance with setback controls for multi-unit housing		
Multi-unit housing		
Clause	Requirement	Proposed
2.2 Density, Bulk and Scale Building Envelope	<p><u>Front setbacks</u></p> <p>For sites with frontage to two or more streets, the total sum of the two setback areas must be equal to or greater than 12m and each setback must be a minimum of 3m.</p> <p>Notwithstanding the above requirement, developments may be setback less than 9m where the predominant setback in</p>	<p>5.25 – 6m setback to Punchbowl Road. Minimum 2.48m setback to Cecily Street.</p> <p>The site is located within a low density residential area where dwellings are setback significantly less than 9.0m from the street (refer to Nos 91-95 Punchbowl Road). It is therefore</p>

Compliance with setback controls for multi-unit housing

	<p>the street block is less than 9m or the setback would not conflict with the existing streetscape.</p>	<p>appropriate to apply the exception provided within the DCP controls for this development. The proposed front and secondary front setbacks complement the existing setbacks along each street. The setbacks are considered appropriate as they protect existing amenity for neighbouring residents and provide a high quality residential development for future residents of the seniors housing units. The proposed front setbacks are compliant with the exception provided within the DCP controls and consistent with the density, bulk and scale objectives.</p>
	<p><u>Side and rear setbacks</u></p> <p>Buildings shall be sited within a building envelope determined by a plane projected at an angle of 45 degrees over a site from a height of 3.5m above natural ground level along the side and rear boundaries of the land.</p>	<p>Rear setback of 12.640m for ground floor and upper level, exceeding DCP requirement.</p> <p>The setback to the eastern side boundary is approximately 2.8m on the corner of the building. The face of the building is compliant with the 3m setback requirement. there are no operable windows/openings proposed that would contravene BCA, the encroachment is considered minor.</p>

6 Notification, Consultation and Consideration of Responses

Copies of the notification letters sent to the local council and to the adjoining occupiers are provided in **Appendix B**, together with copies of all responses received and a record of any verbal responses.

6.1 Council Notification

In accordance with section 108C of the Housing SEPP, Strathfield Council was notified of the development by letter dated 10 August 2022 (refer to **Appendix B**). The notification response period formally closed on 4 September 2022 and Council responded to the notification by letter dated 16 September 2022, with matters raised outlined in **Table 14** below. No specific matters were raised in Council's letter and the identified requirements have been prepared taking into consideration Council standard conditions of consent, refer to **Appendix C**.

Table 14 Issues raised in Council submission

Issues raised	Response
<i>Council has no comments regarding the development at 97-99 Punchbowl Road. Please refer to the attached standard conditions of consent as a reference in preparing the Identified Requirements.</i>	Noted.

6.2 Notification of Occupiers of Adjoining Land and Other Persons

Under section 108C(1)(a) of the Housing SEPP, the Council for the area was requested to nominate any other persons who should, in the Council's opinion, be notified of the development.

Advice was sought from Council regarding additional persons or property that should be notified of the development via an email dated 25 July 2022. Council provided an email response on 2 August 2022 advising that a radius of 100m is consistent with Council's Community Participation Plan and acceptable to Council. **Figure 14** illustrates the properties in which the occupiers and landowners were notified of the development.

Figure 14 Map of Properties Notified of the Proposed Development (Source: LAHC)



Under section 108C(1)(b) of Housing SEPP, occupiers of adjoining land, as identified in the above map, were notified of the proposed development activity by letter dated 10 August 2022. Copies of the notification letters are provided at **Appendix B**.

The notification response period formally closed on 4 September 2022 and submissions are discussed in **Table 15**.

Table 15 Issues raised by adjoining owners / neighbours

Issues raised	Planning Response
<p><i>Submission 1</i></p> <p>Support of the proposals and design.</p> <p>Expression of interest in quoting these projects as the appointed contractor.</p>	<p>Noted.</p> <p>This submission is not relevant to this review of environmental factors. LAHC Community and Engagement team has provided a response with information on tender process.</p>
<p><i>Submission 2:</i></p> <p>Concerns of car parking adequacy for residents and visitors.</p> <p>Previous unruly tenants and concerns for this reoccurring.</p>	<p>The proposed development is for Seniors housing by NSW Land and Housing Corporation and the proposed parking spaces comply with the requirement under Division 7, Clause 108 of the Housing SEPP. In addition to this requirement, LAHC has ensured that this proposal provides parking at a rate of 0.4 parking spaces per 1 bedroom unit, 0.5 spaces for a 2 bedroom unit and 1 space for a 3 bedroom unit.</p> <p>The tenants are managed by Department of Communities and Justice and the department has in place an anti-social behaviour management policy for dealing with disruptive tenants. LAHC Community and Engagement team has provided a formal response with information on lodging complaints for any anti-social behaviour.</p> <p>The proposal meets the requirements for car parking in the Housing SEPP and as stated above, the proposal is unlikely to have significant parking and traffic implications for the street and immediate locality.</p>
<p><i>Submission 3:</i></p> <p>Plans for the development at 15-17 Cecily Street not included within the distribution package.</p> <p>Seniors Housing Development at 8-10 Cecily Street should have been included in the letter to the residents dated 10 August 2022.</p> <p>Car parking spaces for development at 8-10 Cecily Street closed off.</p> <p>The Parking Assessment Report makes no reference to the existing development in the area. Questioning validity of the report.</p> <p>Supportive of the building design.</p> <p>Concerns for local residents being relocated.</p>	<p>Not related to this project.</p> <p>Not related this project.</p> <p>Not related this project.</p> <p>These matters have been addressed in response provided to Submission 2.</p> <p>Noted.</p>
<p><i>Submission 4:</i></p> <p>Plans for the development at 15-17 Cecily Street not included within the distribution package.</p>	<p><i>Not related to this project.</i></p>

Issues raised	Planning Response
Parking concerns on Cecily Street and existing development at 8-10 Cecily Street.	<p>The traffic report concluded that there is capacity within the existing street network to cater for this development and it is not likely to have any significant impacts on existing traffic.</p> <p>The proposal meets the requirements for car parking in the Housing SEPP and as stated above, the proposal is unlikely to have any significant parking and traffic implications for the street and immediate locality.</p>

6.3 Notification of Specified Public Authorities

The development is “seniors housing” under section 108A of the Housing SEPP. As required by section 108B(2) of the Housing SEPP, consideration has been given to the need to notify the “specified public authorities” identified in State Environmental Planning Policy (Transport and Infrastructure) 2021, sections 2.15 and 2.17. The development is not located in an area that triggers the requirement to notify public authorities other than Council.

7 Review of Environmental Factors

Environmental factors associated with the proposed activity in terms of location, character, bulk and density, privacy, solar access and overshadowing have been considered in accordance with the provisions of the Housing SEPP and discussed in Section 5.1.9 of this REF. A review of other environmental factors associated with the proposed activity, and the measures required to mitigate any adverse impacts to the environment, are provided below.

7.1 Traffic & Parking

Four surface car parking spaces for residents, including 2 accessible spaces, will be available on site to serve the proposed development. The provision of on-site car parking exceeds the parking requirements set out in the Housing SEPP for developments carried out by LAHC. Unrestricted street parking is available on Cecily Street to accommodate any overflow parking demand generated by the proposed development.

Proposed on-site parking provision (4 spaces) complies with the Housing SEPP parking rate requirements.

The Traffic and Parking Assessment Report (**Appendix M**) indicates that the development will have a projected nett decrease of 2 vehicles per hour in the AM peak hour and a nett increase in 1 vehicle per hour in the PM peak hour. The projected nett change in traffic activity as a consequence of the development proposal is negligible and will not have any unacceptable implications in terms of road network capacity.

The Traffic and Parking Assessment Report examined the adequacy of the proposed internal driveway and parking arrangement. The assessment confirmed that the design is suitable based on an assessment of the project vehicle movements. The proposed development is expected to generate 3.2 vehicles per hour during peak periods, which is significantly less than the 30 vehicles per hour threshold for two-lane roadways. A passing bay on the driveway is therefore not required and the proposed access arrangement is acceptable.

Mitigation measures

No mitigation measures are required.

7.2 Flora and Fauna

An Arboricultural Impact Assessment has been prepared for the site by Redgum Horticultural (**Appendix F**). The report considers 19 trees, 10 of which are located within the subject site while 5 are street trees in the Cecily Street road reserve and the remaining 4 are within neighbouring properties.

The report recommends the removal of 8 existing trees within the site that are either located within the proposed development footprint or that would be impacted by an unavoidable major encroachment within their tree protection zones. It also recommends retention of 2 existing trees within the site; 5 street trees; and 4 trees within neighbouring properties. Trees 11 & 12, on the neighbouring property have significant encroachments resulting from the proposed driveway and retaining wall and mitigation measures have been recommended by the consultant arborist to ensure their ongoing health. Street tree no. 6 has minor encroachment of 9.5% due to proposed entry path, front fence, and proposed works with existing natural ground levels to be retained. Street tree no. 8 & 9 has very minor encroachment due to proposed front fence and Tree no. 7 & 10 are not impacted by proposed development.

Trees 2 and 5x⁷ will be impacted by the building, stormwater infrastructure and car parking area within the site therefore requiring removal.

Appropriate replacement planting is proposed, as indicated on the landscape plan and details. The new plantings will provide replacement tree cover on the site and increase the variety of species, including flowering trees, which will provide additional habitat for fauna in the long-term.

There will be no significant impact on native fauna as a result of the proposed development, given that compensatory planting is proposed.

Mitigation measures

Works within the Tree Protection Zones of the retained trees are to be undertaken using tree sensitive excavation and construction techniques such as pier and beam construction with suspended sections to reduce any impact on their stability, with piers to be dug by hand using non-motorised machinery to further assist in their protection. Retained trees are to be protected in accordance with the Tree Protection Plan contained within the Arboricultural Impact Assessment (refer **Appendix F**).

If associated infrastructure (pipe works) are to be installed within the Tree Protection Zone of any retained specimen, they are to be installed by hand with non-motorised machinery. If structural roots are found within the trench, they are to be left intact and dug around retaining this specimen's structural integrity with works to be undertaken in consultation with the project arborist (refer to Identified Requirement No. 80).

The driveway, retaining walls within the TPZ of Tree no. 11&12 is to be constructed using tree sensitive construction techniques without strip footings to minimise the impact to these specimens with the posts to be dug by hand with non-motorised machinery. The surface of the driveway should utilise a product such as or like StoneSet which is a porous product installed at ground with minimal to no excavation allowing water to continue to filter through to the root plate and does not compact onto the root plate and assist in their protection. (refer to Identified Requirement No. 80).

Any excavations must be supervised and certified by the Project Arborist in accordance with AS4970 (2009) (refer to Identified Requirement No. 44).

7.3 Heritage (European / Indigenous)

No heritage items are identified in Strathfield Council's Section 10.7(2) & (5) Planning Certificates located on or in the vicinity of the site.

Aboriginal Heritage

An Aboriginal Heritage Information Management System (AHIMS) search, dated 25 July 2022 (**Appendix N**) did not find any record of Aboriginal Sites or Places on the site or in the surrounding locality and the site is considered to be disturbed land. Consideration of the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales*, determined that no additional investigation was warranted. Discovery of cultural material during development activities cannot be ruled out, however, an identified requirement has been applied should any Aboriginal relics be discovered on the site during excavation/construction.

Other Cultural Heritage

No cultural heritage items have been identified in Strathfield Council's Section 10.7(2) & (5) Planning Certificates and the likelihood of any heritage relics being discovered during excavation / construction is considered to be minimal.

Mitigation Measures

A standard identified requirement (No. 46) has been applied should any cultural heritage relics be discovered on the site during excavation / construction.

7.4 Soils / Contamination / Acid Sulfate Soils / Salinity

Geotechnical

A Geotechnical Site Investigation and Acid Sulfate Soil Assessment Report, prepared by STS Geotechnics indicates the following:

- The subsurface conditions generally consist of topsoil overlying silty clays and weathered shale. The topsoil is present to depths of 0.3 to 0.4 metres. Stiff becoming very stiff silty clays underlie the topsoil to depths of 1.3 to 1.4 metres. In BH3, hand auger refusal occurred at a depth of 0.6 metres. Weathered shale underlies these soils to the depth of auger refusal, 1.7 to 1.85 metres.
- Groundwater was not observed during drilling works.

Mitigation Measures

An identified requirement (No. 13) recommends that sediment control measures be implemented during demolition/construction in accordance with Council requirements and/or the guidelines contained in the Blue Book *Managing Urban Stormwater: Soils and Construction* (4th edition, Landcom, 2004).

Contamination

According to Council's Section 10.7(2) & (5) Planning Certificates, the land is not affected by a policy restriction relating to contaminated land.

Mitigation Measures

A standard identified requirement (No. 17) has been recommended to cover the possibility of discovering site contamination during demolition / construction works.

Acid Sulfate Soils

According to Council's Section 10.7(2) & (5) Planning Certificates, the land is identified as being within Class 5 Land on the Acid Sulfate Soil Map under the SLEP 2012.

Clause 6.1 of SLEP 2012 requires an Acid Sulfate Soil Management Plan for works on Class 5 Land that is within 500m of adjacent Class 1-4 Land below 5m AHD and by which the water table on adjacent Class 1-4 Land is likely to be lowered by 1m AHD.

A Geotechnical Site Investigation and Acid Sulfate Soil Assessment Report, prepared by STS Geotechnics assessed the significance of potential acid sulfate soils and determined that considering there is minimal proposed bulk excavation together with the absence of potential acid sulfate soils and that dewatering will not be required, an Acid Sulfate Management Plan is not required for the development.

Mitigation Measures

No mitigation measures are required.

Salinity

Council's Section 10.7(2) & (5) Planning Certificates indicate that the site is not affected by salinity.

Mitigation Measures

No mitigation measures are required.

7.5 Drainage / Flood Prone Land / Hydrology/ Water Quality

Stormwater drainage for the proposed development has been designed in accordance with Council's requirements. Stormwater will be collected via a series of stormwater pits and gutters on the site connected to an underground detention tank draining to the proposed street drainage pit within Cecily Street at the site frontage. A new stormwater drainage line is proposed within Cecily Street to cater for the development. The proposed stormwater infrastructure within the road reserve will connect to new infrastructure proposed for the seniors housing development located at 15-17 Cecily Street, Belfield. Roof water from the subject development will be collected from downpipes and connected to an underground rainwater tank for recycling with overflow connected to the underground detention tank.

The Section 10.7(2) & (5) Planning Certificates issued by Council for the subject site indicate that the land is not subject to flood related development controls.

The proposed development has been designed to have no adverse impact on the hydrology or water quality within the local area.

Mitigation Measures

Identified requirements (Nos. 6-9, 14 & 34) have been recommended to ensure that stormwater drainage is managed in accordance with legislative requirements.

7.6 Bushfire Prone Land

The Section 10.7(2) & (5) Planning Certificates issued by Strathfield Council for the subject site advise that the land is not bushfire prone.

Mitigation Measures

No mitigation measures are required.

7.7 Noise and Vibration

During Demolition / Construction

During demolition/construction typical noise levels associated with demolition/ building works will be generated within the hours prescribed under Department of Environment, Energy and Science guidelines and/or in accordance with the local council requirements.

During Occupation

Noise generated when the proposed buildings are completed and occupied will be entirely in keeping with their residential surroundings. No major plant or equipment, which would generate unacceptable noise during occupation, will be installed in the proposed development.

Buildings will be constructed to comply with the deemed-to-comply provisions of the *Building Code of Australia* with respect to noise transmission. Buildings to be designed and constructed to achieve internal noise level design targets.

The site itself is subject to road noise and as discussed above an acoustic report has been prepared in accordance with the requirements of the Transport and Infrastructure SEPP to ensure that the residential amenity of future residents is appropriate.

Mitigation Measures

Demolition/construction noise will be controlled to within acceptable limits by sound attenuation measures and undertaking construction activities within EPA/local council requirements.

To address road noise, it is recommended that the building envelope (including glazed elements) and ventilation strategies (including any openings) be designed such that an internal noise level of ≤ 40 dB LAeq,15hrs can be achieved within all spaces except for bedrooms where an internal noise level of ≤ 35 dB LAeq,9hrs is preferred.

Buildings will be constructed to comply with the deemed-to-comply provisions of the *Building Code of Australia* and EPA criteria with respect to noise transmission.

Appropriate standard identified requirements (Nos. 2, 59, 60, 81, & 82) have been applied to ensure compliance with the above mitigation measures.

7.8 Air Quality

Temporary and localised air quality impacts including dust, smoke, grit, odours, and fumes might be generated during the clearing and excavation of the site and construction of the proposed development.

Mitigation Measures

Appropriate standard identified requirements (Nos. 64 & 65) have been applied that will satisfactorily mitigate any potential or adverse impacts on air quality.

7.9 Waste Minimisation

The following waste minimisation and management measures have been identified and are to be considered in conjunction with the specific details, including the estimated quantities of waste, provided in the final waste management plan to be prepared by the demolition/building contractor.

During Demolition

Demolition materials will be stored wholly within the site prior to removal for recycling or disposal. Demolition waste will be removed from the site to an approved waste management facility or will be recycled, as follows:

- concrete and bricks will be transported to an approved building waste collection facility;
- any asbestos sheeting and fibrous insulation will be handled according to SafeWork NSW requirements and disposed of to an approved building waste collection facility;
- mixed demolition materials will be transported to an approved building waste collection facility; and
- timber, metal, wall and roof cladding and other salvageable materials will be resold to various salvage yards where appropriate or disposed of at an approved building waste collection facility.

Specific intentions for recycling / re-use / disposal of demolition waste will be determined by the demolition contractor prior to commencement of demolition.

During Construction

Construction materials must be stored wholly within the site prior to removal for recycling or disposal. Construction materials waste must be removed from the site to an approved waste management facility or shall be recycled as follows:

- bricks, tile and concrete to be transported to building recycling facility;
- concrete shall be crushed and reused for filling, levelling or temporary road base;
- tiles shall be crushed and reused for filling, levelling or temporary road base;
- timber shall be sent to second hand suppliers;
- plasterboard shall be sent to building recycling facility; and
- metal offcuts from gutter and downpipes, etc. shall be recycled wherever possible.

During Occupation

General and non-recyclable waste will be disposed of in Council's standard waste storage bins located in the garbage storage enclosures and placed on the street kerb by LAHC contractor for collection by Council's waste services.

Paper / metal / glass will be disposed of in Council's standard waste recycling bins to be located in the garbage storage enclosures and placed on the street kerb by LAHC contractor for collection by Council's waste services.

Mitigation Measures

Standard identified requirements (Nos. 41b, 48-56) are recommended to ensure construction/demolition waste is appropriately managed and disposed of.

A standard identified requirement (No. 46) is recommended to require the preparation of a final waste management plan for the demolition, construction and occupation phases of the development.

7.10 Resource Use & Availability

The proposed activity will not result in any discernable depletion or degradation of natural resources. The proposal has been designed to meet water and energy efficiency targets as demonstrated by the BASIX certificate for the proposal.

The recycling and reuse of materials during demolition, construction and on-going occupation of the proposed development will reduce the consumption of natural resources.

The proposed development is for the replacement of existing housing that has reached the end of its economic lifespan. The proposed development will provide contemporary housing that will satisfy current State Government environmental sustainability requirements, particularly through improved energy and water efficiency. These factors will ensure reduced depletion and degradation of natural resources in the long term.

Mitigation Measures

No additional mitigation measures are required.

7.11 Community / Social Effects

The proposed development will generate a number of positive community and social effects, including:

- assist LAHC in meeting its significant, long-standing and continually-growing demand for social housing in the Strathfield local government and surrounding area;
- assist LAHC in improving the amenity of accommodation for its tenants, by providing new, more appropriate housing aligning with demand for social housing;
- improve the environmental sustainability of housing on the site, particularly through improved energy and water efficiency; and
- provide more accessible housing on the site.

Mitigation Measures

No mitigation measures are required.

7.12 Economic Impact

The proposed development is likely to contribute to a range of economic benefits in the Strathfield local government and surrounding areas through:

- more efficient use of land resources, existing infrastructure and existing services;
- local sourcing of construction materials;
- the local sourcing of tradesmen and other construction-related professionals;
- on-going consumption from new/ additional households;
- the reduced maintenance costs of the newer housing; and
- savings associated with improved energy and water efficiency.

Mitigation Measures

No mitigation measures are required.

7.13 Cumulative Impact Assessment

The proposed activity is not likely to have singular or cumulative environmental impacts which would result in unacceptable adverse effects for the following reasons:

- The proposed activity will not result in any adverse cumulative impact when considered in conjunction with any other proposals or developments in the area;
- there will be no synergistic effects of individual project impacts from the proposed activity when considered in combination; and
- there are no known environmental stresses in the area of the proposed activity that would be increased.

Mitigation Measures

No mitigation measures are required.

8 Conclusion

8.1 Summary of Key Issues Raised in Assessment

The proposed activity, given its scale, location and design, will be sympathetic with its residential environment. Following a review of the site constraints, it has been determined that the subject land does not contain any significant environmental hazards and that there are no key issues that have been identified that require further assessment.

The proposed activity has been considered in terms of the provisions of Section 5.5 of the EP&A Act and Section 171 of the EP&A Regulation. Following an analysis of the potential impacts associated with the proposed activity it was determined that an environmental impact statement is not required.

As demonstrated in this REF, the proposed activity is consistent with the relevant objectives and standards set out in the Housing SEPP, SLEP 2012, and the design principles and better practices set out in the relevant guidelines.

In addition, and as demonstrated by the environmental impact analysis and assessment undertaken in this REF, the proposed activity will have environmental impacts that can be mitigated to an acceptable level in accordance with current applicable standards, will have a number of positive environmental effects in terms of the built environment and will deliver a range of social and economic benefits.

The proposed development will enable LAHC to meet the increasing demand for 1 and 2 bedroom seniors housing dwellings in the local area. Therefore, the proposed development is clearly in the public interest.

9 Recommendation

Given the above review of environmental factors, it is recommended that LAHC proceed with the proposed activity subject to the implementation of the Identified Requirements listed in **Appendix C** of this REF.

APPENDIX A – SECTION 10.7 CERTIFICATES

APPENDIX B – NOTIFICATION

APPENDIX C – IDENTIFIED REQUIREMENTS

APPENDIX D – SENIORS LIVING

APPENDIX E – DEVELOPMENT PLANS

APPENDIX F – ARBORIST REPORT

APPENDIX G – ACCESS REPORT

APPENDIX H – BASIX & NATHERS CERTIFICATES

APPENDIX I – BCA COMPLIANCE REPORT

APPENDIX J – ACOUSTIC REPORT

APPENDIX K – SITE INVESTIGATION GEOTECHNICAL

APPENDIX L – WASTE MANAGEMENT PLAN

APPENDIX M – TRAFFIC REPORT

APPENDIX N – AHIMS

APPENDIX O – TITLES & DP

APPENDIX P – SURVEY

APPENDIX Q – DESIGN COMPLIANCE CERTIFICATES