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# REVIEW OF ENVIRONMENTAL FACTORS

Proposed Boarding House Development

at

189 Riverside Drive, Airs NSW 2560

September 2023





# 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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REVIEW OF ENVIRONMENTAL FACTORS

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The following register documents the preparation and issue of this Part 5 Review of Environmental Factors (REF), prepared by Mecone Group Pty Ltd. for the New South Wales Land & Housing Corporation.

No	Date	Version	Change since last version	Pages
1	06.07.2023	v1	Not applicable – initial version	
2	18.08.2023	v2	LAHC Minor edits	All
3	13.09.2023	V3	LAHC Final edits	Various
4	14.09.2023	V4	LAHC Final edits	Various

## DOCUMENT SIGN-OFF

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Date: 29 Sept 2023

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# 1 Executive Summary

The subject site is located at 189 Riverside Drive, Airds, and is legally described as Lot 2004 in Deposited Plan 1292964. The proposed boarding house development is described as follows:

*Removal of 3 trees and the construction of a 2-storey boarding house comprising 8 self-contained rooms, a common room, parking for 2 vehicles (including 1 accessible space), 2 motorbikes and 4 bicycles, landscaping and fencing.*

The proposed activity is permitted without consent under the provisions of Chapter 2, Part 2, Division 2 of *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) as it does not result in more than 12 boarding rooms, does not exceed 9m in height and complies with the standards specified in sections 24(2) and 25(1) 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 consideration the *Good Design for Social Housing* and *NSW Land and Housing Corporation Design Requirements*;
- the site planning and design of the proposed activity adequately address the applicable local environmental planning and development controls of Campbelltown City 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;
- 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; and
- Campbelltown City 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 1 June 2023. Comments on the response are provided in **Section 7.1** of this REF. No submissions were received from occupiers of adjoining land.

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 contained in the ***Activity Determination***.

## 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 construction of 2-storey boarding house containing 8 self-contained studios, a common room, parking for 2 vehicles, 2 motorbikes and 4 bicycles, and landscaping at 189 Riverside Drive, Airds.

The activity<sup>1</sup> 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 Mecone Group Pty Ltd. on behalf of LAHC in satisfaction of the provisions of Part 5 of the 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.

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### 2.1 Purpose of this Review of Environmental Factors (REF)

The purpose of this REF is to assist LAHC to fulfil its obligations as a determining authority for the proposed activity in accordance with Part 5 of the EP&A Act and Section 171 of the EP&A Regulation by:

- describing the existing environment;
- describing the proposed activity;
- analysing the potential impacts of the activity on the environment;
- identifying measures to mitigate those impacts;
- analysing whether the activity, with the mitigating measures in place, will have a significant impact on the environment; and
- recommending identified requirements to ensure the mitigating measures are implemented if the activity were to proceed.

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### 2.2 Assessment Methodology

The following methodology was applied in undertaking this REF for the proposed development activity under Part 5 of the EP&A Act:

- Section 10.7 Planning Certificates were obtained for each lot comprising the site. The zoning was confirmed against the current applicable environmental planning instrument, which is the *Campbelltown Local Environmental Plan 2015* (CLEP 2015);
- it was determined that a boarding house development is prohibited in the R2 zone pursuant to the CLEP 2015 and therefore the development relies on Division 3, section 28(1)(b) of the Housing SEPP for permissibility;
- a desktop analysis and investigation of the site and surrounds was undertaken based on site clearance information provided by the Land and Housing Corporation to determine the suitability of the site for the

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<sup>1</sup> 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.

proposed development activity, particularly taking into account the existing site conditions, constraints and local context;

- relevant local planning controls and State and Commonwealth Government legislation were considered in the environmental assessment of the proposed development activity;
- an environmental impact analysis was undertaken to determine if an Environmental Impact Statement was required;
- potential environmental impacts identified in the analysis and measures to mitigate these impacts were subsequently discussed in the Review of Environmental Factors; and
- identified requirements incorporating the mitigation measures for undertaking the proposed development activity were identified for inclusion in the recommendation for approval of the activity.

## 3 Existing Site & Locality

### 3.1 Existing Site and Immediately Adjoining Development

The site is located in the Campbelltown local government area (LGA) and comprises of a single residential allotment. A location plan is provided at **Figure 1**.



Figure 1 Location Plan (Source: SIX Maps)

The site is currently vacant land as shown in **Figure 2**.

Adjoining the site immediately to the east is a 4m wide access handle for 191 Riverside Drive which contains a single storey dwelling located to the rear of the subject site. Further to the east is 193 Riverside Drive, Airds which contains a single-storey brick dwelling with tile roof as shown in **Figure 3**. The lot to the west (Lot 84 DP 609357) is heavily vegetated and contains no built structures as shown in **Figure 4**. The properties on the opposite side of Riverside Drive, to the south, contain single-storey dwellings as shown in **Figure 5**.





Figure 2 Development site – 189 Riverside Drive (Source – Google Street View, image dated August 2019)



Figure 3 Adjoining development to the east – 193 Riverside Drive with the access handle for 191 Riverside Drive seen to the left of image (Source – Google Street View, image dated August 2019)



Figure 4 Adjoining site to the west – Lot 84 DP 609357 (Source – Google Street View, image dated August 2019)





Figure 5 Existing development opposite the site – 222 & 220 Riverside Drive (Source – Google Street View, image dated August 2019)

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## 3.2 Site Description

A copy of the Section 10.7(2) & (5) Planning Certificate (No 202303061) dated 15 August 2023 is provided in *Appendix D*.

The site has a total area of 741.2m<sup>2</sup>, a frontage to Riverside Drive of approximately 24.48m, side (eastern) boundary of approximately 22.31m, side (western) boundary of approximately 36.265m and a rear (northern) boundary of approximately 28.65m (refer to the Survey Plan in *Appendix M*).

The site is relatively flat with a slight rise from Riverside Drive to the northwest corner of the site. 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 4 trees located within the site. Twenty-seven trees are located to the west of the site at Lot 84 DP 609357 that are located in close proximity to the side and rear boundaries of the site. No street trees are located along the frontage of the site.

Water, sewer, electricity, gas and telephone facilities are available to the site (refer to *Appendix S*). Water, electricity and telephone services are located along the road alignment of Riverside Drive.

The site is burdened by a Sydney Water sewer main which traverses the length of the site's frontage. There are no other encumbrances referred to on the title or section 10.7 certificate.

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## 3.3 Neighbouring Development and Locality

The site is located within an established residential area which is characterised by predominantly single storey brick dwellings with pitched tiled roofs and low front fencing as shown in **Figure 6** to **Figure 9**.

There is a bus stop (ID 2560134) located approximately 75m south of the site which is connected to the site via a newly constructed sealed concrete pathway. This bus stop is serviced by Route 884 Campbelltown to Airds (Loop Service) which connects the site to Campbelltown train station, shopping centre and local facilities. Bus route 884 services the bus stop at a frequency that meets the definition of an 'accessible area' under the Housing SEPP, being at least 1 bus per hour between 6am and 9pm, Monday to Friday, and at least 1 bus per hour between 8am and 6pm on Saturday and Sunday.



The area is located close to Georges River Parkway Reserve as well as some open space areas that run along Riverside Drive including Brindley Park, southeast of the site, and Riley Park, northwest of the site. Neighbouring the site to the west is the Tharawal Aboriginal Corporation Aboriginal Medical Service (TACAMS) which contains medical, housing and community support services for Aboriginal and Torres Strait Islander people. The Newbrook Shopping Village is located approximately 415m west of the site along Riverside Drive. There are also a number of community-based land uses including local business and services and childcare facilities.



Figure 6 Single storey dwelling at 226 Riverside Drive (southeast of the site) (Source – LAHC, May 2022)



Figure 7 Single storey development along Boonoke Place, east of the site (Source – LAHC, May 2022)





Figure 8 Single storey development at 2 Elizabeth Way and 199 Riverside Drive, east of the site (Source – LAHC, May 2022)



Figure 9 New intersection under construction (now complete) at Ryeland Place, south of the site (Source – LAHC, May 2022)



## 4 Project Description

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### 4.1 Demolition

The site contains a boundary fencing and a concrete footpath that are proposed to be demolished. A demolition plan is provided in the architectural drawings at *Appendix A*.

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### 4.2 Removal of trees

The Arboricultural Assessment and Tree Protection Plan (*Appendix H*) has identified and assessed trees on and adjoining the site.

Four trees are located within the site, and there are 27 trees located within the adjoining Lot 84 DP609357. Three trees within the site are proposed to be removed to accommodate the proposed development. One tree on the site, and all trees on Lot 84 DP609357 are proposed to be retained and protected. None of the trees proposed for removal have any heritage significance, or any listings in the *Biodiversity Conservation Act 2016*, or the *Environmental Protection and Biodiversity Conservation Act 1999*.

The tree removal is required as the proposed building footprint would result in a major encroachment into the Tree Protection Zone (TPZ) of trees 1, 3 and 3a.

Appropriate tree plantings, including 8 trees capable of reaching mature heights of 4m+, will be provided as part of the proposed landscape plan to compensate for the loss of these trees (refer to submitted Landscape Plan in *Appendix B*).

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### 4.3 Proposed development

The proposed boarding house development will deliver a 2-storey building comprising 8 self-contained boarding rooms, a common room and landscaped open space. Parking for two vehicles (including one accessible), 2 motorcycles and 4 bicycles is provided at the rear of the site and accessed via a new driveway along the southwest boundary.

One boarding room (room 01) has been designed as an accessible room capable of being adapted to suit persons with a disability.

The proposed development represents a contemporary, high-quality design that compliments the existing and emerging character of the local area through the use of brick external walls and pitched roofing. Four of the 8 proposed boarding rooms will address the street, and rooms 5 & 6 are provided with street facing balconies at first floor level. A photomontage of the Riverside Drive elevation is provided in **Figure 10** below.

Minor cut (maximum 0.7m) is proposed to provide a level building platform particularly within the centre of the site and towards the western boundary.

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 trees, shrubs, accents, and groundcovers, which will enhance landscaped setbacks and contribute to the streetscape. Introduction of new surfaces will be included around the site, consisting of turf, paving and mulch. All landscaping proposed are shown on the Landscape Plan (*Appendix B*).

Each room will be provided with its own enclosed private open space (POS) area in the form of either a ground floor patio or first floor balcony. All POS areas are directly accessible from the living area in each room. The site will contain a common living area at ground floor towards the rear of the property and is connected to an outdoor communal garden which includes raised vegetable planter beds in the western corner.

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

A new 1.2m-high steel fence is proposed along the front boundary, and a 1.8m-high steel fence is proposed along the side and rear boundaries.

An extract of the proposed ground floor and first floor plans are provided in **Figure 11** and **Figure 12**.



Figure 10 Extract from Notification Plans – Photomontage (Source: Crawford Architects)

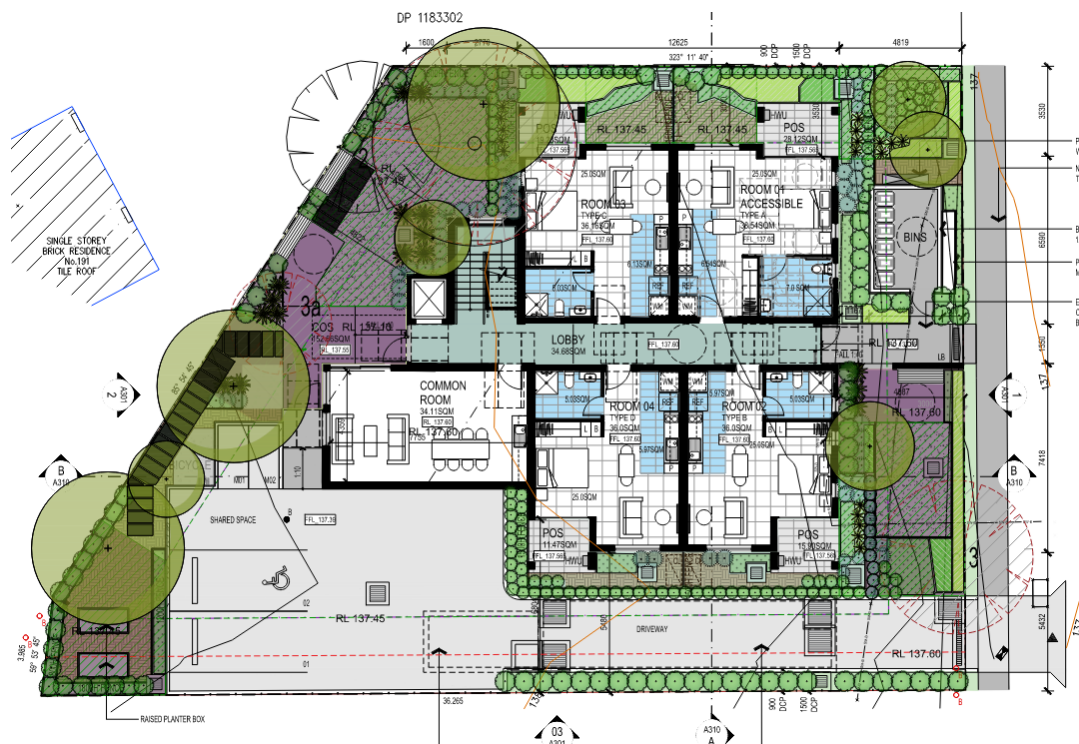


Figure 11 Extract from Architectural Plans – Ground Floor Plan (Source: Crawford Architects)

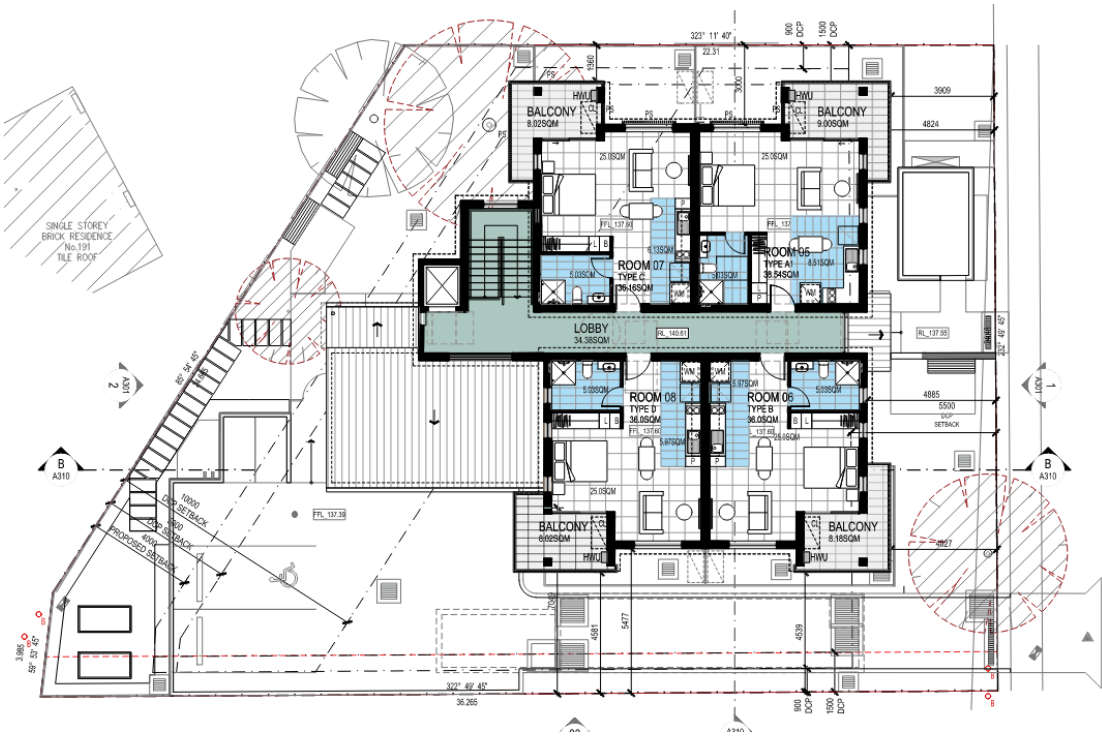


Figure 12 Extract from Architectural Plans – General Arrangement Plan – First Level (Source: Architectural Plans, Mode Design, dated 22/07/2022)

4.4 Supporting information

The proposal is detailed in the plans, drawings, specialist reports and supporting information identified in Table 1.

Table 1 Plans, Drawings & Supporting Document Details

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd.mm.yyyy]:	Prepared by:
Architectural – Appendix A				
Coversheet	20035 - A001	15	09.03.2023	Crawford Architects
Site Analysis Plan	20035 - A002	10	09.03.2023	Crawford Architects
Demolition/Tree Removal Plan	20035 - A003	07	09.03.2023	Crawford Architects
Deep Soil Area and Cos Analysis	20035 - A015	09	09.03.2023	Crawford Architects
Existing Site Survey	20035 - A100	08	09.03.2023	Crawford Architects
Site Plan	20035 - A101	08	09.03.2023	Crawford Architects
General Arrangement Plan – Ground Level	20035 - A200	16	09.03.2023	Crawford Architects
General Arrangement Plan – First Level	20035 - A201	13	09.03.2023	Crawford Architects
General Arrangement Plan - Roof	20035 - A202	10	09.03.2023	Crawford Architects
Cut & Fill Plan	20035 - A203	07	09.03.2023	Crawford Architects
Existing and Proposed Street View	20035 - A300	09	09.03.2023	Crawford Architects
Building Elevation	20035 - A301	12	09.03.2023	Crawford Architects

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd.mm.yyyy]:	Prepared by:
Building Section	20035 - A310	08	09.03.2023	Crawford Architects
3D Views and Finishes Schedule	20035 - A500	10	09.03.2023	Crawford Architects
Room Type Schedule	20035 - A501	06	09.03.2023	Crawford Architects
Solar Diagrams - Ground Floor	20035 - A510	10	09.03.2023	Crawford Architects
Solar Diagrams – First Floor	20035 - A511	10	09.03.2023	Crawford Architects
Shadow Diagrams	20035 - A520	09	09.03.2023	Crawford Architects
Landscape – Appendix B				
Cover Sheet	000	I	03.04.2023	Site Image Landscape Architects
Landscape Plan	101	J	03.04.2023	Site Image Landscape Architects
Landscape Details	501	B	07.07.2022	Site Image Landscape Architects
Landscape Details	502	A	14.07.2022	Site Image Landscape Architects
Civil Plans– Appendix C				
Stormwater Site Drainage Layout Plan	C01	F	22.03.2023	Michael Ell Consulting Engineers
Stormwater Details	C02	B	10.05.2022	Michael Ell Consulting Engineers
Soil and Erosion Control Plan	C03	D	11.01.2023	Michael Ell Consulting Engineers
Erosion and Sediment Control Details	C04	C	07.02.2022	Michael Ell Consulting Engineers
Notification plans – Appendix E				
Notification Cover	A700	11	09.03.2023	Crawford Architects
Notification Plan	A701	09	09.03.2023	Crawford Architects
Development Data	A702	11	09.03.2023	Crawford Architects
Notifications Elevations	A703	10	09.03.2023	Crawford Architects
Notification Finishes Schedule	A704	11	09.03.2023	Crawford Architects
Shadow Diagrams	A705	08	09.03.2023	Crawford Architects
Hydraulic Plans – Appendix R				
Cover Sheet	H-000	5	22.11.22	Marline Building Services Engineers
Legend, Notes & Schedule	H-001	5	22.11.22	Marline Building Services Engineers
Site Services	H-100	5	22.11.22	Marline Building Services Engineers
Specialist Reports				
Access Report - Appendix G	LP_20279	Rev. 4	22 March 2023	Lindsay Perry Access
Arboricultural Assessment and Tree Protection Plan – Appendix H	189 Riverside Drive, Airds	1.2	12 September 2022	Vertical Tree Management & Consultancy
BASIX Certificate – Appendix I	1342172M_02	-	29 March 2023	Marline Newcastle



Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd.mm.yyyy]:	Prepared by:
NatHERS Certificate – Appendix I	-	-	26 September 2022	Marline Newcastle
BCA Design Compliance Assessment - Appendix J	P220060	4	21 March 2023	BCA Vision
Geotechnical Investigation Assessment - Appendix L	20/1924	20/1924	June 2020	STS Geotechnics
Detail & Contour Survey – Appendix N	1216 DP 1183302	-	16 June 2020	Total Surveying Solutions (TSS)
Waste Management Plan – Appendix O	E963	B	25 November 2022	Creative Planning Solutions
Traffic and Parking Impact Assessment- Appendix P	426	-	18 November 2022	Amber Organisation
Bushfire Report – Appendix Q	20PIE07		20 December 2022	Travers Bushfire & Ecology

### Section 10.7 Planning Certificate – Appendix D

Section 10.7(2)(5) Planning Certificate No. 202303061 - 189 Riverside Drive, Airs, Lot 2004 DP1292964, dated 15 August 2023

### AHIMS – Appendix G

AHIMS Search Result, 189 Riverside Drive, Airs – 50m search buffer, date 23 March 2023

### Design compliance certificates and checklists – Appendix K

Part 5 Activity Package Submission, Checklist for Development Proposals under the Housing SEPP, Crawford Architects dated 25 November 2022

Architectural Design Statement – Crawford Architects dated 29 November 2022

Architect's Certificate of Design Compliance – Crawford Architects dated 04 April 2023

Certificate of Landscape Documentation Compliance – Site Image dated 03 April 2023

Certificate of Civil Documentation Compliance – Michael Ell Consulting Engineers dated 29 March 2023

Certificate of Hydraulic Documentation Compliance – Marline Building Services Engineers dated 10 January 2023

### Title and Deposited Plans – Appendix M

Certificate of Title Folio 2004/1292964, search date 22 June 2023

### Survey – Appendix N

Detail & Contour Survey, TSS Total Surveying Solutions, dated 16 June 2020

It is noted that at the commencement of this project the land comprised two separate lots, lot 1216 in DP 1183302 and a portion of the land that previously formed a public walkway known as 'Elizabeth Walkway'. The amalgamation of these parcels of land was pursued as a separate approval process and Campbelltown City Council issued a subdivision certificate (Ref No. 60/2022) on 7 December 2022. The documentation that forms part of this application includes references to the historic lot numbers as the new titles were registered only shortly before the application went through statutory notification. However, the newly registered title, Lot 2004 in DP 1292964 has been referenced throughout this REF.

## 5 Zoning and Permissibility

The site is zoned R2 Low Density Residential under Campbelltown Local Environmental Plan 2015 (CLEP2015) as shown in **Figure 13**. The proposed development is defined as a 'Boarding house' under the provisions of CLEP2015 and is prohibited in the R2 zone.

Notwithstanding the above, the development generally satisfies the objectives of the R2 zone as set out in the CLEP2015. These are as follows:

- To provide for the housing needs of the community within a low density residential environment.
- To minimise overshadowing and ensure a desired level of solar access to all properties.

The proposed development provides housing that meets the identified needs of the community and will not unreasonably overshadow adjoining properties.

Despite being prohibited development in the zone, the development is permitted without development consent by virtue of Division 3, section 28(1)(b) of the Housing SEPP which states that *Division 3 – Boarding houses – Aboriginal Housing Office and Land and Housing Corporation* applies to development for the purposes of boarding houses on land in Zone R2 Low Density Residential or an equivalent zone.

**Table 5** in **Section 6.5** of this REF demonstrates compliance with the relevant provisions of Division 3 of the Housing SEPP.

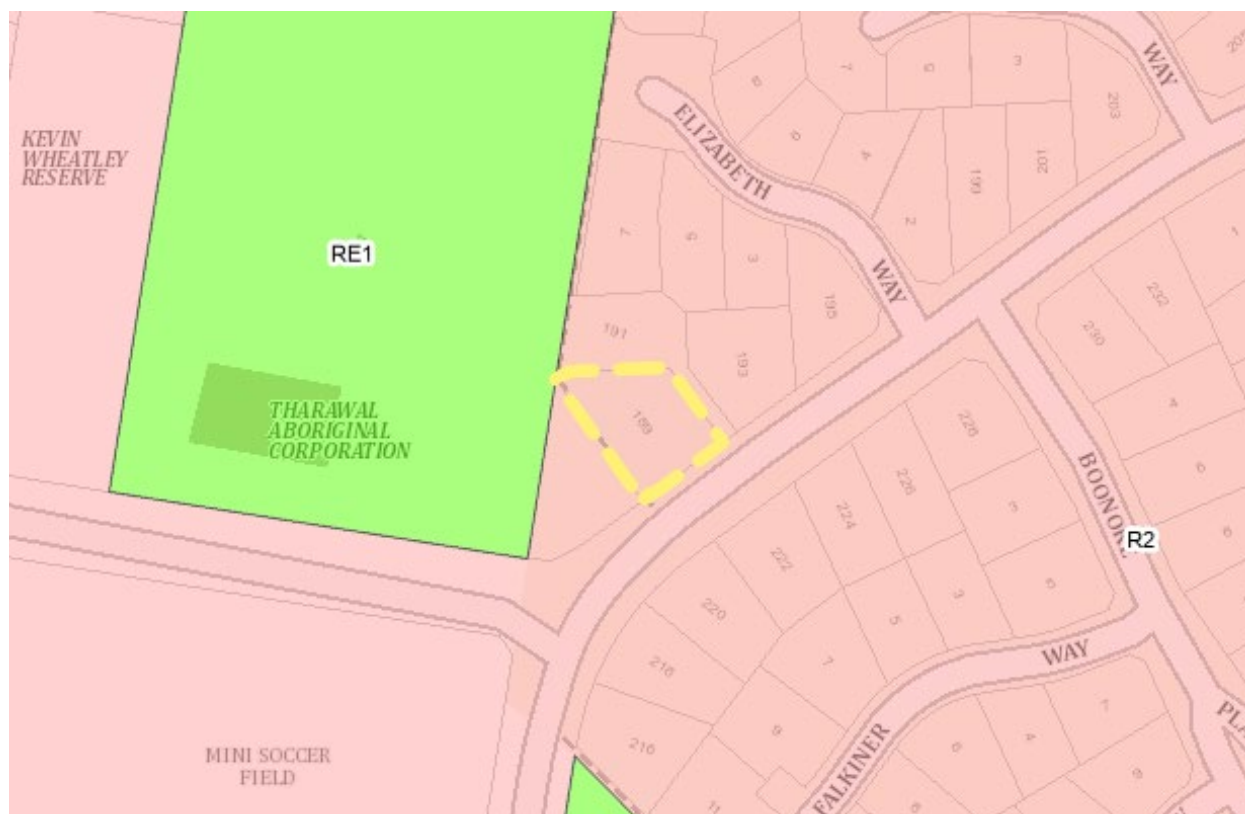


Figure 13 Land Zoning Map (Source - ePlanning Spatial Viewer, 17/8/23)

## 6 Planning and Design Framework

### 6.1 Environmental Planning and Assessment Act 1979

#### 6.1.1 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 2** below demonstrates the effect of the proposed development activity on the matters listed for consideration in subsection 3 of Section 5.5.

Table 2 Compliance with subsection 3 of Section 5.5 of the EP&A Act 1979

Matters for consideration under sub-section 3 of Section 5.5 of the EP&A Act	
Matter for consideration	Effect of Activity
<b>Sub-section 3</b> <b>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.</b>	No effect, as the site and surrounding areas are not within a wilderness area (within the meaning of the <i>Wilderness Act 1987</i> ).

### 6.2 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.

### 6.3 Other Acts

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

## 6.4 Environmental Planning and Assessment Regulation 2021

### 6.4.1 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 3** and **Table 4** 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 3 Compliance with Section 171 of the EPA Regulations 2021

Factors to be taken into account concerning the impact of an activity on the environment.	Comment
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.	No specific guidelines. This does not include guidelines such as the Seniors Living Urban Design Guidelines that are in force under other legislation or instruments.
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.	Yes - Department of Planning and Environment issued "Guidelines for Division 5.1 assessments" made under Section 170 of the EPA regulation 2021.

Table 4 Factors to be taken into account concerning the impact of an activity on the environment

Guidelines for Division 5.1 assessments require the following environmental factors to be taken into account	Relevant?	Impact		
	Yes/NA	Temporary	Minor	Significant [Note 1]
(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		
(e) effect on a locality, place or building having aesthetic, anthropological, archaeological, 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	



Guidelines for Division 5.1 assessments require the following environmental factors to be taken into account	Relevant?	Impact		
	Yes/NA	Temporary	Minor	Significant [Note 1]
(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		x	
(o) cumulative environmental effect with other existing or likely future activities.	Y		x	
(p) impact on coastal processes and coastal hazards, including those under projected climate change conditions. [Note 2]	N/A			
(q) applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1,	Y discussed below in section 6.4.1		x	
(r) other relevant environmental factors.	Y		x	

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

**Note 2:** 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 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 REF.

## 6.4.2 Strategic Planning Framework

### Campbelltown 2040 Local Strategic Planning Statement

The Campbelltown Local Strategic Planning Statement was endorsed by Campbelltown City Council in March 2020. It is a 20-year plan that identifies 16 Planning Priorities for the LGA, focused on liveability, sustainability, productivity and infrastructure and collaboration.

Notably, Priority 2 seeks to promote diverse housing options. The proposed development will directly contribute to meeting this policy through the supply of a boarding house development capable of accommodating up to 8 persons in need of studio accommodation. The project is therefore consistent with the objectives of the Campbelltown Local Strategic Planning Statement and will increase the provision of affordable living arrangements and alternative housing options.

### Campbelltown 2027 Community Strategic Plan

The Campbelltown 2027 Community Strategic Plan was adopted by Campbelltown City Council in 2017. It is a 10-year plan that outlines 5 broad inter-related themes that are derived from an extensive community engagement process, which identified priorities for the community's future.

There are 4 outcomes that are key goals and subsequent strategies for Council to facilitate in partnership with the community, government agencies and business. These 4 key strategic directions are supported by key goals that will guide the Campbelltown area in the next 10 years. The themes are focused around a vibrant, liveable city; a respected and protected natural environment, a thriving, attractive city; and a successful city. The proposed boarding housing development does not conflict with the Campbelltown 2027 Community

Strategic Plan but rather will contribute to the theme of creating a liveable city by providing alternative housing options.

### 6.4.3 Activities in Catchments [Section 171A]

The site is located within a regulated catchment, namely, the Georges River Catchment, as defined in Part 6.2 of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (Biodiversity and Conservation SEPP).

LAHC, as a determining authority, when considering the likely impact on the environment of an activity proposed to be carried out in a regulated catchment, must take into account the controls on development set out in Part 6.2, Division 2 of the Biodiversity and Conservation SEPP.

An assessment of these controls on development is provided in **Table 8** of this REF. The assessment concludes that the proposed activity is unlikely to significantly impact the Georges River Catchment.

## 6.5 State Environmental Planning Policy (Housing) 2021

### 6.5.1 Development without Consent

Chapter 2, Part 2, Division 3 of the HSEPP permits boarding houses to be carried out by LAHC as ‘development without consent’ subject to the provisions set out under that section. **Table 5** and **Table 6** below demonstrate compliance with the relevant provisions under Part 2, Division 3 of the HSEPP.

Table 5 Compliance with Part 2, Division 3 of the HSEPP

Provision	Compliance
<b>28 Development to which Division applies</b>	
1) This Division applies to development for the purposes of boarding houses on land — (a) on which development for the purposes of boarding houses is permitted with consent under another environmental planning instrument, or (b) in Zone R2 Low Density Residential or an equivalent land use zone.	The site is zoned R2 Low Density Residential, and the development relies on section 28(1)(b) for permissibility.
(2) This Division does not apply to development for the purposes of boarding houses on land in Zone R2 Low Density Residential or an equivalent land use zone unless — (a) for land in the Greater Sydney region — the land is within an accessible area, or (b) otherwise — all or part of the boarding house is within 400m walking distance of land in Zone E1 Local Centre, Zone MU1 Mixed Use, Zone B2 Local Centre or Zone B4 Mixed Use, or an equivalent land use zone.	The site is within the Greater Sydney Region and is within an accessible area, being within 400m walking distance of a bus stop used by a regular bus service that has at least 1 bus per hour servicing the stop between 6am and 9pm each day Monday to Friday inclusive, and between 8am and 6pm on each Saturday and Sunday.  Specifically, the site is less than 100m walking distance of a stop used by route 884 (Campbelltown to Airds Loop Service), which satisfies the frequency requirements under the HSEPP. See bus stop location map and timetable at <b>Appendix M</b> for details.

Provision	Compliance
<b>29 Boarding Houses permitted without development consent</b>	
(1) Development to which this Division applies may be carried out by or on behalf of a relevant authority without development consent if - (a) the development complies with the development standards specified in sections 24(2) and 25(1), and	Refer to <b>Table 6</b> .
(b) the relevant authority considers the matters set out in section 25 (2), and	Refer to <b>Table 6</b> .
(c) the development will not result in a building with a height of more than 9m, and	The height of the proposal is 7.64m.
(d) for development on land in Zone R2 Low Density Residential or an equivalent land use zone – the boarding house will not have more than 12 boarding rooms.	The proposed development contains 8 self-contained boarding rooms.
(2) <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> , sections 2.15 and 2.17 apply to the development and, in the application of the sections –	Refer to <b>Section 7.3</b> .
(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
<b>30 Requirements before carrying out development</b>	
(1) Before carrying out development to which this Division applies, a relevant authority must –	-
(a) request the council nominate a person or persons who must, in the council’s opinion, be notified of the development, and	Advice was sought from Campbelltown City Council regarding additional persons or properties that should be notified of the development via an email sent to Council on 12 April 2023. Council provided a response on 28 April 2023 advising the additional properties to be included in the scope of notification.
(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 Campbelltown City Council of the proposed development activity was sent by LAHC on 3 May 2023. Letters notifying owners and occupants 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 email dated 1 June 2023. Comments on the response are provided in <b>Section 7.1</b> of this REF. No submissions were received from neighbouring owners or occupiers.
(c1) if the relevant authority is the Aboriginal Housing Office – consider the relevant provisions of the <i>Aboriginal Housing Design Guidelines</i> , published by the Aboriginal Housing Office in January 2020, and	Not applicable.

Provision	Compliance
(d) if the relevant authority is the Land and Housing Corporation – consider the relevant provisions of – (i) <i>Good Design for Social Housing</i> , published by the Land and Housing Corporation in September 2020, and (ii) the <i>NSW Land and Housing Corporation Design Requirements</i> , published by the Land and Housing Corporation in February 2023.	Refer to <b>Section 6.5.2</b> and <b>6.5.3</b> and the Architect's Statement and Certificate of Building Design Compliance in <b>Appendix K</b> which indicate that these design requirements have been considered.
(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.	Noted.
<b>31 Exempt development</b>	
Development for the purposes of landscaping and gardening is exempt development if it is carried out by or on behalf of a relevant authority in relation to a boarding house.	Noted.
<b>32 Subdivision of boarding houses not permitted</b>	
Development consent must not be granted for the subdivision of a boarding house.	Noted. Subdivision is not proposed.

Table 6 Compliance with Section 24(2) and 25(1) of the HSEPP

Provision	Compliance
<b>24 Non-discretionary development standards – the Act, s 4.15</b>	
(2) The following are non-discretionary development standards in relation to the carrying out of development to which this Division applies – (a) for development in a zone in which residential flat buildings are permitted – a floor space ratio that is not more than – (i) the maximum permissible floor space ratio for residential accommodation on the land, and (ii) an additional 25% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of the boarding house,	Under the CLEP 2015, residential flat buildings are prohibited in the R2 zone, therefore this clause does not apply.
(b) if paragraph (a) does not apply – a floor space ratio that is not more than the maximum permissible floor space ratio for residential accommodation on the land,	No floor space ratio (FSR) applies to boarding houses in the R2 zone.
(c) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential – the minimum landscaping requirements for multi dwelling housing under a relevant planning instrument,	The CSDCP specifies the following landscaping requirements for multi dwelling housing: <ul style="list-style-type: none"> <li>• Min. 15% deep soil.</li> <li>• Not more than 30% of the site area forward of the being line shall be impervious material.</li> </ul> Consistent with these controls, the proposal achieves 20.53% deep soil, and only 28% of the site area forward of the building line is impervious material.
(d) for development on land in Zone R4 High Density Residential – the minimum landscaping requirements for	The site is not located within R4 zoned land.

Provision	Compliance
residential flat buildings under a relevant planning instrument,	
(e) at least 3 hours of direct solar access provided between 9am and 3pm at mid-winter in at least 1 communal living area,	The common room will receive more than 3 hours of direct sunlight between 9am and 3pm at mid-winter.
(f) for a boarding house containing 6 boarding rooms — (i) a total of at least 30m <sup>2</sup> of communal living area, and (ii) minimum dimensions of 3m for each communal living area,	The proposed boarding house contains more than 6 rooms therefore (f) does not apply.
(g) for a boarding house containing more than 6 boarding rooms — (i) a total of at least 30m <sup>2</sup> of communal living area plus at least a further 2m <sup>2</sup> for each boarding room in excess of 6 boarding rooms, and (ii) minimum dimensions of 3m for each communal living area,	The proposal contains 8 boarding rooms, and therefore a minimum of 34 m <sup>2</sup> of communal living area is required. The communal living area provided at ground floor level has a total internal area of 34.11m <sup>2</sup> and has minimum dimensions of 7.755m x 4.359m.
(h) communal open spaces — (i) with a total area of at least 20% of the site area, and (ii) each with minimum dimensions of 3m,	The communal open space proposed is 152.76m <sup>2</sup> , which is 20.61% of the total site area. The minimum dimension of the communal open space areas is 3m.
(i) if a relevant planning instrument does not specify a requirement for a lower number of parking spaces — at least the following number of parking spaces — (i) for development on land within an accessible area — 0.2 parking spaces for each boarding room, (ii) otherwise — 0.5 parking spaces for each boarding room,	The site is located in an accessible area and the proposal contains 8 rooms; therefore 1.6 spaces are required. The proposal has provided 2 car parking spaces including 1 accessible space.
(j) if a relevant planning instrument specifies a requirement for a lower number of parking spaces — the lower number specified in the relevant planning instrument.	The CSDCP 2015 does not specify a lower number of parking spaces.
<b>25 Standards for boarding houses</b>	
(1) Development consent must not be granted under this Division unless the consent authority is satisfied that — (a) no boarding room will have a gross floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, of more than 25m <sup>2</sup> , and	No boarding rooms are greater than 25m <sup>2</sup> excluding the areas of a private kitchen and bathroom facilities.
(b) no boarding room will be occupied by more than 2 adult residents, and	The boarding rooms are single lodger studios.
(c) adequate bathroom, kitchen and laundry facilities will be available within the boarding house for the use of each resident, and	Each room contains a private bathroom, kitchen, and laundry facilities for each resident to use.
(d) for a boarding house on land in Zone R2 Low Density Residential or an equivalent land use zone — the boarding house will not have more than 12 boarding rooms, and	The proposal contains only 8 boarding rooms.
(e) for a boarding house on land in a business zone — no part of the ground floor of the boarding house that fronts a street will be used for residential purposes	Not applicable.

Provision	Compliance
unless another environmental planning instrument permits the use, and	
(f) for a boarding house containing at least 6 boarding rooms – the boarding house will have at least 1 communal living area, and	The proposal contains a communal living area at ground level (identified as “Common area” on the architectural plans).
(g) the minimum lot size for the boarding house is not less than – (i) for development on land in Zone R2 Low Density Residential – 600m <sup>2</sup> , or (ii) for development on other land – 800m <sup>2</sup> . (iii) (Repealed)	The development is on R2 zoned land, and the lot area is 741m <sup>2</sup> therefore satisfying (g)(i).
(h) each boarding room has a floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, of at least the following – (i) for a boarding room intended to be used by a single resident – 12m <sup>2</sup> , (ii) otherwise – 16m <sup>2</sup> , and	The boarding rooms are for a single resident, and therefore the minimum required is 12m <sup>2</sup> . The boarding rooms have a total area of 25m <sup>2</sup> excluding areas for bathrooms and kitchens.
(i) the boarding house will include adequate bicycle and motorcycle parking spaces.	The proposal contains 2 motorcycle spaces and 4 bicycle spaces which is considered adequate for the intended occupants of the development.
2) Development consent must not be granted under this Division unless the consent authority considers whether – (a) the design of the boarding house will be compatible with – (i) the desirable elements of the character of the local area, or (ii) for precincts undergoing transition – the desired future character of the precinct, and	<p>The character of the local area is typified by single storey brick dwellings on single allotments with landscaped front gardens.</p> <p>The proposal adopts materials, colours and finishes that will complement the surrounding context of the area including face brickwork and a landscaped front setback area.</p> <p>The bulk, massing and modulation of the building is in keeping with a two-storey single dwelling or a dual occupancy development which are both envisaged for the area. The materials and elements of the boarding house reflects that of the street as well as providing a modern aspect that will be compatible with future development in the area.</p>
(b) the front, side and rear setbacks for the boarding house are not less than – (i) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential – the minimum setback requirements for multi dwelling housing under a relevant planning instrument, (ii) for development on land in Zone R4 High Density Residential – the minimum setback requirements for residential flat buildings under a relevant planning instrument,	<p>The relevant planning instrument for the subject site is the <i>Campbelltown (Sustainable City) Development Control Plan 2015 – Part 9: Urban Renewal Areas – Airds, Bradbury and Claymore</i> (Urban Renewal DCP). The front, side and rear setbacks under the Urban Renewal DCP are 4m, 0.9m and 4m respectively.</p> <p>The proposed front setback is 4.885m to the building, well in excess of the minimum requirement, and 3.909m to the first-floor balcony (Room 05) which represents a minor variation to the front setback provision.</p> <p>The variation is minor in extent and provides for appropriate building articulation and passive surveillance of the street and building entry. The variation is considered supportable.</p>

Provision	Compliance
	The proposal meets the minimum side and rear setback requirements under the Urban Renewal DCP.
(c) if the boarding house has at least 3 storeys — the building will comply with the minimum building separation distances specified in the Apartment Design Guide.	The development is 2 storeys therefore this requirement is not applicable.
(3) This section does not apply to development for the purposes of minor alterations or additions to an existing boarding house.	Not applicable.

## 6.5.2 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 8** below.

Table 7 Good Design for Social Housing – Relevant Goals & Principles

Goals	Principles	Comment - <i>Discussion on how the design responds to the principles:</i>
<b><i>Wellbeing</i></b>	<ul style="list-style-type: none"> <li>• Healthy environments</li> <li>• Good for tenants</li> <li>• Quality homes</li> </ul>	<p>The proposed design supports the physical, cultural, social and economic wellbeing of tenants. The design provides a high level of accessibility for residents of ground floor units and provision has been made for lifted access to first floor rooms.</p> <p>Each room is provided with an area of private open space, with high quality landscaping provided at ground level, incorporating low maintenance native species to attract bird life without requiring regular watering. Two raised planter beds are provided in the communal outdoor area for residents to grow herbs and small vegetables.</p> <p>Parking for 2 vehicles, 2 motorbikes and 4 bicycles is provided to residents and pedestrian access throughout the site is highly accessible.</p> <p>Each boarding room has been designed to ensure residents have privacy and feel safe with clear separation between common and private spaces.</p> <p>The design is compliant with BASIX/NatHERS and provides appropriate thermal comfort all year round.</p> <p>The external appearance of the development is modern with durable finishes including brick and metal cladding.</p>
<b><i>Belonging</i></b>	<ul style="list-style-type: none"> <li>• Mixed tenure</li> <li>• Good shared and public spaces</li> <li>• Contribute to local character</li> </ul>	<p>The proposed design fosters a sense of belonging and supports social cohesion and community wellbeing. The design features a common room where tenants can socialise as well as communal outdoor space and areas for growing herbs and vegetables.</p> <p>Attractive new landscaped elements are provided at the frontage, including a seating area to facilitate passive outdoor relaxation and social connection. Use of high quality, low maintenance materials and a neutral colour palette will ensure the visual appeal of the development is maintained over time.</p>



Goals	Principles	Comment - <i>Discussion on how the design responds to the principles:</i>
		<p>The development is generally small in scale and is compatible with the existing and changing character of the area which comprises a contrast of traditional and modern development.</p> <p>Substantial landscaping is provided to the site, including retention of existing trees, and the provision of deep soil areas to enable the establishment of gardens and new canopy tree cover which can be enjoyed both within and outside the development.</p>
<b>Value</b>	<ul style="list-style-type: none"> <li>• Whole of lifecycle approach</li> <li>• Sustainability and resilience</li> <li>• Make every dollar count</li> </ul>	<p>The development will incorporate sustainable features including insulation, high-quality glazing, clothes lines, low maintenance landscaping, and water efficient fittings.</p> <p>The orientation of each boarding room and associated private open space areas have been designed to optimise natural light and direct solar access.</p> <p>Materials have been chosen for their durability and ease of sourcing to allow for easy replacement and to minimise operating costs.</p> <p>The scale of development is compatible with the planning provisions and the capability of the site, whilst providing a comfortable space for tenants and maintaining the amenity for neighbours.</p>
<b>Collaboration</b>	<ul style="list-style-type: none"> <li>• A good partner</li> <li>• Place making</li> <li>• Continuous improvement</li> </ul>	<p>The proposal is of a scale and character that will make a positive contribution to the streetscape and assist with place making.</p> <p>Collaboration with a number of stakeholders has been undertaken during the design and assessment process, with the development shaped by input from a wide range of consultants and stakeholders, including Campbelltown City Council.</p>

### 6.5.3 Land and Housing Corporation Design Requirements

An assessment of the proposed development against the *Land and Housing Corporation Dwelling Requirements* 2020 (LAHC Dwelling Requirements) document has been undertaken and deemed to achieve compliance, refer to Certificate of Compliance from the Architect in **Appendix K**. Further detail will be incorporated in the construction documentation.

It is noted that the Land and Housing Corporation Design Requirements 2023 (LAHC Design Requirements) replaced the LAHC Dwelling Requirements on 2 March 2023. The proposed development had already been substantially designed and was ready to commence statutory notification and therefore the supporting documentation has not been updated to reference the LAHC Design Requirements. Notwithstanding this, the proposal generally achieves the design principles and specifications outlined in the LAHC Design Requirements.

## 6.6 Other State Environmental Planning Policies

**Table 8** below outlines applicability of, and compliance with, other State and Environmental Planning Policies (SEPPs).



Table 8 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 I</i> ).
SEPP (Transport and Infrastructure) 2021	<p>The Transport and Infrastructure SEPP provides planning controls relating to development for the purposes of essential services infrastructure (hospitals, roads, water supply, telecommunications and electrical networks), educational establishments and childcare facilities and major infrastructure corridors.</p> <p>The site is not located in close proximity to a State Classified Road, adjacent/near a rail corridor or electricity infrastructure and as such, the provisions of the SEPP do not apply.</p>
SEPP (Biodiversity and Conservation) 2021	<p>This Biodiversity and Conservation SEPP provides planning controls related to conservation and management, to ensure protection of the natural environment.</p> <p>Tree removal is proposed (refer to Arboricultural Assessment and Tree Protection Plan at <i>Appendix H</i>).</p> <p>The site is also located within a regulated catchment, namely, the Georges River Catchment. Accordingly, the controls for development set out in Division 2 of Part 6.2 of the Biodiversity and Conservation SEPP apply to the activity.</p> <p>Under Section 171A(1) of the EP&amp;A Regulation, LAHC, as determining authority for the activity, when considering the likely impact on the environment of an activity proposed to be carried out in a regulated catchment, must consider <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>, sections 6.6(1), 6.7(1), 6.8(1) and 6.9(1).</p> <p>Further, as the consent authority LAHC must be satisfied under <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>, sections 6.6(2), 6.7(2), 6.8(2) and 6.9(2).</p> <p><b>6.6 Water quality and quantity</b></p> <p>This clause requires the consent authority to consider whether the development will:</p> <ul style="list-style-type: none"> <li>• have a neutral or beneficial effect on the quality of water entering a waterway;</li> <li>• have an adverse impact on water flow in a natural waterbody;</li> <li>• increase the amount of stormwater run-off from a site, and</li> <li>• incorporate on-site stormwater retention, infiltration or reuse.</li> </ul> <p>The consent authority is also required to assess the impact of the development:</p> <ul style="list-style-type: none"> <li>• on the level and quality of the water table;</li> <li>• the cumulative environmental impact of the development on the regulated catchment;</li> <li>• and whether the development makes adequate provision to protect the quality and quantity of ground water.</li> </ul> <p>Further this clause also requires that consent is not issued unless the consent authority is satisfied the development ensures:</p>

State Environmental Planning Policy	Applicability
	<ul style="list-style-type: none"> <li>the effect on the quality of water entering a natural waterbody will be as close as possible to neutral or beneficial, and</li> <li>the impact on water flow in a natural waterbody will be minimised.</li> </ul> <p><u>Comment:</u> Stormwater will be collected within the site and conveyed to an underground detention tank before connecting into the existing public stormwater infrastructure in the road reserve.</p> <p>Identified Requirement (No. 12) recommends that sediment control measures be implemented during construction in accordance with Council requirements and/or the guidelines contained in the <i>Blue Book Managing Urban Stormwater: Soils and Construction</i> (4th edition, Landcom, 2004).</p> <p>Identified Requirements (Nos 5, 41 &amp; 70) are applied to the activity determination recommending that stormwater management of the activity is designed in accordance with Campbelltown City Council's technical guidelines and policies.</p> <p><b>6.7 Aquatic ecology</b></p> <p>This clause requires the consent authority to consider whether the development:</p> <ul style="list-style-type: none"> <li>will have a direct, indirect or cumulative adverse impact on terrestrial, aquatic or migratory animals or vegetation,</li> <li>involves the clearing of riparian vegetation and, if so, whether the development will require either a controlled activity approval under the <i>Water Management Act 2000</i>, or a permit under the <i>Fisheries Management Act 1994</i>,</li> <li>will minimise or avoid the erosion of land abutting a natural waterbody, or the sedimentation of a natural waterbody, or will have an adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area,</li> <li>includes adequate safeguards and rehabilitation measures to protect aquatic ecology,</li> <li>if the site adjoins a natural waterbody — whether additional measures are required to ensure a neutral or beneficial effect on the water quality of the waterbody.</li> </ul> <p>Further this clause also requires that consent is not issued unless the consent authority is satisfied the development ensures:</p> <ul style="list-style-type: none"> <li>that the direct, indirect or cumulative adverse impact on terrestrial, aquatic or migratory animals or vegetation will be kept to the minimum necessary for the carrying out of the development,</li> <li>the development will not have a direct, indirect or cumulative adverse impact on aquatic reserves,</li> <li>if a controlled activity approval under the <i>Water Management Act 2000</i> or a permit under the <i>Fisheries Management Act 1994</i> is required in relation to the clearing of riparian vegetation — the approval or permit has been obtained,</li> <li>the erosion of land abutting a natural waterbody, or the sedimentation of a natural waterbody will be minimised,</li> <li>the adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area will be minimised.</li> </ul> <p><u>Comment:</u> The subject site is not located on riparian land and will not require a controlled activity permit. The site does not adjoin a natural waterbody. Suitable erosion and sedimentation controls will be required to minimise erosion and maintain water quality. The proposed</p>

State Environmental Planning Policy	Applicability
	<p>development includes retention of 1 existing tree on the site, appropriate replacement planting to compensate for the loss of trees to be removed, and new planting of suitable native indigenous vegetation. In addition, the scale and nature of the activity, together with its location, is unlikely to have significant impacts upon aquatic ecology.</p> <p><b>6.8 Flooding</b></p> <p>This clause relates to flood liable land in a regulated catchment.</p> <p><u>Comment:</u> The site is not identified as flood liable land.</p> <p><b>6.9 Recreation and public access</b></p> <p>This clause relates to development on recreational land and public access to natural water bodies and foreshores.</p> <p><u>Comment:</u> The proposed activity will not impact recreational land uses or alter public access to recreational land or foreshores.</p>
SEPP (Resilience and Hazards) 2021	<p>The site is located within a developed residential area of Airs. The s10.7 planning certificate has not identified the site as potentially contaminated.</p> <p>Identified Requirements include implementation of management measures in the event of unexpected finds and potential contamination during construction works.</p>
SEPP (Precincts – Western Parkland City) 2021	<p>The s10.7 planning certificate has not identified the site as being affected by the Western Sydney Aerotropolis. However, it was noted that the subject site may be impacted by the flight paths and flight zones that have been identified on the “Preliminary Flight Paths” map released by the Commonwealth Department of Infrastructure and Regional Development for the Second Sydney Airport.</p> <p>This map has been viewed and it is confirmed that the site is located outside of the preliminary N70 noise contours for the airport and is therefore unlikely to be impacted by aircraft noise.</p>

## 6.7 Local Planning Controls

### 6.7.1 Campbelltown Local Environmental Plan 2015 (CLEP 2015)

Campbelltown LEP 2015 came into force from 11 December 2015. Compliance with the relevant provisions / development standards set out in the CLEP 2015 is demonstrated in **Table 9** below. It is relevant to note that the following provisions of the CLEP 2015 are not a matter for consideration under Part 2, Division 3 of the Housing SEPP however have been considered during the design and assessment process to ensure the proposed development is compatible with the context and character of the local area.

Table 9 Campbelltown Local Environmental Plan 2015

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 (8.5 metres)	Maximum building height (measured in accordance with the LEP definition) is 7.64 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 under the CLEP 2015.	Proposed FSR is 0.55:1.

## 6.7.2 Campbelltown (Sustainable City) Development Control Plan

The Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP 2015) contains specific development controls for boarding houses which are addressed in **Table 10** below. It is noted that the land is also subject to the site specific DCP, Part 9 – Urban Renewal Areas Airds Claymore DCP – Volume 2 (Urban Renewal DCP). However, given the SCDCP 2015 contains specific controls relating to boarding houses these have been applied and assessed in lieu of the controls in the Urban Renewal DCP.

The general controls for all development set out in SCDCP 2015 have generally been addressed in the various sections of this REF that address compliance with the provisions of the Housing SEPP. It is also noted that the provisions of the DCP are not a matter for consideration under Part 2, Division 3 of the Housing SEPP (except where referenced in sections 24 and 25) however have been considered during the design and assessment process to ensure the proposed development provides an appropriate response to local character and satisfies Councils waste and stormwater management requirements.

Table 10 Campbelltown (Sustainable City) Development Control Plan 2015

Compliance with controls for boarding housing DCP controls		
Boarding House – Part 17		
Clause	Requirement	Proposed
<b>17.2 General Requirements for Boarding Houses</b>		
17.2.1 Site and Size Requirements	a) Boarding houses located within low density residential areas shall only be located on sites with a minimum area of 700sqm and a road frontage of 15 metres. b) Boarding houses located within land zoned R2 Low Density Residential zone under the CELP or land zoned Zone 2(b) Residential B Zone under LEP 2002 shall have a maximum of 12 boarding rooms. c) Boarding houses shall not be erected on battle-axe allotment. d) Boarding houses shall only be permitted on a site where no part of the allotment is within 50 metres of the commencement of	a) The lot size is 741m <sup>2</sup> . The road frontage of the site is approximately 24.48m. The survey plan is provided at <i>Appendix N</i> . b) The boarding house is proposed to contain 8 rooms. c) The site not a battle-axe allotment. d) No cul-de-sac is within 50m of any boundary of the site. e) Street parking is not available on Riverside Drive. However, the

Compliance with controls for boarding housing DCP controls		
	<p>the head of a cul-de-sac to which vehicular access to the site is obtained.</p> <p>e) Boarding houses shall only be allowed on streets that provide for on street parking.</p> <p>f) Boarding houses within local, neighbourhood centres and mixed-use areas are not permitted to be located at the ground floor level.</p>	<p>development complies with Housing SEPP parking requirements.</p> <p>f) The site is not located within any local, neighbourhood centres or mixed-use areas.</p>
17.2.2 Streetscape	<p>a) The design of new purpose built buildings (including façade treatments, building massing, roof design and entrance features, setbacks and landscaping) shall complement the scale of the surrounding development, and the desired character of the locality.</p> <p>b) New buildings on corner sites shall incorporate facade treatments that address both street frontages and achieve positive articulation in building design.</p> <p>c) Clothes lines and air conditioning units shall be screened and not visible by the public when viewed from a public area.</p>	<p><b>Complies</b></p> <p>a) The proposed building considers the surrounding development in the design, finishes and scale to achieve the desired local character of the area.</p> <p>b) The site is not located on a corner.</p> <p>c) All clothes lines are screened by either fencing or privacy screens and will not be visible from the street.</p>
17.2.3 Setbacks – Low and Medium density Residential Areas	<p>a) A boarding house development shall be set back a minimum of:</p> <p>i) 5.5 metres from the primary street boundary;</p> <p>ii) 3 metres from the secondary street boundary;</p> <p>iii) 0.9 metres from any side boundary at the ground level;</p> <p>iv) 1.5 metres from any side boundary for all levels above the ground level;</p> <p>v) 5 metres from the rear boundary at the ground level; and</p> <p>vi) 10 metres from the rear boundary for all levels above ground level within land zoned Zone 2(b) Residential B Zone under LEP 2002 or land zoned R2 under the CLEP.</p> <p>vii) 6.5 metres from the rear boundary for all levels above ground level within land zoned R3 under the CLEP.</p> <p>b) Notwithstanding 17.2.3 a) i) and ii), any garage shall be setback a minimum of 6 metres from any street boundary.</p>	<p>a)i) The main building façade is set back from the street by 4.8m, and the front balconies have a setback of 3.9m. Refer to further discussion provided below.</p> <p>ii) The proposal does not have a secondary street boundary.</p> <p>iii) The proposal is 0.9m from the side boundary at ground level, consistent with the control.</p> <p>iv) The proposal has a minimum setback of 1.3m from the side boundary at the first floor level, which is less than the 1.5m requirement. Refer to further discussion provided below.</p> <p>v) The proposal is set back 4m from the rear boundary at ground level, which is less than the minimum 5m. Refer to further discussion provided below.</p> <p>vi) The proposal is set back 4m from the rear boundary at the first floor level, Refer to further discussion provided below.</p> <p>b) No garages are proposed.</p>
17.2.7 Shared facilities	<p>a) Where shared bathroom facilities are proposed, they shall be provided at the following rates:</p> <p>i) A minimum of 1 bath or shower for each 10 occupants or part thereof; and</p> <p>ii) in addition, one accessible toilet and one</p>	<p>Each boarding room is self-contained with private bathroom, laundry and kitchen facilities.</p> <p>The provisions of clause 17.2.7 are therefore not applicable.</p>

## Compliance with controls for boarding housing DCP controls

	<p>accessible shower where the number of residents exceeds 5 or more; and</p> <p>iii) a closet pan and a washbasin with hot and cold running water for each toilet provided; and</p> <p>b) Where the number of residents is 5 or less, the common toilet/shower shall also be accessible for people with disabilities.</p> <p>c) Toilets shall be able to be accessed separately from the shower, so that toilet and the shower may be used by two separate people at the same time.</p> <p>d) Where communal kitchen facilities are proposed, they shall be provided at the following rates:</p> <p>i) a minimum area of 8sqm for up to 10 occupants and 1sqm additional area for every 2 occupants thereof.</p> <p>e) Laundry and clothes drying facilities are to be provided at a rate of:</p> <p>i) 1 washing machine and washing tub for every 10 occupants or part thereof; plus</p> <p>ii) 1 clothes dryer for every 10 occupants or part thereof and;</p> <p>iii) 1 fixed clothesline of at least 30 metres for every 10 occupants or part thereof.</p>	
17.2.8 Indoor Communal living areas	a) Indoor communal living areas shall be provided with a minimum dimension of 3 metres and a minimum total area of 20 square metres or 1.2 square metres/resident, whichever is greater.	<p><b>Complies</b></p> <p>a) The common room has an area of 34.11m<sup>2</sup>, which equates to 4.25sqm per resident.</p>
12.2.9 Solar Access	<p>a) Dwellings on adjoining properties are to receive a minimum of 3 hours sunlight in habitable rooms and in at least 50% of the private open space between 9:00am and 3:00pm on 21 June.</p> <p>b) Where existing adjoining development currently receives less sunlight than this requirement, this should not be unreasonably reduced. In order to demonstrate what can be achieved, shadow diagrams may be required with the development application.</p>	<p><b>Complies</b></p> <p>a) All surrounding dwellings will receive more than 3 hours of direct sunlight on 21 June.</p> <p>b) Surrounding dwellings currently receive the required sunlight.</p>
17.2.10 Site Services Boarding Houses	<p>a) The location, design and construction of utility services shall satisfy requirements of the relevant servicing authority and Council.</p> <p>b) Adequate provision shall be made available for all essential services (i.e water, sewerage, electricity, gas, telephone, internet and stormwater drainage).</p> <p>c) All site services shall be placed underground.</p> <p>d) All communication dishes, antennae and</p>	<p><b>Complies</b></p> <p>a) The site is serviced by utility services and are to the standards of council and the relevant servicing authorities.</p> <p>b) All services are available to the site excluding gas. There is currently no gas main in proximity to the site and</p>

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	the like shall be located to minimise visual prominence.	<p>extending the network is too costly for the scale of this project.</p> <p>c) All services will be provided underground.</p> <p>d) All communication equipment will be concealed to minimise the visual impact.</p>
17.2.11 Visual Privacy	<p>a) No window of a habitable room or balcony shall directly face a window of another habitable room, balcony or private open space of another dwelling located within 6 metres of the proposed window or balcony unless appropriately screened.</p> <p>b) Notwithstanding Clause 3.4.3.2 a) any window of a living room located on an upper level shall:</p> <ul style="list-style-type: none"> <li>i) be offset by 2 metres to limit views between windows and balconies; or</li> <li>ii) have a sill height 1.7 metres above the floor level; or</li> <li>iii) be splayed to avoid direct views between windows; or</li> <li>iv) have fixed translucent glazing in any part of the window within 1.7 metres of the floor level.</li> </ul> <p>c) Notwithstanding 17.2.11 a), a balcony will only be considered where the private open space area of any adjacent dwelling is screened from view.</p>	<p><b>Complies</b></p> <p>a) The proposed first floor windows and balconies are generally greater than 6m away from the habitable windows and private open spaces of the neighbouring dwellings. As shown on the architectural plans, privacy screening is to be provided to the balcony of Room 07 in order to prevent overlooking to the side and rear neighbours. Sufficient separation is provided by the existing access handle to 191 Riverside Drive and the proposed driveway to prevent overlooking impacts from first floor living room windows and balconies.</p> <p>b) The first-floor windows and balconies are generally positioned so as not to be directly opposite any neighbour's windows/balconies.</p> <p>c) As shown on the architectural plans, privacy screening is to be provided to the balcony of Room 07 to prevent overlooking to the private open space of the neighbouring property.</p>
17.2.12 Signage	<p>a) Signage shall be limited to a maximum of 1 sign per building, detailing only the name and address of the premises and contact details of the managing agent.</p> <p>b) Signage must be affixed to the front elevation and not to the fence.</p> <p>c) The sign shall have a maximum area of 0.25sqm and a maximum height of 0.5 metres.</p> <p>d) Signage shall be non-illuminated.</p>	No signage is proposed.
17.2.13 Private Open Space	<p>a) A minimum of one communal private open space area of 20m<sup>2</sup> with a minimum dimension in each direction of 3m shall be provided for use by lodgers.</p> <p>b) Where the boarding house is not within</p>	<p><b>Complies</b></p> <p>The minimum area required under a) is exceeded in the proposed scheme. The total amount of communal open space is 152.66m<sup>2</sup>. The proposal incorporates 3 areas of communal</p>



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walking distance (400 m) to a public park the communal private open space shall have a minimum area of 30m <sup>2</sup> with a minimum dimension in each direction of 3m <sup>2</sup> . c) The area of the communal private open space shall be directly adjacent to, and accessible from, the main indoor communal living area.	<p>outdoor space, a large, shaded area with seating at the rear, a communal vegetable garden to the northwest corner and a small, seated area in the front setback.</p> <p>b) The proposal is within 400m of a public park, Georges River Parkway Reserve.</p> <p>c) An area of communal open space is proposed to be located directly adjacent to the common room.</p>
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## 17.3 Car Parking and Access

### 17.3.1 Car Parking

<p>a) Car parking areas shall be setback a minimum of 3 metres from the front boundary and any secondary boundary.</p> <p>b) Off street parking and loading shall be designed in accordance with Australian Standards 2890 (as amended), except as otherwise provided by this Plan.</p> <p>c) No required car parking space shall be designed in a stacked configuration.</p> <p>d) A boarding house shall have a maximum of one ingress and one egress driveway.</p> <p>e) The minimum width of a driveway serving a boarding house shall be 3 metres.</p> <p>f) Driveways shall:</p> <p>i) be located a minimum distance of 6 metres from the tangent point of any unsignalled intersection; and</p> <p>ii) be sealed.</p> <p><i>Note: In circumstances where an intersection is controlled by lights, a roundabout or the like, applicants are requested to contact Council for specific requirements, as the location of the driveway may vary.</i></p> <p>g) Sufficient space shall be provided on site so that no vehicle shall be required to make more than a three-point turn to exit the site in a forward direction.</p> <p>h) All car parking spaces shall be line marked and delineated with appropriate signage and pavement marking.</p> <p>i) Car parking areas shall be designed and sized so that only one three-point turn is required for exiting/entering the site in a forward direction.</p>	<p><b>Complies</b></p> <p>a) Car parking area is positioned at the rear of the development, well over 3m from the front boundary. The location of the car parking area is suitable as it is generally hidden from public view and provides convenient access to dwellings for residents.</p> <p>b) The parking provisions are adequate and adhere to the Australian Standards 2890 in terms of dimensions as confirmed in the Traffic Impact Assessment (<i>Appendix P</i>).</p> <p>c) No stacked parking is proposed.</p> <p>d) One driveway crossover from Riverside Drive is proposed, consistent with d).</p> <p>e) The driveway width is 3m which complies with AS/NZS 2890.1:2004.</p> <p>f) The driveway is greater than 6m from any tangent point of any intersection, and the driveway is proposed to be sealed.</p> <p>g) The Traffic Assessment includes vehicle swept path diagrams. The assessment confirms that the parking area and driveway has been designed in accordance with the dimensional requirements of AS/NZS 2890.1:2004, allowing vehicles to enter and exit in a forward direction.</p>
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		<p>h) Both parking spaces will be lined, and the accessible parking will be clearly marked.</p> <p>i) The parking area allows for safe 3-point turns to occur and for vehicles to exit in a forward direction.</p>
17.3.2 Access for people with disabilities	a) Boarding houses shall comply with the minimum access requirements contained within the BCA and Australian Standard 1428 – Design for Access and Mobility (as amended).	<p><b>Complies</b></p> <p>a) As concluded in the access report (<i>Appendix F</i>), the proposal complies within the minimum access standards within the BCA and Australian Standard 1428.</p>
17.4 Landscaping	<p>a) Landscaping shall be provided to a minimum of a:</p> <p>i) 3 metre wide strip along the primary and secondary street frontage (other than vehicle driveways); and</p> <p>ii) 1.5 metre wide strip along the full width of the rear setbacks.</p> <p>b) Native mature trees on site shall be retained.</p> <p>c) Car parking areas located in the front building setbacks must be screened by appropriate hedging plant species at suitable spacing.</p> <p>d) Development applications for boarding houses shall include a Landscape Plan and report, prepared by a suitably qualified consultant, that addresses the following: species, location and mature height of proposed planting;</p> <p>i) a detailed landscape design plan including the proposed driveway areas and fencing height/materials;</p> <p>ii) a minimum of 20 per cent of the total site area shall be available for deep soil planting; and</p> <p>iii) no more than 30 per cent of the area forward of any building line shall be surfaced with impervious materials.</p>	<p><b>Partially complies</b></p> <p>a)</p> <p>i) The landscaping along the primary street frontage varies in width. While a consistent 3m-wide strip is not provided, the overall landscaping design provides for a high-quality outcome that will contribute positively to the streetscape and helps to soften the visual impact of the development.</p> <p>ii) A minimum 1.5m landscape strip has been provided along the length of the rear setback, incorporating fixed seating in some areas.</p> <p>b) Native trees have been retained and incorporated into the scheme where possible. Appropriate replacement planting has been incorporated to compensate for the loss of trees proposed for removal.</p> <p>c) No car parking areas are proposed in the front building setbacks.</p> <p>d)i) A landscape plan incorporating fencing and driveway details has been provided (<i>Appendix B</i>).</p> <p>ii) The site contains a proposed area of deep soil of 152.13m<sup>2</sup> or 20.53% of the site, consistent with (ii).</p> <p>iii) 28% of the area in front of the building contains impervious materials, consistent with (iii).</p>
<b>17.5.1 Waste Management</b>		
17.5.1 Boarding Housing and Waste Management	<p>a) Boarding houses shall make provision for waste storage, allocated behind the primary and secondary setbacks and out of public view. Provision shall be made for the following rates of waste generation:</p> <p>i) Garbage: 1 x 240-litre bin for every 3 boarding rooms per week if bins are to be used on a shared basis, or 1 x 140-litre bin for</p>	<p><b>Does not comply</b> with 17.5.1(b)(iii) &amp; (v).</p> <p>a) The bin storage is located at the front of the proposal however it will be concealed by a 1.2m-high fence.</p> <p>i) 3x 240-litre general waste bins are provided and are to be shared amongst the rooms.</p>

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	<p>every boarding room per week if bins are to be allocated to individual boarding rooms</p> <p>ii) Recyclables: 1 x 240-litre bin for every 3 boarding rooms per fortnight if bins are to be used on a shared basis, or 1 x 240-litre bin for every boarding room per fortnight if bins are to be allocated to individual boarding rooms.</p> <p>b) All boarding house developments shall make provision for an appropriately sized waste/recycling bin storage facility that is centrally located and provides convenient access for occupants and collection contractors. Such storage shall:</p> <p>i) provide for storage of a sufficient number of bins, as outlined under Section 17.5.1 a) above;</p> <p>ii) be no more than 30 metres from the collection point;</p> <p>iii) be covered;</p> <p>iv) contain a hose connection;</p> <p>v) have an impervious floor that is connected to the sewer; and</p> <p>vi) incorporate design and construction (including colours, materials and finishes) that complement the development.</p> <p>c) The bin storage facility shall have sufficient capacity to allow for:</p> <p>i) Access, manoeuvring, cleaning and maintaining all bins by providing an extra 30% of the footprint of each waste container to the overall size of the storage area;</p> <p>ii) Spacing of at least 50cm between all bins allocated for the development;</p> <p>iii) All bins to be arranged side by side within the bin storage room (no stacking);</p> <p>iv) A minimum 1.5m aisle between rows of bins to minimise potential obstructions; and</p> <p>v) Future modifications of services, bin sizes and/or configurations by minimising the installation of fixed structures within bin storage areas.</p> <p>d) The communal waste/recycling bin storage facility shall not be located in such a place that requires any bins to be transported through any habitable part of the boarding house to reach the collection point.</p> <p>e) All bins located within waste/recycling bin storage facility shall be presented to the kerbside for collection by a site manager, no earlier than the evening prior to scheduled collection and returned directly to the</p>	<p>ii) 3x 240-litre recyclable waste bins are provided and are to be shared amongst the rooms.</p> <p>b)i) A dedicated bin storage area is provided adjacent to the main pedestrian entrance to the boarding house, making it a convenient location for all residents to use. Sufficient area is provided for bin storage and manoeuvring.</p> <p>ii) It is less than 30m from Riverside Drive kerb where the collection point will be.</p> <p>iii) The bin storage area is relatively small and will be screened from view. To reduce the visual impact in the street, the bin storage area has not been provided with a roof or covering.</p> <p>iv) A hose connection will be provided.</p> <p>v) The surface of the bin storage area is not drained and connected to the sewer as required under (b)(v). The storage area is approximately 10m<sup>2</sup> and will accommodate a maximum of 6 bins. Runoff from the bin storage area can be appropriately managed by grading the surface of the bin storage area towards the landscaped area located to the northwest. Identified Requirement No. 78 has been included to this effect.</p> <p>vi) The fencing around the bin storage area is of the same fencing type that will be implemented with the rest of the development.</p> <p>c)i) The bin storage area has been designed to allow for access, manoeuvrability and cleaning.</p> <p>ii) Adequate space is provided between each bin.</p> <p>iii) All bins will be arranged side by side.</p> <p>iv) The bin storage area is proposed to have only one aisle of bins with enough space around them to prevent obstruction.</p> <p>v) The bin storage is able to be altered in the future if desired.</p> <p>d) The bin storage area is located at the front of the development; therefore, no habitable area will be compromised when reaching the collection point.</p>
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## Compliance with controls for boarding housing DCP controls

	<p>communal bin storage area within four hours of collection.</p> <p>f) Any development containing 20 or more bedrooms, and/or when the number of bins proposed cannot be accommodated within 50% of the development's frontage width on collection day, the development shall be designed to accommodate forward in, forward-out, drive-on vehicular collection for on-site servicing by a heavy rigid vehicle. For the purpose of calculating the minimum area behind the kerb and gutter required for bin placement, each bin shall be provided a clear width of 1.0 metre which allows for a 300mm separation distance either side of each bin.</p> <p>g) Developments must make provision for the storage of bulky waste (kerbside clean-up) materials, ensuring that:</p> <ul style="list-style-type: none"> <li>i) a minimum area of ten (10) square metres per building is provided;</li> <li>ii) the area is secure and caged for visibility into the enclosure;</li> <li>iii) the area is accessible to all residents and has a minimum doorway width of 1.5m; and</li> <li>iv) the area is not more than ten (10) metres from the waste collection point.</li> </ul>	<p>e) The bins will be taken to and returned from the kerb by a LAHC contractor.</p> <p>f) The number of bins is adequate for the scale of the development, and therefore a drive-on vehicular collection is not required. The frontage to Riverside Drive is 24.506m; therefore, there is ample space to transport the bins to the kerbside without occupying more than 50% of the frontage.</p> <p>g) LAHC does not typically provide bulky waste storage areas due to the ongoing safety and maintenance risks associated with these spaces.</p>
17.6 Management Plan	<p>a) A management plan shall be prepared and lodged with the Development Application for any proposed boarding house.</p> <p>b) The management plan shall provide the following information:</p> <ul style="list-style-type: none"> <li>i) 24 hour contact details of the manager / caretaker (including phone number and mobile phone number);</li> <li>ii) proposed staffing arrangements during the daytime and at night time;</li> <li>iii) proposed measures to control any potential noise or amenity impacts within the building and upon the surrounding locality;</li> <li>iv) proposed safety and security measures to be employed within the boarding house including prominent display boards within the building containing emergency telephone numbers and other essential telephone numbers;</li> <li>v) proposed management practices to prevent the use of outdoor common open space areas between 10.00pm and 7.00am.; and</li> <li>vi) professional cleaning and vermin control arrangements for at a minimum, the shared facilities, such as kitchens, bathrooms,</li> </ul>	<p><b>Generally complies</b></p> <p>Management of the boarding house will be carried out in accordance with LAHC standard policies and procedures.</p>

## Compliance with controls for boarding housing DCP controls

laundries and indoor and outdoor common areas.
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## Proposed variations to DCP controls

### Non-compliance with front setback control

The SCDCP 2015 boarding house provisions require a front setback of 5.5m. The main building façade of the proposed development is set back from the street by 4.8m, and the front balconies have a setback of 3.9m. This variation is considered acceptable for the following reasons:

- The setback to the main façade complies with the DCP's minimum front setback for multi dwelling housing (4m), which is the section of the DCP required to be considered under Housing SEPP requirements (see **Table 6** of this REF).
- The balconies will add to the building's visual interest and will not notably disrupt the streetscape character. The balconies will also provide for desirable passive surveillance of the street and building entry.
- The variation will not disrupt the streetscape or character of the area. Front setbacks vary widely in the area. While the dwelling house immediately to the east (No. 193 Riverside Drive) provides a 7m+ front setback, other dwelling houses in the street, such as the dwelling opposite the site (No. 220 Riverside Drive) provides a front setback of less than 4m.

### Non-compliance with side setback control

The proposal has a minimum setback of 1.36m from the northeast side boundary at the first-floor level, which is less than the 1.5m requirement. This variation is considered acceptable for the following reasons:

- The setback complies with the DCP's minimum side setback for multi dwelling housing (0.9m), which is the section of the DCP required to be considered under Housing SEPP requirements (see **Table 6** of this REF).
- The northeast boundary is separated from the dwelling and private open space area of 193 Riverside Drive by an approximately 4m wide access handle servicing 191 Riverside Drive. This creates additional separation from sensitive areas on neighbouring properties.
- The variation will have no adverse impacts to neighbours. Privacy screens will be provided to the northeast elevation of the balcony of Room 07. A privacy screen to the side-facing balcony of Room 05 is considered unnecessary as this balcony is opposite the neighbour's front yard rather than rear private open space. Privacy screening of the living room windows of Rooms 05 and 07 is also considered unnecessary as they are setback a minimum 3m from the side boundary.

### Non-compliance with rear setback control

The proposal is set back 4m from the rear boundary at ground level and first floor level, which is less than the minimum 5m and 10m for the ground level and first floor level, respectively, required by the SCDCP 2015. This variation is considered acceptable for the following reasons:

- The setback complies with the DCP's minimum ground floor rear setback for multi dwelling housing (4m), which is the section of the DCP required to be considered under the Housing SEPP (see **Table 6** of this REF).
- The variation will have no notable privacy impacts at ground level as any overlooking will be effectively mitigated by the proposed boundary fencing.

- The neighbouring dwelling to the rear (No. 191 Riverside Drive) is a battle-axe lot, and Room 07 is directly opposite No. 191's front (not rear) yard. This means that No. 191 maintains an area of private open space in the rear of the lot unaffected by any potential overlooking resulting from the development.
- Tree No. 2 (as identified in the arborist report), which is 7m in height and located between the proposed Room 07 and No. 191 Riverside Drive dwelling, is being retained and will provide for visual screening, which will further mitigate any potential overlooking.

## 7 Notification, Consultation and Consideration of Responses

A copy of the notification letter sent to the Campbelltown City Council is provided in **Appendix S**, together with a copy of the response received from council.

### 7.1 Council Notification

In accordance with section 30 of the Housing SEPP, Council was notified of the development on 3 May 2023, and the notification response period formally closed on 28 May 2023 and Council responded to the notification by email on 1 June 2023, with matters raised outlined in **Table 11** below. A response is provided in relation to the matters raised in Council's submission and where appropriate, these matters have been addressed in the identified requirements in the **Activity Determination**.

As a matter of background, LAHC also attended a pre-DA meeting with Campbelltown City Council on 18 October 2021, and a subsequent meeting with the design excellence panel on the 17 February 2022. Comments provided by Council during this early consultation have been considered throughout the design process of the proposed development.

Table 11 Key issues raised in Council submission

Issues raised	Response
<p><i>In accordance with CDCP requirements clause 17.2.11 Visual Privacy –</i></p> <p><i>c) Notwithstanding 17.2.11 a), a balcony will only be considered where the private open space area of any adjacent dwelling is screened from view.</i></p> <p><i>Screening of first floor balconies should be considered.</i></p>	<p>Privacy screening has been provided on the northeast elevation of the first-floor balcony of Room 7. Screening the side elevation of the balcony of Room 05 was not considered necessary as this area would only overlook the front setback area of the neighbour at 193 Riverside Drive.</p>
<p><i>Safety and security of residents to be considered.</i></p>	<p>CPTED principles have informed the design of the boarding house development, including:</p> <ul style="list-style-type: none"> <li>• Natural surveillance</li> <li>• Access Control</li> <li>• Territorial reinforcement</li> <li>• Space Management</li> </ul> <p>Fencing is provided around the property and encloses outdoor areas across the site. Access to the inside of the development is achieved via secure access only. Window placement ensures passive surveillance opportunities both within the site, to the rear communal outdoor areas and to the street.</p> <p>A fence is proposed to separate the parking area from the rear of the development and associated communal outdoor spaces. The rear of the development will be accessed via a gate from the parking area.</p>
<p><i>Off-street parking manoeuvrability and safety is of concern. Driveway is narrow does not permit two vehicles to pass within length of driveway and turning paths to allow vehicle to leave in a forward direction is difficult.</i></p>	<p>A Traffic Assessment (<b>Appendix P</b>) was prepared in support of the application and further advice was sought from the traffic consultant to address the issue raised by Council.</p>



Issues raised	Response
	<p>The traffic consultant confirmed the following in relation to the proposed development.</p> <p><i>The width of the driveway complies with Clause 3.2.2 of AS/NZS 2890.1:2004 which permits a single width access for a Category 1 driveway with a length less than 30 metres. Given the site only services two spaces it is expected that the likelihood of two vehicles meeting is low.</i></p> <p><i>It is acknowledged that vehicles exiting the site would be required to perform an additional corrective manoeuvre, however, the drivers will be familiar with the site and the arrangement is not considered overly onerous. As such, vehicles are shown to be able to exit in a forward direction.</i></p> <p>The above is substantiated in the assessment contained in the traffic assessment at <b>Appendix P</b>.</p>
<p><b><i>Waste and recycling bin storage areas / numbers should comply with the Council's DCP control (see Part 17.5 of the DCP, attached). Please liaise directly with Council's waste services team prior to construction being completed to discuss waste collection should the Council be nominated as the preferred contractor. Collection at the street will need to be facilitated, which may involve construction of plinth and parking restrictions in the vicinity.</i></b></p>	<p>The proposal includes 3 x 240L general waste bins and 3 x 240L recycling bins which is in accordance with the minimum number of bins required for a boarding house development under the SCDPC 2015.</p> <p>The bin storage area is conveniently located both for residents and for access to the kerb for collection. A LAHC contractor will be responsible for bringing bins to the kerb on the night before collection.</p> <p>Council will be contacted prior to completion of construction works to discuss waste collection arrangements, as required by Identified Requirement No. 80.</p>

## 7.2 Notification of Occupiers of Adjoining Land and Other Persons

Under section 30(1)(b) of the Housing SEPP, Campbelltown City Council 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 21 March 2022. Council provided an email response on 4 April 2022 advising the notification area needed to be increased to 100m as per Council's Community Participation Plan. LAHC subsequently updated the notification area and received confirmation from Council, dated 31 March 2022, that the updated area was supported. **Figure 14** illustrates the properties in which the occupiers and landowners were notified of the development. It is noted that council were contacted again on 12 April 2023, prior to

statutory notification, to confirm the current details of adjoining landowners. Council responded on 28 April 2023 with this information.

Under section 30(1)(b) of Housing SEPP, occupiers of adjoining land, as identified in the below map, were notified of the proposed development activity by letter dated 3 May 2023. No submissions were received.

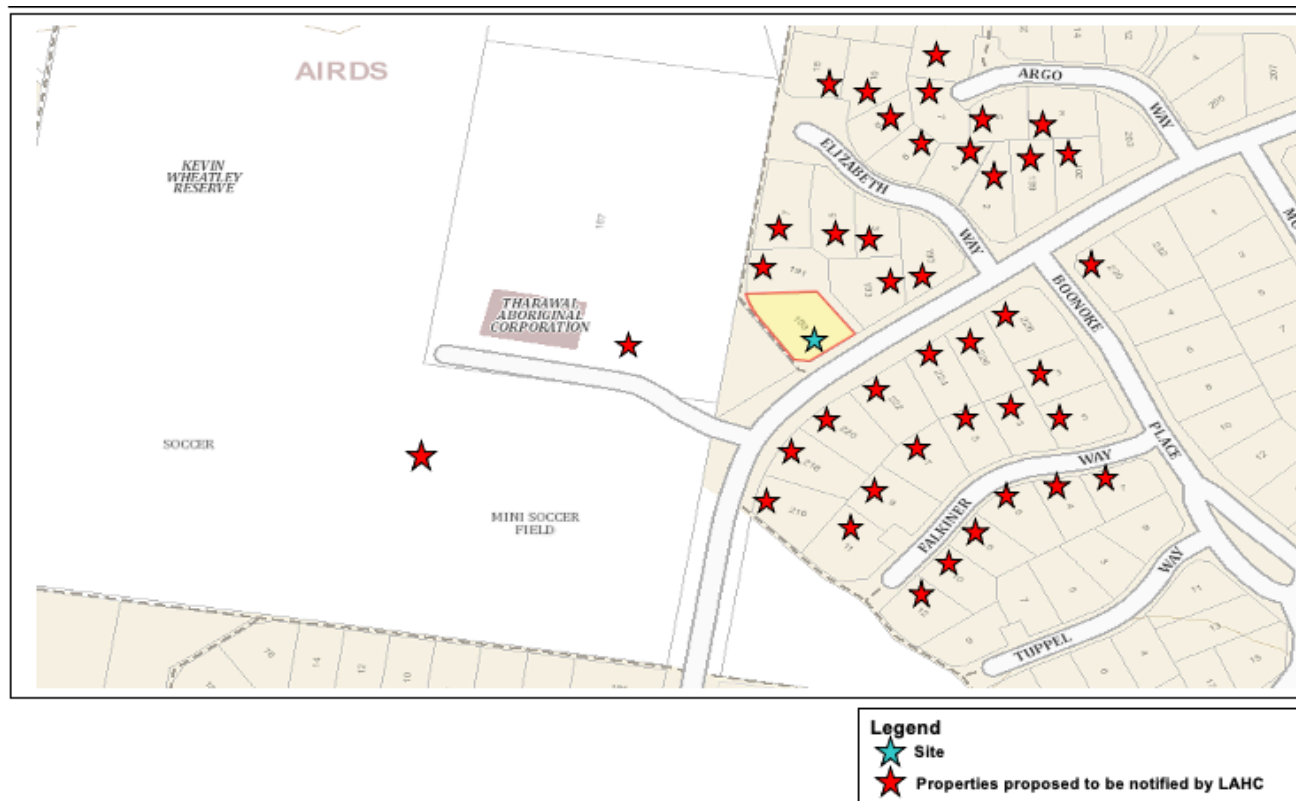


Figure 14 Map of properties notified of the proposed development (Source: LAHC)

## 7.3 Notification of Specified Public Authorities

The development is a “boarding house” under section 29 of the Housing SEPP. As required by section 29(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.

## 8 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 6** 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.

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### 8.1 Neighbourhood Character

The site is located within an established low-density residential area characterised by a mix of older style single storey detached dwelling houses with face brick walls and pitched tiled roofs. The site is also in close proximity to the Tharawal Aboriginal Corporation Medical Service and open space with sports fields.

The proposed development is compatible with the existing character of the neighbourhood. The building has been designed to complement the surrounding brick houses while not mimicking their appearance. The use of face brickwork is the primary element that achieves this objective. Articulation of the facades is achieved with protruding balconies and sun shading elements.

Overall, the design is generally consistent with the planning controls and character of the locality and makes a positive contribution to the streetscape.

#### Mitigation Measures

No mitigation measures are required.

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### 8.2 Bulk and Density

The proposed development is compatible with the bulk and scale of existing development in the area and satisfies the Housing SEPP and LEP controls for height. The 2-storey development is provided with appropriate setbacks distinguished by a variety of architectural features to provide articulation and minimise bulk and scale to the elevations.

The proposal incorporates a floor space ratio (FSR) of 0.55:1 and a maximum height of 7.6m which is consistent with the FSR and height provisions under the CLEP2015 and consistent with development anticipated in a low-density residential area. The proposed density and 2-storey scale is sympathetic to the surrounding context and is an appropriate response to the desired future character envisaged for the R2 Low Density Residential zone.

The proposed development incorporates setbacks from all boundaries that allows the provision of deep soil areas to the front and rear boundaries, which will assist in minimising its perceived bulk. The proposal meets the minimum communal living area and outdoor common space requirements, providing a good level of amenity for future residents.

Accordingly, the proposal is for a development of a bulk, scale and density that does not constitute an overdevelopment of the site. The proposal will suitably increase housing diversity of form and tenure which is consistent with State and regional strategies and the development controls applying to the site.

#### Mitigation Measures

No mitigation measures are required.

## 8.3 Streetscape

The architectural style of the proposed development is compatible with the form of dual occupancy and medium density development emerging in the surrounding locality. The street façade is divided into a number of distinct elements, with an architectural awning over the street entrance, cantilevered first floor balconies and contrasting vertical brickwork. In addition, the hard stand car parking area is located towards the rear of the site and will be partially obscured from street view. New landscaping and canopy tree planting in the front and rear setback areas will further enhance the streetscape presentation and create vegetated buffers between development on neighbouring lots.

The proposed development activity will make a positive contribution to the streetscape of Riverside Drive by virtue of the following:

- Providing a contemporary, architecturally designed boarding house development on an existing vacant lot.
- Living spaces and balconies address and provide an active frontage to Riverside Drive.
- The front façade is modulated by projecting and recessed elements and further articulated through the use of different materials and textures.
- Significant landscaping is provided throughout the development, including multiple canopy trees within the front setback area, which will benefit the streetscape.

### Mitigation Measures

No mitigation measures are required.

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## 8.4 Visual Impact

The proposed development will generate some short-term visual impact on the surrounding area during construction, with a long-term positive visual impact associated with the establishment of new dwellings in an existing urban residential context.

The proposed development will make a positive contribution to the residential streetscape through construction of a new contemporary boarding house development that responds to the site context and is compatible with the scale of development in the area. Articulation, a diverse mix of materials and a neutral colour palette will assist with the overall aesthetic.

Considered tree and shrub planting along the side and rear boundaries of the site will add to the long-term visual amenity of the surrounding properties and improve the appearance of the site from the street. As such, no mitigation measures are required.

### Mitigation Measures

No mitigation measures are required.

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## 8.5 Privacy

A high level of internal and external privacy is maintained by the proposed development through a range of measures including careful and considered site landscaping, new 1.2-1.8m high fencing, adequate site setbacks and strategic placement of windows so as to avoid direct overlooking of neighbours.

In particular, the following has been incorporated:

- The balconies of Rooms 05 and 06 (first floor) are oriented towards the street and side boundaries. The side-facing portions are not directly opposite neighbouring private open space or habitable windows, and therefore it is considered no privacy treatment is required on these balconies.
- The balcony of Room 07 (first floor) is oriented to the side and rear boundaries. Privacy screening is provided to this balcony to mitigate potential overlooking to the neighbouring dwelling to the northeast.
- The balcony of Room 08 (first floor) is oriented to the side and rear boundary. The side-facing portion faces the proposed driveway, and sufficient separation is provided from the side boundary to mitigate potential privacy impacts should the neighbouring lot be developed in the future. The rear-facing portion of this balcony is more than 15m from the rear boundary, and therefore it is considered no privacy measures are required.
- The existing mature tree at the rear boundary is proposed to be retained and will provide additional screening to Room 07.
- Ground floor windows facing the side boundaries are adequately set back and shielded by 1.8m high boundary fencing and perimeter landscaping.

#### Mitigation Measures

No mitigation measures are required.

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## 8.6 Solar Access

The design and siting of the proposed development will provide adequate daylight access to each boarding room as well as the ground floor common room and communal outdoor areas. Five of the 8 boarding rooms will achieve at least 3 hours of solar access to their primary living area and private open space during mid-winter. The common room will receive at least 3 hours of direct solar access during mid-winter in accordance with the Housing SEPP requirements.

Shadow diagrams confirm the proposed development will facilitate sunlight to living areas and private open space of the dwellings on adjoining sites.

#### Mitigation Measures

No mitigation measures are required.

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## 8.7 Overshadowing

The shadow diagrams in *Appendix A* confirm the development has been designed to minimise overshadowing of surrounding development. The diagrams illustrate that the proposed development will not generate unacceptable shadow impacts to living areas and private open space of dwellings on adjoining sites.

Specifically, the diagrams demonstrate the following:

- The north and northeast adjoining dwellings at 191 and 193 Riverside Drive will not be affected by overshadowing between the hours of 9am and 3pm at midwinter.
- The west-adjoining land (Lot 84 DP609357), which is currently vacant, will be affected by overshadowing during the morning hours at midwinter, but the overshadowing will cease shortly after 12pm. Therefore, solar access is maintained should this lot be developed in the future.

#### Mitigation Measures

No mitigation measures are required.

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## 8.8 Access

An Access Report has been prepared for the development by Lindsay Perry Access (*Appendix F*). The report considers the proposal against current accessibility legislation. The report concludes that the development generally complies with statutory requirements, with a number of items to be addressed during detailed design.

### Mitigation Measures

No site-specific mitigation measures are required. Standard Identified Requirement No. 2 requires all building work to be undertaken in accordance with the National Construction Code.

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## 8.9 Traffic & Parking

Two surface car parking spaces, including one accessible space, will be available on site to serve the development. In addition to this, the design also incorporates two motorcycle spaces and a bike rack capable of accommodating 4 bicycles located adjacent to the car parking area. The provision of on-site car parking meets the parking requirements set out in the Housing SEPP for boarding house developments carried out by LAHC.

The Traffic Assessment report prepared by Amber Organisation (*Appendix P*) indicates that the development is expected to generate minimal traffic given the car park only accommodates 2 vehicles and 2 motorbikes. The projected net change in traffic activity as a consequence of the development proposal was considered negligible and unlikely to have any unacceptable implications in terms of road network capacity.

The report also examines the design of the access point, driveway and parking arrangement and found the design to be compliant with relevant Australian Standards.

### Mitigation Measures

No mitigation measures are required.

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## 8.10 Flora and Fauna

An Arboricultural Assessment and Tree Protection Plan has been prepared for the site by Vertical Tree Management & Consultancy (*Appendix H*). The report considers 32 trees, 4 of which are located within the subject site.

The report recommends the removal of 3 existing trees within the site. Of the 3 on-site trees to be removed, one has high retention value, one has medium retention value, and one has low retention value; they are required to be removed due to unavoidable major encroachment within their tree protection zones. The report recommends retention of 1 tree located at the rear of the site which has been incorporated into the landscape scheme for the communal open space.

The report also recommends removal of other trees within the adjacent lot to the south; however, given these trees are located outside of the site and are not subject to encroachment by the development, they will be retained.

Appropriate replacement planting is proposed, as indicated on the landscape plan and details (see *Appendix B*). 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.

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### Mitigation Measures

The arborist report identifies which trees are to be removed and retained and sets out mitigation measures for trees to be retained. Identified Requirements Nos. 19 and 35 require compliance with the details in the arborist report.

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## 8.11 Heritage (European / Indigenous)

No heritage items are identified in Campbelltown Council's Section 10.7(2) Planning Certificate as located on or in the vicinity of the site.

### Aboriginal Heritage

An Aboriginal Heritage Information Management System (AHIMS) search, dated 23 March 2023 (*Appendix G*), 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 Campbelltown Council's Section 10.7(2) Planning Certificate, and the likelihood of any heritage relics being discovered during excavation/construction is considered to be minimal.

### Mitigation Measures

Standard Identified Requirements (No. 44 & 45) has been applied should any cultural heritage relics be discovered on the site during excavation / construction.

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## 8.12 Soils / Contamination / Acid Sulfate Soils / Salinity

### Geotechnical

A Geotechnical Site Investigation Report prepared by STS Geotechnics (*Appendix L*) indicated the following:

- The subsurface conditions generally consist of topsoil and fill overlying silty clays and weathered sandstone. Some organics and minor topsoil and fill were encountered at the ground surface to approximate depths of 0.2m to 0.3m. Naturally silty clays of firm becoming stiff and very stiff consistency were encountered below the surface materials to approximate depths of 1.2m and 2.5m. The firm clays were only encountered in BH1 and to a depth of 0.6m. Weathered sandstone bedrock underlies the soils and was encountered to the depth of drilling, 3m.
- Groundwater was not observed during drilling works.

### Mitigation Measures

No mitigation measures required.

### 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. 16) has been recommended to cover the possibility of discovering site contamination during construction works.

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### Acid Sulfate Soils

According to Council's Section 10.7(2) & (5) Planning Certificates, the land has not been identified as affected by Acid Sulfate Soils.

#### **Mitigation Measures**

No mitigation measures are required.

### Salinity

Council's Section 10.7(2) & (5) Planning Certificates indicate that the Campbelltown LGA is affected by salinity. The Geotechnical Investigation Report (*Appendix L*) included an investigation of subsurface conditions. The report identified that the test results for soil aggressiveness were 0.7 dS/m, which is consistent with the presence of non-saline soils in accordance with the former Department of Land and Water Conservation (2002) "Site Investigations for Urban Salinity" methodology. The report also confirmed that groundwater was not observed during drilling of the testing boreholes.

#### **Mitigation Measures**

No mitigation measures are required.

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## 8.13 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 street drainage pit within Riverside Drive at the site frontage. 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. 5-8, 13 & 41) have been recommended to ensure that stormwater drainage is managed in accordance with legislative requirements.

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## 8.14 Bushfire Prone Land

The Section 10.7(2) & (5) Planning Certificates issued by Campbelltown City Council for the subject site advises that the land is bushfire prone.

A Bushfire Protection Assessment has been prepared by Travers Bushfire & Ecology (*Appendix Q*) which found that the site may be affected by bushfire from bushland vegetation to the south. The report identified that in the event a bushfire in the area, the development may be exposed to radiant heat and ember attack.

The assessment identified that the development would have sufficient separation from bushfire-prone vegetation to achieve BAL-LOW construction. Notwithstanding the BAL-LOW separation distances, a minimum BAL-12.5 construction standard has been recommended to provide an additional level of protection for occupants. As discussed in section 3.1 and demonstrated in Schedule 1 of the assessment, the surrounding road reserve and existing managed areas will form the Asset Protection Zone (APZ) for the development. The site itself does not form part of the APZ as confirmed by Travers Ecology (12/09/2023).

Section 3.4 of the assessment identified that the site has direct frontage to a public road (Riverside Drive) which complies with the access requirements under Section 5.3.2 of Planning for Bushfire Protection 2019 (PBP), and therefore no further requirements apply to the construction of the private driveway on the subject site. It is noted that sufficient clearance (>1m) is available down both sides of the development should pedestrian access for a firefighter be required.

The assessment provides a number of recommendations to ensure the development complies with Planning for Bushfire Protection 2019 (PBP) and incorporates sufficient mitigation measures to reduce the impacts of a bushfire event. These recommendations are set out below and have been incorporated as site-specific Identified Requirement No. 71 in the Activity Determination.

### **Mitigation Measures**

- The development is as generally indicated on Schedule 1 of the bushfire assessment prepared by Travers Bushfire & Ecology (dated 20 December 2022).
- Building construction standards for the proposed construction within 100m of bushfire prone land are to be applied in accordance with AS3959 *Construction of buildings in bushfire prone areas (2018)* and PBP. The recommended construction standard is minimum BAL 12.5.
- Water, electricity and gas supply is to comply with Section 5.3.3 of PBP.
- Fencing is to comply with Section 7.6 of PBP. All fences in bush fire prone areas should be made of either hardwood or non-combustible material. In circumstances where the fence is within 6m of a building or in areas of BAL 29 or greater, they should be made of non-combustible material only.

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## **8.15 Noise and Vibration**

### During Construction

During demolition/construction typical noise levels associated with demolition/ building works will be generated within the hours of 7am to 5pm Monday to Saturday, consistent with the requirements for complying development.

### During Occupation

Noise generated when the proposed development is 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.

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

### **Mitigation Measures**

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

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.

Standard Identified Requirements (Nos. 2 & 56) have been applied to ensure compliance with the above mitigation measures.

## 8.16 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

Identified Requirements (Nos. 62 & 63) have been applied that will satisfactorily mitigate any potential or adverse impacts on air quality.

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## 8.17 Waste Minimisation

The following waste minimisation and management measures have been identified in the Waste Management Plan (*Appendix O*) prepared by Creative Planning Solutions. The report considers 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

The site is currently vacant however the existing boundary fence and concrete pathway along the west boundary are proposed to be demolished.

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.

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:

- re-use of excavated material can be assessed more accurately. Topsoil will be kept and re-used for landscaping. However, the majority of the material will need to be removed to an approved recycling / land fill site;
- any broken bricks or blocks and other waste will be stockpiled for collection by a waste disposal contractor;
- pavers for landscaping and kitchen and bathroom work may include small amounts of tile waste;
- waste will be stockpiled for collection by a recycler;
- all existing timber will be collected for sorting & resale;
- all unused plasterboard will be stockpiled on site to be collected by a waste contractor; and
- all unused miscellaneous wastes will be stockpiled on site in waste skip to be collected by waste disposal contractor.

### 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. Deriving the waste generation rate from section 17.5.1 Campbelltown (sustainable City) DCP 2015, the total general waste generated will be 240 liters per 3 boarding rooms per week; therefore, a total of

640 liters of general waste will be generated per week. A total of 3 x 240L general waste bins will be collected weekly.

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. Deriving the waste generation rate from section 17.5.1 Campbelltown (sustainable City) DCP 2015, the total recyclable waste generated will be 240 liters per 3 boarding rooms per week; therefore, a total of 640 liters of recycling waste will be generated per week. A total of 3 x 240L recycling bins will be collected weekly

#### **Mitigation Measures**

Identified requirements (Nos. 48-54) are recommended to ensure construction/demolition waste is appropriately managed and disposed of. An Identified Requirement (No. 36) is recommended to require the preparation of a final waste management plan for the demolition, construction and occupation phases of the development.

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## **8.18 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 will provide a contemporary boarding house 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.

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## **8.19 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.

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## **8.20 Economic Impact**

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



- more efficient use of land resources, existing infrastructure and existing services;
- local sourcing of construction materials, where possible;
- the local sourcing of tradesmen and other construction-related professionals, where possible;
- 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.

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## **8.21 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.

## 9 Conclusion

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### 9.1 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 Sections 171 and 171A 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, CLEP 2015, 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 transitional boarding house accommodation in the local area. Therefore, the proposed development is clearly in the public interest.

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### 9.2 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 the *Activity Determination* accompanying this REF.

## 10 Appendices

### APPENDIX A – Architectural Plans

## APPENDIX B – Landscaped Plans

## APPENDIX C – Civil Plans



## APPENDIX D – Section 10.7(2)&(5) Certificate

## APPENDIX E – Notification Plans

## APPENDIX F – Access Report

## APPENDIX G – AHIMS Search

## APPENDIX H – Arborist Report



## APPENDIX I – NatHERS and BASIX Certificates

## APPENDIX J – BCA Assessment Report and Fire Engineer support letter

## **APPENDIX K – Part 5 Checklist, Design Compliance Certificates and Architectural Design Statement**

## APPENDIX L – Geotechnical Report

## APPENDIX M – Title and Deposited Plan, bus stop location and timetable



## APPENDIX N – Survey

## APPENDIX O – Waste Management Report

## APPENDIX P – Traffic Report

## APPENDIX Q – Bushfire Assessment

## APPENDIX R – Hydraulic Drawings

## APPENDIX S – Notification letters and council submission