



REVIEW OF ENVIRONMENTAL FACTORS



Proposed Seniors Housing Development

at

**36 – 40 Methuen Parade, Riverwood NSW 2210
Lots 49 - 51 DP35142**

November 2022

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DOCUMENT CONTROL REGISTER

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

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1	19.10.2022	v1	Initial Version	73
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DOCUMENT SIGN-OFF

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2. I do not consider I have any personal interests that would affect my professional judgement.
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Designation: Executive Director Delivery South, Land & Housing Corporation

Signature:



Date: 24 January 2023

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1. Executive Summary

The subject site is located at 36–40 Methuen Parade, Riverwood NSW 2210, and is legally described as Lots 49, 50 & 51 in Deposited Plan 35142.

The proposed seniors housing development is described as follows:

Demolition of 3 existing dwellings and structures, removal of trees, and the construction of 11 independent living seniors housing units comprising 5 x one bedroom and 6 x two-bedroom units, with associated landscaping and fencing, surface parking for 5 cars, and consolidation into a single lot.

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

Demolition has been considered as part of the proposed activity. Demolition is permitted with consent under the provisions of the applicable local environmental planning instrument and is therefore permitted without consent under the provisions of Chapter 2, Part 2, Division 6 of the Housing SEPP.

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

The REF demonstrates the following:

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

City of Canterbury Bankstown and occupiers of adjoining land were notified of the proposed activity under the provisions of Housing SEPP. A response was received from Council dated 27 September 2022. Comments on the response are provided in Section 6.1 of this REF. No submissions were received from occupiers of adjoining land.

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

2. Introduction

This Review of Environmental Factors (REF) under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) is for an activity involving the demolition of existing dwellings and structures, removal of trees, and the construction of an 11 unit seniors housing development comprising 5 x one bedroom and 6 x two bedroom independent living units, with associated landscaping and fencing, surface parking for 5 cars, and consolidation of the three lots into a single lot at 36-40 Methuen Parade, Riverwood NSW 2210.

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

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

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

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

2.1 Summary of Proposed Activity

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

Plans, Drawings & Supporting Document Details

The development is outlined in the following plans and drawings:

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd.mm.yyyy]:	Prepared by:
Architectural				
Cover sheet	A 1 of 21	I	June 2022	DTA Architects
Block Analysis Plan	A 2 of 21	I	23.06.2022	DTA Architects
Demolition & Site Analysis Plan	A 3 of 21	I	23.06.2022	DTA Architects
Development Data	A 4 of 21	I	23.06.2022	DTA Architects
Site Plan	A 5 of 21	I	23.06.2022	DTA Architects
Ground Floor Plan	A 6 of 21	I	23.06.2022	DTA Architects
First Floor Plan	A 7 of 21	I	23.06.2022	DTA Architects
Roof Plan	A 8 of 21	I	23.06.2022	DTA Architects
Elevations	A 9 of 21	I	23.06.2022	DTA Architects
Elevations & Sections	A 10 of 21	I	23.06.2022	DTA Architects
Section & Site Details	A 11 of 21	I	23.06.2022	DTA Architects
Shadow Diagrams	A 12 of 21	I	23.06.2022	DTA Architects
Shadow Diagrams	A 13 of 21	I	23.06.2022	DTA Architects
Solar Access – View from Sun	A 14 of 21	I	23.06.2022	DTA Architects
Solar Access – View from Sun	A 15 of 21	I	23.06.2022	DTA Architects
Street Perspective	A 16 of 21	I	23.06.2022	DTA Architects
Street Perspective	A 17 of 21	I	23.06.2022	DTA Architects
Rear Perspective	A 18 of 21	I	23.06.2022	DTA Architects
Photomontage Street View	A 19 of 21	I	23.06.2022	DTA Architects
Footpath Grades to Bus Stops	A 20 of 21	I	23.06.2022	DTA Architects
Footpath Grades to Bus Stops	A 21 of 21	I	23.06.2022	DTA Architects
Landscape				
Landscape Plan	L 1 of 1	B	23.06.2022	Ray Fuggle & Associates
Civil				
Cut and Fill Plan	C 1 of 1	B	22.06.2022	MSL Consulting Engineers
Survey				
Detail & Contour Survey	Sheet 1 of 5	A	18.08.2022	Vince Morgan Surveyors

Review of Environmental Factors
36–40 Methuen Parade, Riverwood NSW 2210

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd.mm.yyyy]:	Prepared by:
Walking Bus Route Longsections Detail	Sheet 2 of 5	A	18.08.2022	Vince Morgan Surveyors
Walking Bus Route Longsections	Sheet 3 of 5	A	18.08.2022	Vince Morgan Surveyors
Walking Bus Route Longsections	Sheet 4 of 5	A	18.08.2022	Vince Morgan Surveyors
Walking Bus Route Longsections Detail	Sheet 5 of 5	A	18.08.2022	Vince Morgan Surveyors
Hydraulics				
Stormwater Concept Plan Legends & Notes	Sheet 1 of 7	G	June 2022	Abel & Brown Pty Ltd
Stormwater Concept Plan Site/Ground Floor Plan	Sheet 2 of 7	G	June 2022	Abel & Brown Pty Ltd
Stormwater Concept Plan First Floor / Roof Plan	Sheet 3 of 7	G	June 2022	Abel & Brown Pty Ltd
Stormwater Concept Plan Roof Plan	Sheet 4 of 7	G	June 2022	Abel & Brown Pty Ltd
Stormwater Concept Plan Detail Sheet	Sheet 5 of 7	G	June 2022	Abel & Brown Pty Ltd
Stormwater Concept Plan Detail Sheet	Sheet 6 of 7	G	June 2022	Abel & Brown Pty Ltd
Stormwater Concept Plan Sediment Plan	Sheet 7 of 7	G	June 2022	Abel & Brown Pty Ltd
BASIX / NatHERS				
BASIX Certificate	1180610M_06	-	23.06.2022	Thermal Performance
NatHERS Certificate	0005905810	-	25.11.2021	Thermal Performance
Specialist Reports				
Access Design Assessment Report	P220_493-5.2 (ACCESS) JLS	5.2	26.07.2022	Design Confidence
Arboricultural Impact Assessment Report	21-058 a:02	-	30.06.2022	Advanced Treescape Consulting
BCA Design Compliance Assessment	P210029 (6)	Issue 6	27.07.2022	BCA Vision
Site Investigation Report	10530/2957	-	20.12.2016	SMEC Testing Services
Safe Design of Building and Structures Report	BGQ97	B	23.06.2022	DTA Architects
Access Statement – SEPP Housing 2021 Chapter 3, Part 5, Clause 93	AN021-217157	-	06.07.2022	Philip Chun Building Compliance
Housing SEPP Design Assessment Report	P220_493-4.2	4.2	25.07.2022	Design Confidence
Traffic Impact Assessment Report	-	7	15.07.2022	ParkTransit

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd.mm.yyyy]:	Prepared by:
Waste Management Plan - Canterbury Development Control Plan 2012 Template form		-	-	DTA Architects
Bin Data	-	-	-	-
Stormwater System Report	WP-SIA-2008/2022	-	22.08.2022	City of Canterbury Bankstown

Design compliance and checklists

- Architect's Certificate of Building Design Compliance – DTA Architects, dated 23 June 2022
- Certificate of Civil Design/Documentation Compliance – MSL Consulting Engineers Pty limited, dated 22 June 2022
- Certificate of Hydraulic – Abel & Brown Pty Ltd, dated 28 June 2022
- Certificate of Landscape Design/Documentation Compliance – rfa Landscape Architects, dated 28 June 2022
- Development Data Table – Seniors Housing Development – Pt 5, Job Reference BGQ97, prepared by DTA Architects
- Department of Planning and Environment: Housing for Seniors Checklist, Project Address: Lots 49, 50, 51 IN D.P. 35142, No. 36, 38 & 40 Methuen Parade, Riverwood, NSW 2210 Project LGA: Canterbury – Bankstown, Job Number BGQ97
- Part 5 Activity Package Submission Checklist for Development Proposals under the Housing SEPP, dated 30 June 2022
- Hydraulic Checklist, dated 28 June 2022

Section 10.7 Planning Certificates

- Planning Certificate, Certificate No 20224822, Lot 49 DP 35142, 36 Methuen Parade, Riverwood – Issued by Canterbury Bankstown Council dated 15 June 2022
- Planning Certificate, Certificate No 20224820, Lot 50 DP 35142, 38 Methuen Parade, Riverwood – Issued by Canterbury Bankstown Council dated 15 June 2022
- Planning Certificate, Certificate No 20224821, Lot 51 DP 35142, 40 Methuen Parade, Riverwood – Issued by Canterbury Bankstown Council dated 15 June 2022

Titles and Deposited Plans

- Title Search, Folio: 49/35142, Search date 15 June 2022, First Schedule: New South Wales Land and Housing Corporation
- Title Search, Folio: 50/35142, Search date 15 June 2022, First Schedule: New South Wales Land and Housing Corporation
- Title Search, Folio: 51/35142, Search date 15 June 2022, First Schedule: New South Wales Land and Housing Corporation, Second Schedule: Land Excludes Minerals (s.141 Public Works Act 1912) as regards the park formerly in Vol 6150 Fol 199
- Deposited Plan 35142

Layout Plan

- The Housing Commission of NSW Layout Plan No.L833/3

AHIMS

- AHIMS Search Result, 200m search buffer, date 17 October 2022

Dial Before You Dig

Dial Before You Dig search, Sequence No.57138463, 57138465, 57138467, dated 18 November /2016

2.2 Demolition

The proposed activity includes demolition of 3 single storey detached dwelling houses and associated structures, as identified in the Demolition Plan (refer to **Appendix E**).

2.3 Removal of Trees

An Arboricultural Impact Assessment has been undertaken, (refer to **Appendix F**), and has identified and assessed 13 trees in total, 8 located within the site, 3 located in the road reserve in front of the site and 2 are in adjoining properties. The proposal includes the proposed removal of the 8 trees contained within the site.

The tree removal proposed within the site boundaries is recommended either, as the trees have been assessed to have only low to moderate retention value and are required to be removed to accommodate the proposed development or the assessment of individual species has revealed they fail the Visual Tree Assessment and are not considered suitable for retention.

More appropriate tree plantings, including trees capable of reaching a mature height of 5 - 8m, will be provided as part of the proposed landscaping plan to compensate for the loss of these trees (refer to submitted Landscape Plan in **Appendix E**).

2.4 Proposed Dwellings

The proposed Seniors Housing development will deliver 11 independent living units, comprised of 5 x one bedroom and 6 x two bedroom dwellings, in 2 separate buildings. The buildings have been designed to be 2 storey toward the front of the site and single storey to the rear. A driveway providing access to the communal car parking area separates the two buildings.

The proposed development will provide accessible entrances to the 7 ground floor units and all units have been designed to meet the design requirements of Schedule 4 of the Housing SEPP.

The proposed housing represents a contemporary, high quality design and will replace the existing ageing and not fit for purpose dwellings. The use of face brick for external walls and Colorbond metal roofing is consistent with the existing and developing character of the Riverwood suburb. Of the 11 proposed units 6 will address the street (Units 1, 6 & 7 on the ground floor and Units 3, 8 & 9 on the first floor) with living areas and living area windows facing the street for passive surveillance.

Minor cut and fill is proposed to provide a level building platform. Small retaining walls are proposed, offset from side and rear boundaries, to assist with stability of the site as shown on the Site Plan and Cut and Fill Plan (refer to **Appendix E**).

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

Each unit will be provided with its own enclosed private open space area in the form of either a courtyard or balcony directly accessible from the living areas.

A total of 5 surface car parking spaces will be provided on the site, 4 within a communal car parking area located centrally between the two buildings (which include 2 accessible spaces) and 1 within a carport adjacent to Unit 1 (also accessible).

Stormwater will be collected via a series of stormwater pits and gutters on the site connected to a 21,640L underground detention tank draining to the street drainage pit on the site frontage. Roof water will be collected from downpipes and connected to an underground rainwater tank (11,000L) for recycling with overflow connected to the underground detention tank.

A new 1.8m high Colorbond fence is proposed along the side boundaries, behind the building line, and rear boundaries. A combination of 1.4m high brick walls for letterboxes and 900mm - 1.2m high metal picket fencing will be provided at the front of the development orientated to Methuen Parade. Whilst ground floor private open spaces will be divided and screened with a combination of 1.5m high slatted metal fences and 1.8m high Colorbond fencing.

Upon completion the 3 existing lots will be consolidated into 1 lot.

Figures 1 - 4 include extracts from the architectural plans illustrating the proposed development.

Review of Environmental Factors
36–40 Methuen Parade, Riverwood NSW 2210

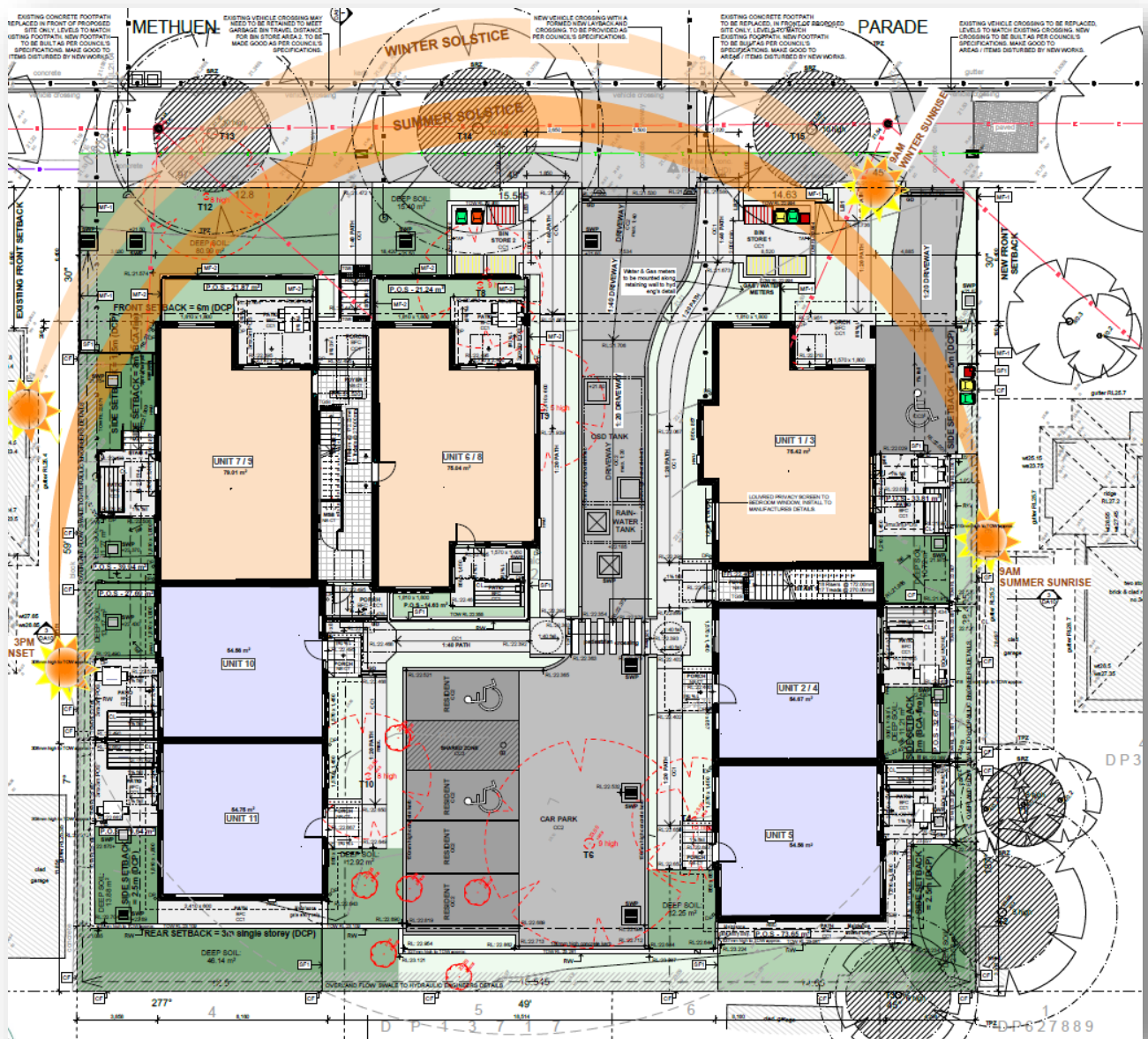


Figure 1: Extract from Architectural Plans – Site Plan (Source: Architectural Plans, DTA Architects, dated 23/06/2022)

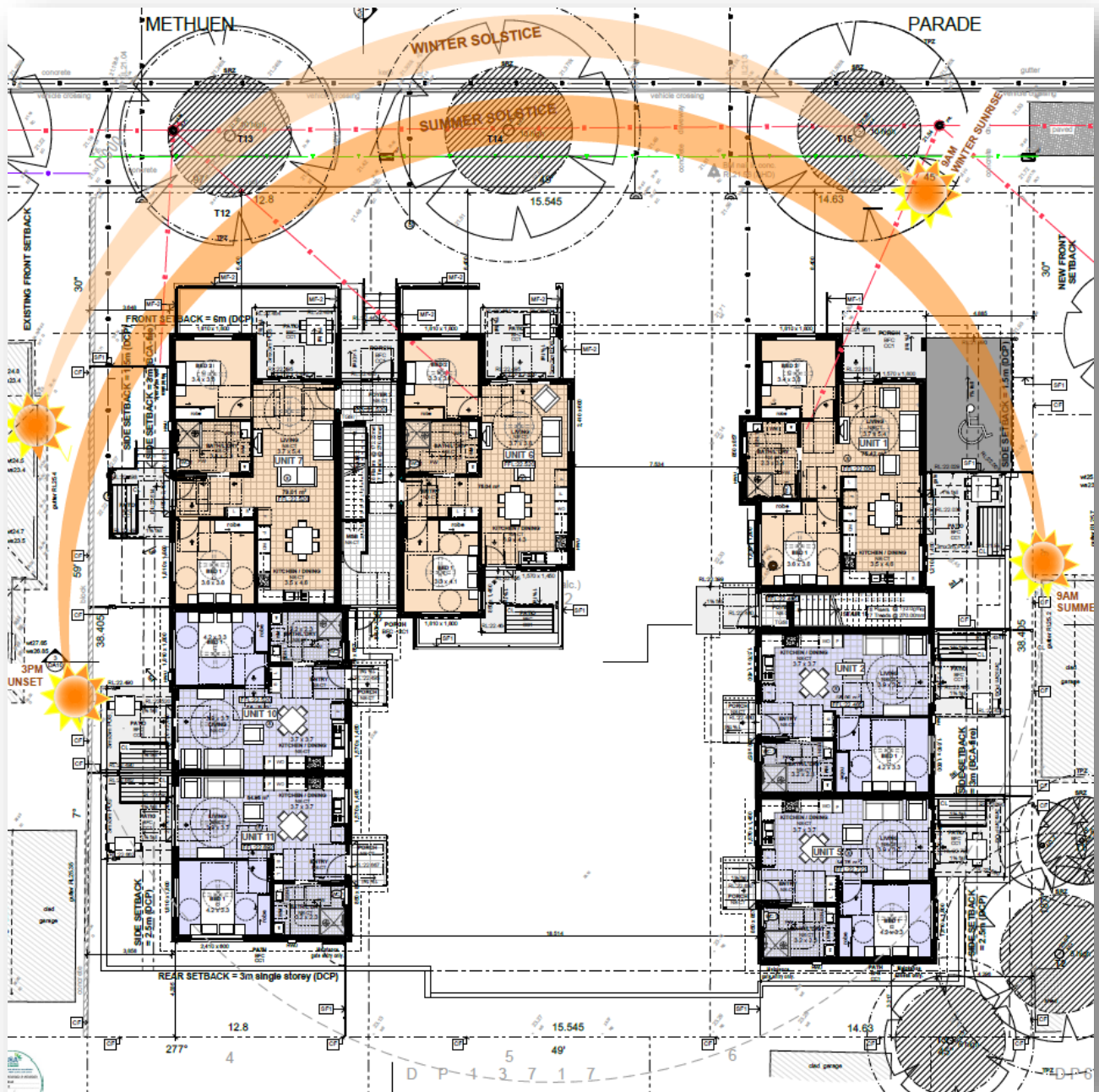


Figure 2: Extract from Architectural Plans – Ground Floor Plan (Source: Architectural Plans, DTA Architects, dated 23/06/2022)

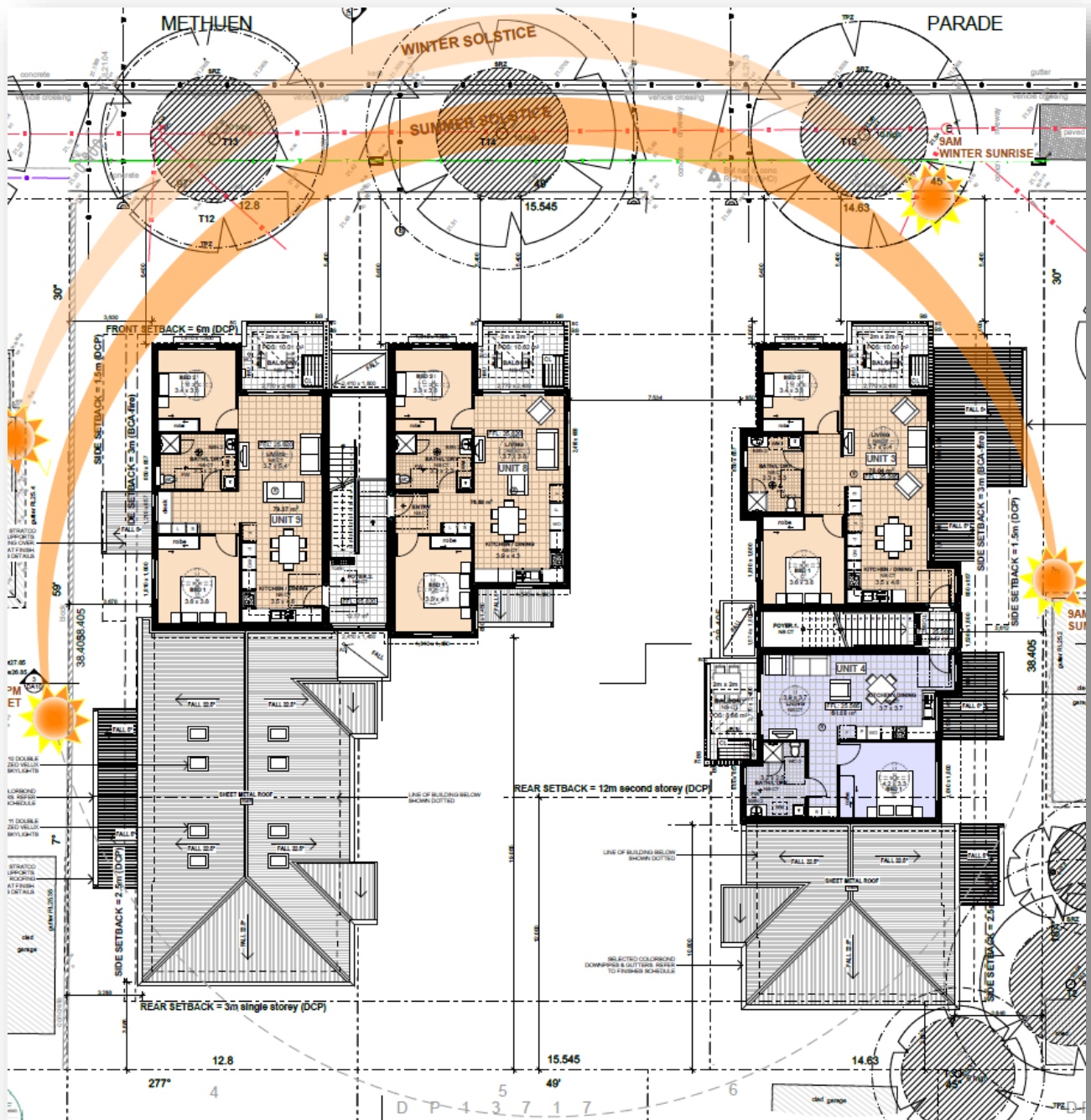


Figure 3: Extract from Architectural Plans – First Floor Plan (Source: Architectural Plans, DTA Architects, dated 23/06/2022)



Figure 4: Extract from Architectural Plans – Photomontage – Street View – Methuen Parade (Source: Architectural Plans, DTA Architects, dated 23/06/2022)

3 Existing Site & Locality

3.1 Existing Site and Immediately Adjoining Development

The site is located in the Canterbury Bankstown local government area (LGA) and comprises 3 residential allotments. A location plan is provided at **Figure 5**.

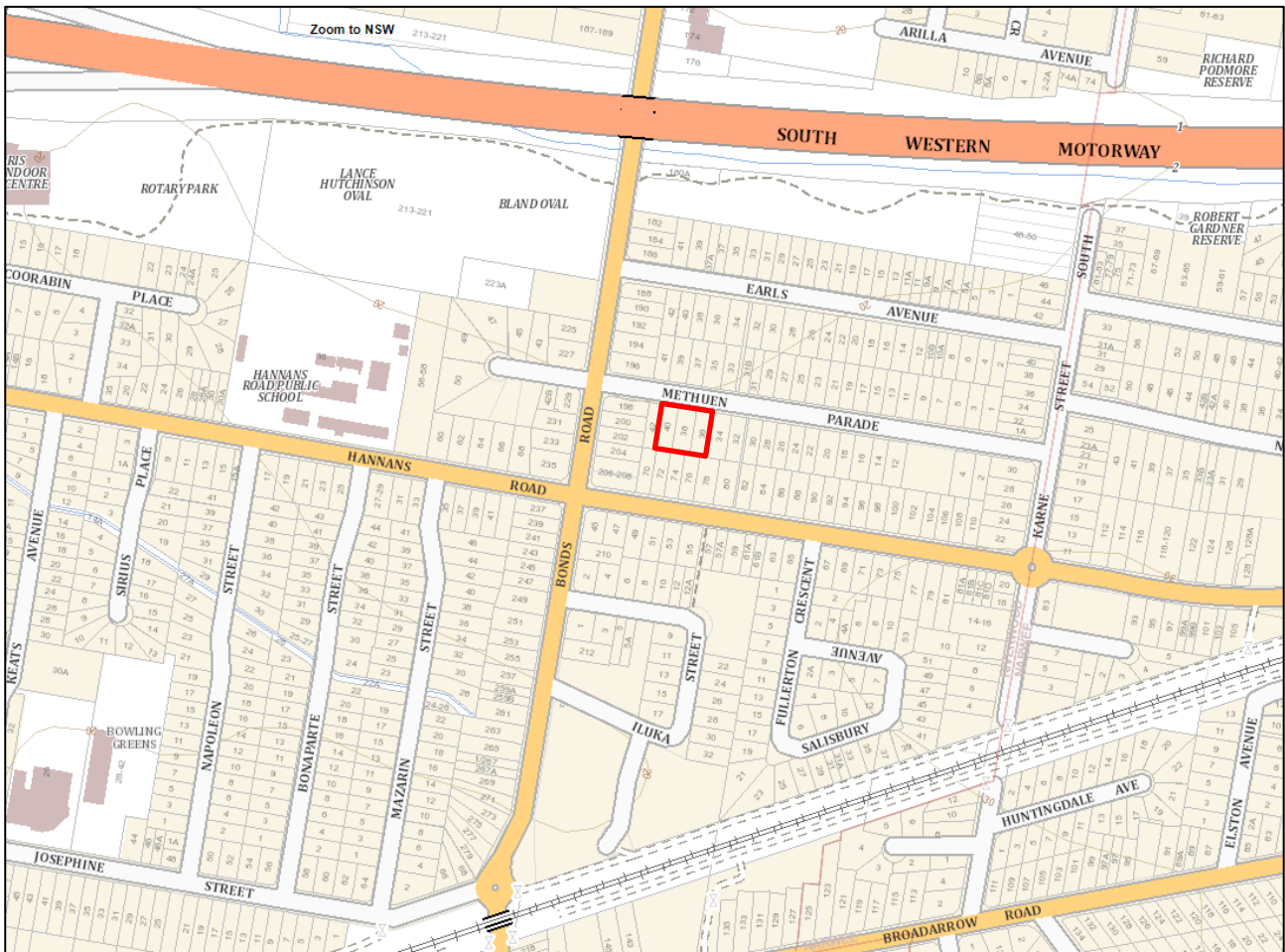


Figure 5: Location Plan (Source: SIX Maps)

The site is currently occupied by three single storey brick dwellings with tiled roofs (refer to photographs at **Figures 6, 7 & 8**).



Figure 6: Development site – 36 Methuen Parade (Source: BRS)



Figure 7: Development site – 38 Methuen Parade (Source: BRS)



Figure 8: Development site – 40 Methuen Parade (Source: BRS)

The property immediately to the east (34 Methuen Parade) contains a two-storey brick and weatherboard dwelling house (refer photograph at **Figure 9**). The property to the west (42 Methuen Parade) contains a two-storey weatherboard dwelling house with brick features and tile roof (refer to photograph at **Figure 10**).



Figure 9: Adjoining development – 34 Methuen Parade (Source: BRS)



Figure 10: Adjoining development – 42 Methuen Parade (Source: BRS)

3.2 Site Description

The site is located on the southern side of Methuen Parade, comprises of 3 Torrens Title allotments, and is legally described as Lots 49, 50 & 51 in DP 35142, (refer to Certificates of Title and Deposited Plan in **Appendix O**):

Lot No.	Street No.	Site Area	Frontage	Existing Development	Land Ownership Details
49	36	561.8m ²	14.63m	Single Storey Dwelling House – Brick construction / Tile Roof	Land & Housing Corporation (LAHC)
50	38	597m ²	15.545m	Single Storey Dwelling House – Brick construction / Tile Roof	LAHC
51	40	491.5m ²	12.8m	Single Storey Dwelling House – Brick construction / Tile Roof	LAHC
TOTAL		1650.3m ²	42.975m		

The site is rectangular in shape has a total area of 1,650.3m², a frontage to Methuen Parade of 42.975m, side boundaries of 38.405m and a rear boundary of 42.975m (refer to the submitted Detail and Contour Survey Plan in **Appendix E**).

The site falls from the rear boundary down toward the Methuen Parade frontage approximately 1.65m, enabling stormwater to drain to the street.

The site is not affected by 1 in 100 year flooding, however a portion of the site are affected by the Probable Maximum Flood (PMF) event. Council have confirmed that the minimum flood habitable floor level controls of 1 in 100 plus 500mm does not apply for the development (refer to **Appendix Q**).

It should be noted that as detailed within the Section 10.7(2) & (5) Planning Certificates (refer to **Appendix A**), Lot 51, 40 Methuen Parade, is not identified as being within the PMF, this is also shown on Figure 11 below.

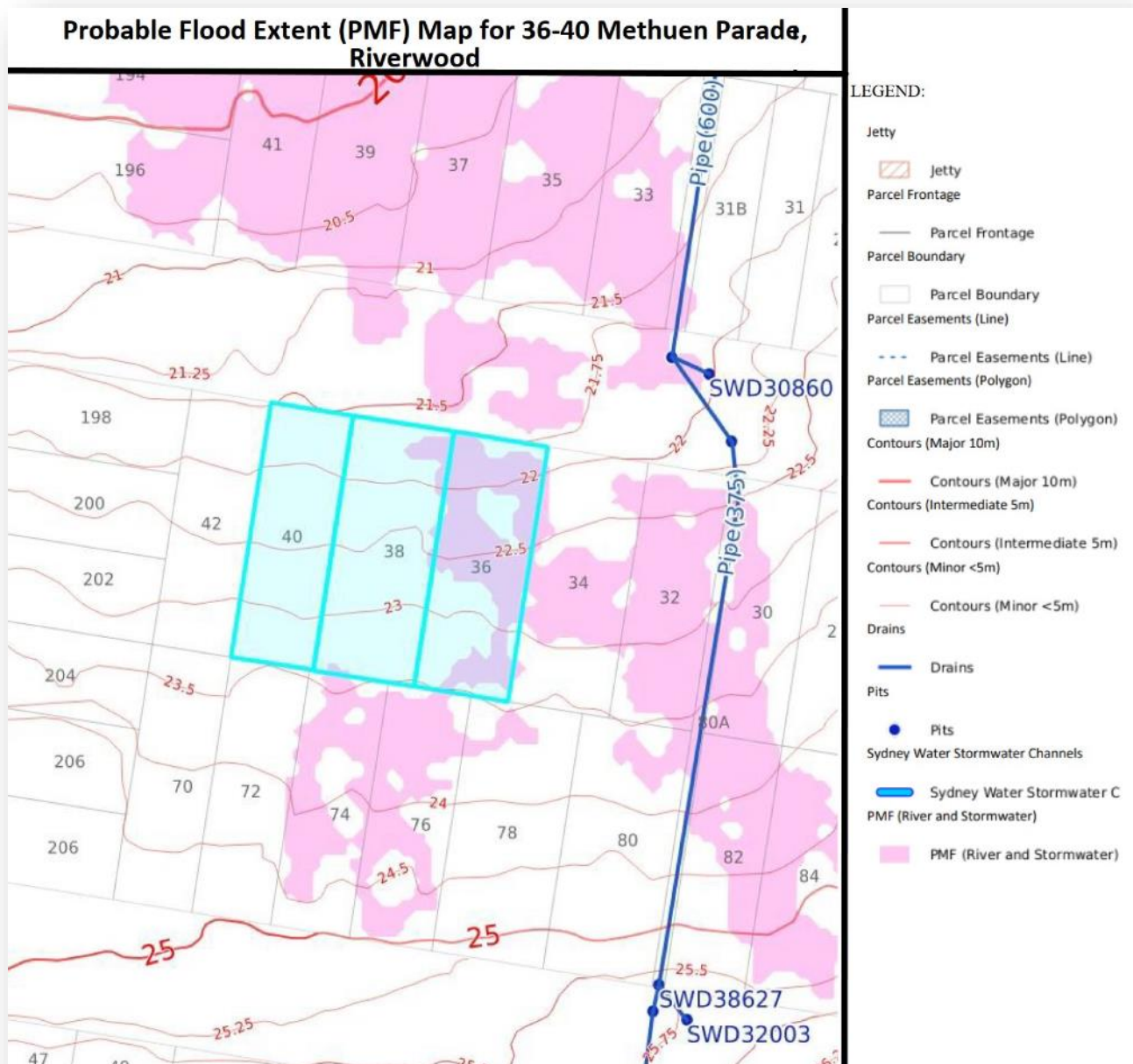


Figure 11: Extract of Stormwater System Report (Source: Canterbury Bankstown Council)

There are 8 trees located within the site, as well as 3 street trees located within the Methuen Parade road reserve. There are also 3 trees located within adjoining properties in proximity to the rear and eastern boundaries of the site, (refer to the Arborists Report in **Appendix F**).

Water, electricity, sewer and telephone facilities are available to the site (refer to the submitted Contour and Detail Plan for the location of available services at **Appendix E**). All services are located within the road reserve of Methuen Parade.

There are no other encumbrances identified on the Titles, Deposited Plan, Section 10.7 certificates or Detail and Contour Survey Plan. Copies of the Section 10.7(2) & (5) Planning Certificates (No.s 20224822, 20224820 and 20224821), dated 15 June 2022, are provided in **Appendix A**.

3.3 Neighbouring Development and Locality

The site is located within an established residential area which is characterised by older style single storey detached dwelling houses of brick construction with tiled roofs interspersed with more recent 2-storey dwelling houses, dual occupancy and residential flat building developments (refer to photographs at **Figures 12, 13 & 14**).



Figure 12: More recent residential development at 17 Methuen Parade (east of the site) (Source: BRS)



Figure 13: More recent duplex development at 31A and 31B Methuen Parade (east of the site) (Source: BRS)



Figure 14: Newer 2-storey residential unit development at 6 Methuen Parade (east of the site) (Source: BRS)

There are numerous bus stops located within proximity of the site. Two bus stops are located on each side of Bonds Road approximately 180m walking distance north of the site. These stops are serviced by Punchbowl Bus Co Route 942, which connects Lugarno to Campsie via Belfield, Belmore, Lakemba, Wiley Park, Roselands, Narwee and Riverwood including train stations and local centres in these areas. Additionally, two bus stops are also located on opposite sides of Hannans Road approximately 200m and 210m walking distance south from the site, (refer to the Long Section Surveys provided at **Appendix E**). These stops are serviced by Punchbowl Bus Co Route 944 which connects Mortdale and Bankstown via Punchbowl, Narwee, Riverwood, Peakhurst and Penshurst including train stations and local centres in these areas.

Within walking distance of the site to the North West is Bland Oval and open space areas along the South Western Motorway (M5) and Hannans Road Public School to the west. There are also a number of small commercial uses and community facilities such as pre-schools and churches within proximity to the site.

4 Zoning and Permissibility

The site is zoned R3 Medium Density Residential under *Canterbury Local Environmental Plan 2012* (CLEP2012). The proposed development is defined as ‘seniors housing’ under the provisions of CLEP2012 and is permissible with Council’s consent in the R3 zone, refer to **Figure 15** below.

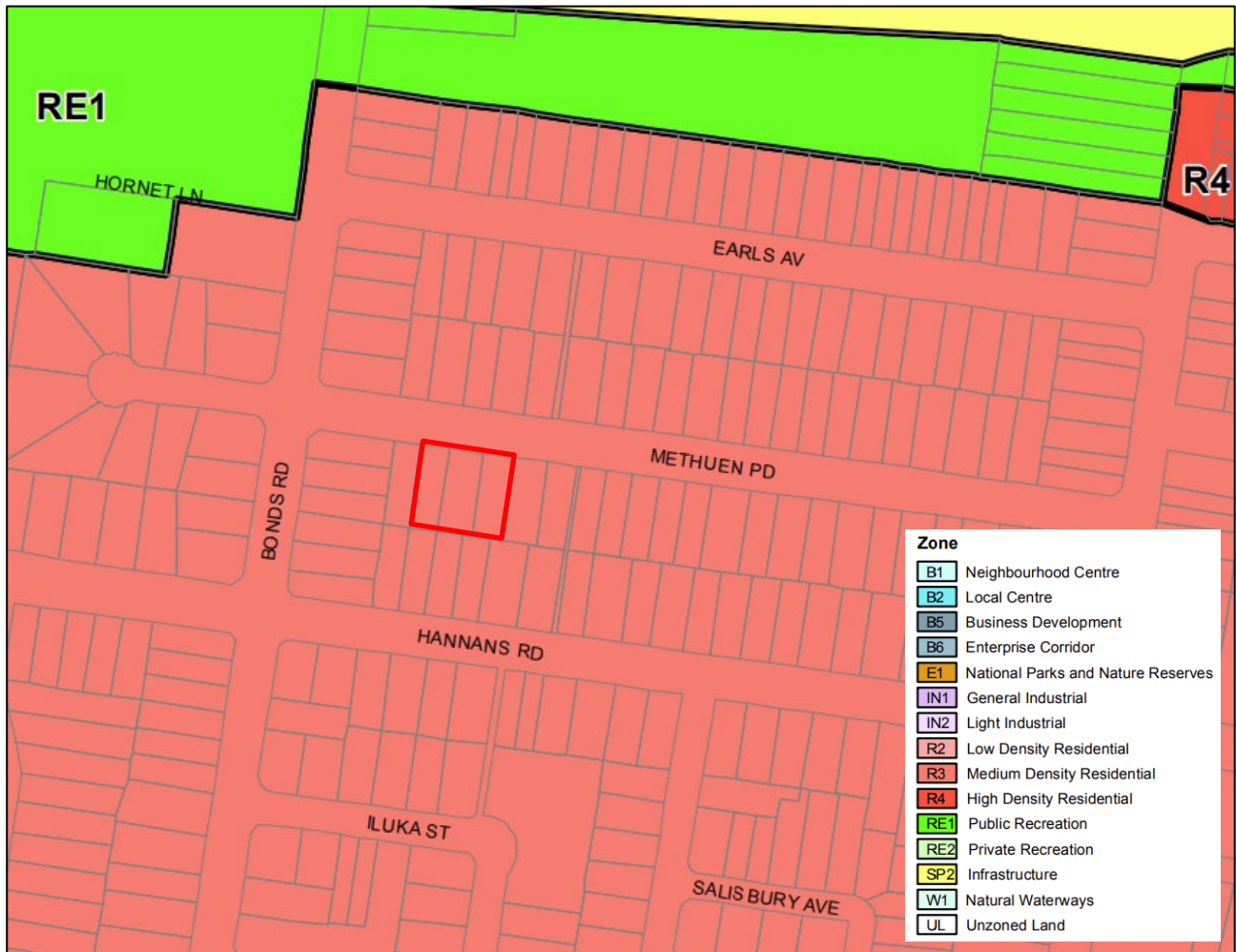


Figure 15: Extract from Land Zoning Map (Source: Canterbury LEP 2012 Sheet LZN_002)

Seniors housing is permitted in the R3 zone under CLEP2012, and the subject land is not excluded from the provisions of the Housing SEPP set out under section 80(1)(b). Therefore, seniors housing is permitted on the subject land with consent under the provisions of the SEPP pursuant to Part 5 Division 1.

The relevant objectives of the R3 zone, as set out in CLEP2012 are:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*

The proposed development provides a mix of 1 and 2 bedroom dwellings for seniors in an area of high demand for these dwelling types. The expected waitlist time for social housing in Riverwood for a 1 bedroom dwelling being 5-10 years and for 2 bedroom dwelling 10+ years. The development is also consistent with the desired medium density residential environment through its proposed two-storey height, whilst employing substantial setbacks and separation of building form to ensure

amenity of adjacent properties aren't compromised and the proposal is consistent with streetscape. The proposal is therefore considered to be consistent with the relevant objectives of the R3 zone.

Section 108B of the Housing SEPP permits seniors housing development that may be carried out '*with consent*' to be carried out by LAHC as '*development without consent*' subject to the provisions set out under that clause. **Table 3** in subsection 5.2.1 of this REF demonstrates compliance with the relevant provisions of section 108B of the SEPP.

5 Planning and Design Framework

5.1 State Legislation

5.1.1 Environmental Planning and Assessment Act 1979

Duty to consider environmental impact [Section 5.5]

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

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

Table 1: Matters for consideration under sub-section 3 of Section 5.5 of the EP&A Act	
Matter for consideration	Effect of Activity
<i>Sub-section 3</i> 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.	No effect, as the site and surrounding areas are not within a wilderness area (within the meaning of the <i>Wilderness Act 1987</i>).

5.1.2 Biodiversity Conservation Act 2016 (BC Act)

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

Based on the criteria set out in Section 7.3 of the BC Act, it is considered that 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 is not known to contain threatened species, endangered ecological communities or constitute habitat of threatened species or ecological communities. The proposed activity will neither be a key threatening process and the land is not part of or in the vicinity of any declared area of outstanding biodiversity value.

5.1.3 Other Acts

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

5.1.4 Environmental Planning and Assessment Regulation 2021

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

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

Table 2: Factors to be taken into account concerning the impact of an activity on the environment.	Nil /NA	Temporary	Minor	Significant [Note 1]
Is the activity of a kind for which specific guidelines are in force? If so the factors to be taken into account when considering the likely impact of the activity on the environment are those referred to in the guidelines. [Note 1]	x			
Is the activity of any other kind for which general guidelines are in force? If so the factors to be taken into account when considering the likely impact of the activity on the environment are those referred to in those guidelines. [Note 2]	x			

Table 2a: Factors to be taken into account concerning the impact of an activity on the environment.					
If there are no environmental factors guidelines in force have the following been taken into account:	YES/NO	Impact Assessment			
		Nil /NA	Temporary	Minor	Significant [Note 1]
(a) environmental impact on the community	Yes		x	x	
(b) transformation of a locality;	Yes			x	
(c) environmental impact on the ecosystems of the locality;	Yes	x			
(d) reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality;	Yes		x	x	
(e) effect on a locality, place or building having aesthetic, anthropological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations;	Yes	x			
(f) impact on the habitat of protected animals (within the meaning of Biodiversity Conservation Act 2016);	Yes	x			
(g) endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air;	Yes	x			
(h) long-term effects on the environment;	Yes			x	
(i) degradation of the quality of the environment;	Yes		x	x	
(j) risk to the safety of the environment;	Yes	x			
(k) reduction in the range of beneficial uses of the environment;	Yes	x			
(l) pollution of the environment;	Yes		x	x	

(m) environmental problems associated with the disposal of waste;	Yes			x	
(n) increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply;	Yes			x	
(o) cumulative environmental effect with other existing or likely future activities.	Yes			x	
(p) impact on coastal processes and coastal hazards, including those under projected climate change conditions. [Note 3]	Yes	x			
(q) applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1,	Yes – discussed below				
(r) other relevant environmental factors.	Yes	x			

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

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

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

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

5.1.5 Strategic Planning Framework

Greater Sydney Regional Plan – A Metropolis of Three Cities

The Greater Sydney Region Plan—A Metropolis of Three Cities was adopted in 2018 and “*is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. This is consistent with the 10 Directions in Directions for a Greater Sydney which establish the aspirations for the region over the next 40 years and are a core component of the vision and a measure of the Plan’s performance.*”

Direction 4 of the regional plan is Housing the City which endeavours to provide residents with housing choice and includes the following objectives:

- *Objective 10. Greater housing supply*
- *Objective 11. Housing is more diverse and affordable*

This proposal, which will expand the supply of affordable housing, with 11 new seniors housing units, is consistent with these objectives. The site is located within the City of Canterbury Bankstown which is part of the South District and the details of this plan are provided below.

Our Greater Sydney 2056 South District Plan

Our Greater Sydney 2056 South District Plan was adopted in March 2018 and covers the local government areas of Canterbury Bankstown, Georges River and Sutherland. Similar to the main

regional strategy the South District Plan includes a priority to provide housing supply, choice and affordability, with access to jobs, services and public transport.

The plan states that Canterbury-Bankstown Local Government Area will see the highest growth in older people, with 35,900 additional people to be aged 65 or over. This will require more diverse housing opportunities, including medium density housing located in walkable neighbourhoods. This will enable older people to continue living in their community, where being close to family, friends and established health and support networks.

Riverwood is specifically identified as a strong and growing community and includes a major renewal project by NSW Land and Housing Corporation which is recognised in the Plan. This proposal fits within this renewal / infill development and will provide alternative social housing types in existing residential areas.

Canterbury Bankstown Local Strategic Planning Statement – Connective City 2036

The Canterbury Bankstown Local Strategic Planning Statement – Connective City 2036 is the 20 year plan to guide Canterbury-Bankstown's renewal and growth to accommodate a population of 500,000 residents and 165,000 workers and visitors by 2036. It identifies a suite of 20-year strategic initiatives that we need to start planning for now to ensure a successful and prosperous city over the medium to longer term.

One of the housing initiatives is Evolution 6 Urban and Suburban Places, Housing the City. This identifies appropriate locations for growth and change and what areas should be preserved. This section includes priorities for affordable housing in accordance with NSW government objectives and the Council's own policy.

The statement forecasts an increase of people over the age of 65 which requires planning housing for a more mature-aged community. In addition, in the 2016 Census, 18.6 per cent of households in Canterbury-Bankstown were experiencing housing stress, compared to the average for Greater Sydney, which was 11.8 per cent.

The proposed development will be contributing 11 seniors living units to the affordable housing supply in the Canterbury Bankstown LGA. It is diversifying the residential uses in Riverwood by introducing a seniors living housing option to accommodate the ageing population in the locality that is well serviced by existing public transport options.

Canterbury Bankstown Community Strategic Plan – CBCity 2028

The City of Canterbury Bankstown Community Strategic Plan – CBCity 2028 was adopted by Council in 2018. It is a 10 year plan that outlines future priorities for the city. There is one main vision, for Canterbury Bankstown to be *thriving, dynamic and real*. The Plan includes 7 destinations of where the Council area wants to be by 2028 which are focussed around the following:

- *Safe & Strong Clean & Green*
- *Prosperous & Innovative*
- *Moving & Integrated*
- *Healthy & Active*
- *Liveable & Distinctive*
- *Leading & Engaged*

The proposed development for 11 seniors living units is not in conflict with the CB 2028 Community Strategic Plan and will address the Liveable & Distinctive destination which looks to ensure people have access to affordable decent housing within the LGA.

5.2 Environmental Planning Instruments and Codes

5.2.1 State Environmental Planning Policy (Housing) 2021

Development without Consent

Section 42 of the HSEPP permits certain development that may be carried out *‘with consent’* to be carried out by LAHC as *‘development without consent’* subject to the provisions set out under that section. **Table 3** below demonstrates compliance with the relevant provisions of section 42 of the HSEPP.

Table 3: Compliance with relevant provisions under sections Chapter 2, Part 2, Division 6 of the SEPP for ‘demolition without consent’ carried out by LAHC	
Provision	Compliance
42 Development may be carried out without consent 42 (1) This Division applies to residential development if — (a) the development is permitted with consent on the land under another environmental planning instrument, and (b) all buildings will have a height of not more than 9m, and (c) the development will result in 60 dwellings or less on a single site, and (d) for development on land in an accessible area—the development will result in at least the following parking spaces— (i) for each dwelling containing 1 bedroom—0.4 parking spaces, (ii) for each dwelling containing 2 bedrooms—0.5 parking spaces, (iii) for each dwelling containing at least 3 bedrooms—1 parking space, and (e) for development on land that is not in an accessible area—the development will result in at least the following parking spaces— (i) for each dwelling containing 1 bedroom—0.5 parking spaces, (ii) for each dwelling containing 2 bedrooms—1 parking space, (iii) for each dwelling containing at least 3 bedrooms—1.5 parking spaces.	Not applicable – refer to Table 3a
42 (2) This Division applies to the following development if the development is permitted on the land under another environmental planning instrument— (a) the demolition of buildings and associated structures if the building or structure is on land— (i) that is non-heritage land, and	Demolition of 3 existing single storey detached dwellings and associated structures on the development site is proposed.

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<p>(ii) that is not identified in an environmental planning instrument as being within a heritage conservation area,</p> <p>(b) the subdivision of land and subdivision works.</p> <p>Note— Section 32 prohibits the subdivision of a boarding house.</p>	<p>The site does not contain a heritage item identified in any environmental planning instrument or is the subject of an interim heritage order or included on the State Heritage Register.</p> <p>The site is not identified in an environmental planning instrument as being within a heritage conservation area.</p> <p>No subdivision is proposed however consolidation of the site into a single lot is proposed.</p>
<p>42 (3) This Division does not apply to—</p> <p>(a) development to which this Part, Division 5 applies, or</p> <p>(b) development that is part of a project, or part of a stage of a project, that the Minister determined under the Act, former section 75P to be subject to the Act, Part 4.</p>	<p>Noted.</p>
<p>42 (4) Development to which this Division applies may be carried out by or on behalf of a relevant authority without development consent.</p>	<p>This Division applies to the proposed demolition and therefore the demolition may be carried out without development consent.</p>
<p>42 (5) State Environmental Planning Policy (Transport and Infrastructure) 2021, sections 2.15 and 2.17 apply to the development and, in the application of the sections—</p> <p>(a) a reference in section 2.15 to “this Chapter” is taken to be a reference to this section, and</p> <p>(b) a reference in the sections to a public authority is taken to be a reference to the relevant authority.</p>	<p>Sections 2.15 and 2.17 of State Environmental Planning Policy (Transport and Infrastructure) 2021 are not applicable to the site or development.</p>
<p>42 (6) In this section—</p> <p>former section 75P means the Act, section 75P, as in force immediately before its repeal by the Environmental Planning and Assessment Amendment (Part 3A Repeal) Act 2011.</p> <p>residential development has the same meaning as in the Housing Act 2001, section 8.</p>	<p>Noted.</p>

Section 108B of the SEPP permits certain development that may be carried out ‘*with consent*’ to be carried out by LAHC as ‘*development without consent*’ subject to the provisions set out under that section. **Table 3a** below demonstrates compliance with the relevant provisions of Part 5, Division 8 of the SEPP.

Table 3a: Compliance with relevant provisions under sections Part 5, Division 8 of the SEPP for ‘seniors housing development without consent’ carried out by LAHC	
Provision	Compliance
<p>108A – Development to which Division applies This Division applies to development for purposes of senior</p>	

<p>housing involving the erection of a building on land -</p> <p>(a) on which development for purposes of seniors housing is permitted with consent under another environmental planning instrument, or</p> <p>(b) in a prescribed zone</p>	<p>The development is permissible with consent within the R3 Medium Density Residential zone under the CLEP2012.</p> <p>The R3 zone is also a prescribed zone under the SEPP. Part 5, Division 8 of the SEPP therefore applies.</p>
<p>108B - Seniors housing permitted without development consent</p> <p>(1) Development to which this Division applies may be carried out by or on behalf of the Land and Housing Corporation without development consent if -</p> <p>(a) the Land and Housing Corporation has considered the applicable development standards specified in sections 84(2)(c)(iii), 85, 88, 89 and 108, and</p> <p>(b) will not result in a building with a height of more than 9.5 m, and</p> <p>(c) the development will result in more than 40 dwellings on the site.</p> <p>(2) State Environmental Planning Policy (Transport and Infrastructure) 2021, sections 2.15 and 2.17 apply to the development and, in the application of the clauses—</p> <p>(a) a reference in section 2.15 to “this Chapter” is taken to be a reference to this section, and</p> <p>(b) a reference in the sections to a public authority is taken to be a reference to the relevant authority.</p>	<p>Consideration of the development standards are provided in Tables 7 - 10 below.</p> <p>The maximum building height is 8.5m.</p> <p>The development is for 11 dwellings on the site.</p> <p>Sections 2.15 and 2.17 of State Environmental Planning Policy (Transport and Infrastructure) 2021 are not applicable to the site or development.</p> <p>Noted.</p> <p>Noted.</p>
<p>108C – Requirements for carrying out seniors housing</p> <p>(1) Before carrying out development to which this Division applies, a relevant authority must –</p> <p>(a) request the council to nominate a person or persons who must, in the council's opinion, be notified of the development, and</p> <p>(b) give written notice of the intention to carry out the development to—</p> <p>(i) the council, and</p> <p>(ii) the person or persons nominated by the council, and</p> <p>(iii) the occupiers of adjoining land, and</p> <p>(c) take into account the responses to the notice that are received within 21 days after the notice is given, and</p>	<p>Advice was sought from City of Canterbury Bankstown regarding additional persons or properties that should be notified of the development via an email sent to Council on 29 January 2021. Council provided a response on 5 February 2021 requesting landowners in addition to occupiers were notified of the development. Council confirmed that the extent of notification was otherwise adequate.</p> <p>A letter notifying City of Canterbury Bankstown of the proposed development activity was sent by LAHC on 10 August 2022. Letters notifying landowners and occupiers of adjoining land of the proposed development activity were sent by LAHC on the same date.</p> <p>Council responded to LAHC's notification by email dated 27 September 2022. Comments on the response are provided in Section 6.1 of this REF. No submissions were received from adjoining owners or occupiers.</p>

(d) take into account the relevant provisions of the <i>Seniors Living Policy: Urban Design Guidelines for Infill Development</i> , published by the Department in March 2004, and	Refer to checklist in Appendix D and Subsection 5.2.2 of this REF. These conclude that the development complies with all relevant development standards relating to the <i>Seniors Living Policy: Urban Design Guidelines for Infill Development</i> with the exception of the minor variations discussed in subsection 5.2.2 of this report. In these cases, suitable alternatives are proposed which are necessary due to site specific constraints, site and locality characteristics and specific LAHC design requirements and policies.
(d1) if the relevant authority is the Aboriginal Housing Office—consider the relevant provisions of the Aboriginal Housing Design Guidelines, published by the Aboriginal Housing Office in January 2020, and	Not applicable.
(e) if the relevant authority is the Land and Housing Corporation—consider the relevant provisions of—	Refer to Tables 4 & 5 in Sections 5.2.2 and 5.2.3 and the Architect's Statement and Certificate of Building Design Compliance in Appendix P which indicate that the design and dwelling requirements have been considered.
(i) Good Design for Social Housing, published by the Land and Housing Corporation in September 2020, and	
(ii) Land and Housing Corporation Dwelling Requirements, published by the Land and Housing Corporation in September 2020, and	
(f) consider the design principles set out in Division 6	Consideration of these principles is discussed in Table 6 .
(2) In this section, a reference to the council is a reference to the council for the land on which the development is proposed to be located.	Noted.
108D - Exempt development Development for purposes of landscaping and gardening is exempt development if it is carried out by or on behalf of the Land and Housing Corporation in relation to seniors housing	Noted
108E - Subdivision of seniors housing not permitted Development consent must not be granted for subdivision of seniors housing.	No subdivision proposed however it is noted that consolidation of the lots into a single lot is proposed.

5.2.2 Seniors Living Policy: Urban Design Guidelines for Infill Development

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

Table 4: Seniors Living Policy: Urban Design Guidelines for Infill Development	
Guideline Requirement	Response
1.09 Existing pattern of buildings and open space on adjoining lots	A Site Analysis has been undertaken revealing that the existing pattern of buildings and open space on adjoining lots have dwellings positioned towards the frontage of the site with open space within the rear. Due to the existing north-south orientation of the site, it is not considered appropriate to replicate this pattern within the design as the provision of private open space areas within the rear is inconsistent with solar access requirements for the development. Accordingly, each unit has been designed to be provided with private open space within the front and side boundary setbacks to ensure compliance with solar access requirements.

Table 4: Seniors Living Policy: Urban Design Guidelines for Infill Development

Guideline Requirement	Response
	Provision of open space within the front and side setbacks has also allowed for the ground floor units to be accessible.
2.08 Retain trees and planting at the rear of the lot to minimise the impact of new development on neighbours and maintain the pattern of mid-block deep soil planting?	Existing trees and vegetation within the site have been evaluated by an Arborist and the acceptability of the proposed tree removal assessed. The Arborist concluded that the tree removal is acceptable in this instance as, the trees have been assessed to have only low to moderate retention value and are necessary to be removed to accommodate the proposed development or the assessment of individual species has revealed they fail the Visual Tree Assessment and are not considered suitable for retention. Whilst existing trees are not proposed to be retained a comprehensive landscaping plan for the site has been developed with more suitable landscape plantings proposed to compensate for the loss of the existing trees, including species capable of reaching heights of between 5m-8m, and ensure deep soil planting areas are maintained. The proposed landscaping will also soften hard stand areas and visual bulk of the development and provide screening along boundaries to minimise impacts on neighbouring properties. It should be noted that all street trees and existing vegetation within neighbouring properties will be retained and protected.
2.18 Provide at least 10% of the site area, at the rear of the site, for deep soils zones to create a mid-block corridor of trees within the neighbourhood?	The design provides a total of 249.53m ² (15.1%) of deep soil zone, which is compliant with the total deep soil zone requirements prescribed by section 108(2)(f) of the Housing SEPP. The rear third of the site is provided with 6.5% deep soil zone primarily due to the car parking area being located within the rear of the site to ensure it is not visible from the street and private open space areas being located within the front and side boundary setbacks of the site in order to meet solar access requirements. However, the design still achieves a mid-block corridor through the provision of trees and landscaping along the side setbacks of the rear dwellings and along rear of the site.
2.20 Use semi-pervious materials for driveways, paths and other paved areas?	Semi-pervious areas have not been provided for driveways and other paved areas as they are not suitable as long term stable / durable surfaces as required by LAHC's maintenance and durability standards and additionally they are not conducive to wheelchair access. Substantial areas of landscaping have been provided in addition to on-site detention of stormwater, which will reduce peak-flows of stormwater.
3.06 Set back upper levels behind the front building façade?	<p>Although the upper floor has not been setback behind the front building façade, increases to the first floor setback were not considered necessary to reduce visual bulk further as the proposal is only two storeys in height and compliance with DCP setbacks has been achieved.</p> <p>Furthermore, visual bulk of the development has been minimised by, breaking the development into two separate buildings, providing a well considered landscaping scheme and through the inclusion of architectural design elements in the façade such the provision of balconies that provide relief to the first floor facade, variations in building materials and modulation/variations in the façade setbacks e.g., stepping entry ways back behind the front setback etc.</p>

Table 4: Seniors Living Policy: Urban Design Guidelines for Infill Development

Guideline Requirement	Response
3.07 Where it is common practice in the streetscape, locating second storeys within the roof space and using dormer windows to match the appearance of existing dwelling houses?	It is not common practice within the streetscape to locate second storeys within the roof space. This requirement is therefore not applicable to the development.
3.08 Reduce the apparent bulk and visual impact of the building by breaking down the roof into smaller roof elements?	The bulk and visual impact of the development is broken up by separating the development into two separate buildings, reducing the scale of the development to single storey at the rear, provision of a hip and gable roof, the use of a variety of materials and finishes and stepping of the design. Resultantly the roofs do not appear bulky from the street and further breaking down of the roof elements is not considered necessary.
3.22 Vary the alignment of driveways to avoid a 'gun barrel' effect?	A straight driveway is required due to the configuration of the site and the need to optimise the number of dwellings which are oriented to the street. It is considered that the narrowing of the driveway at the building line, the varied surface finishes and inclusion of landscaping along both sides of the central driveway and at the rear of the parking area, where focal plantings of 8 x Waterhousea Floribundas that will reach heights of 8m are proposed, serve to reduce the 'gun barrel' effect.
3.24 Consider alternative site designs that avoid driveways running the length of the site?	Alternative design options were considered in the concept phase of the development design however the proposed site layout and driveway design is considered to be the most appropriate having regard to the physical configuration of the site, the developments relationship with adjoining properties and the streetscape.
3.27 Vary the driveway surface material to break it up into a series of smaller spaces? (eg to delineate individual dwellings)	Driveways and paths are concrete to meet LAHC maintenance, durability and access requirements. The use of coloured concretes is proposed to break up appearance of hard surfaces. Parking is not allocated to individual units.
3.29 Provide gates at the head of driveways to minimise visual 'pull' of the driveway	The provision of letterboxes and landscaping on either side of the driveway and substantial landscaping at the rear of the car park area will minimise the driveways visual pull from the street. Furthermore, driveway gates would not be consistent with the locality and are not supported, for maintenance reasons, by LAHC.
4.03 Set upper storeys back behind the side or rear building line	The buildings have been designed to ensure the amenity of adjoining properties have been maintained without the need to setback upper storeys, design mechanisms to achieve this include: <ul style="list-style-type: none"> - limiting the height of development in the rear portion of the site to single storey. - provision of side setbacks, consistent with Council's controls. - adoption of a comprehensive landscaping scheme for the entire site, including substantial buffer plantings along the side setbacks and centrally through the site. - incorporating a roof design that slopes up and away from adjoining property boundaries to reduce scale when viewed from adjoining properties and ensuring minimal additional overshadowing to adjoining properties. - provision of considered dwelling layouts, including the careful placement and sizes of window / door

Table 4: Seniors Living Policy: Urban Design Guidelines for Infill Development

Guideline Requirement	Response
	<p>openings, the treatment of windows with obscured glazing and balconies with privacy screens.</p> <p>These design features will ensure the amenity of neighbouring properties will be maintained, i.e. no overlooking of adjoining residential private open space areas or living areas, solar access is maintained, and overshadowing is minimal.</p>
4.04 Reduce the visual bulk of room forms by breaking down the roof into smaller elements rather than having a single uninterrupted roof structure?	The development has incorporated single storey design in the rear of the site and the roofs have been designed to slope away from adjoining properties to reduce bulk and visual impact.
5.07 Provide a sense of address for each dwelling	Due to access design levels required for Seniors Housing development, individual entries to all dwellings fronting the street was not achievable and as such access is provided by pathways to the common foyer area. Notwithstanding this, all units fronting the street have been designed with living rooms, balconies and private open space areas activating their frontage which assist in the identification of individual dwellings.
5.10 Avoid large uninterrupted areas of hard surface	Driveways and paths are concrete to meet LAHC maintenance and durability requirements however the use of coloured concretes is proposed to break up hard surfaces. The proposed landscaping will also soften hard stand areas of the development.

5.2.3 Good Design for Social Housing

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

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

Goals	Principles	Comment - Discussion on how the design responds to the principles:
Wellbeing	<ul style="list-style-type: none"> • Healthy environments • Good for tenants • Quality homes 	<p>Safe access is provided from the car park to entries of the building.</p> <p>The units have been designed to ensure residents have privacy and feel safe, e.g. they have fenced, landscaped private open space areas.</p> <p>The development complies with BASIX requirements (Appendix H).</p> <p>The orientation of each dwelling and private open space area has been designed to optimise natural light to these areas.</p> <p>Eaves on buildings provides weather protection and sun shading to the dwellings.</p> <p>The proposal includes high quality landscaping and outdoor areas to enhance the site amenity for residents and the streetscape.</p>

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

Goals	Principles	Comment - Discussion on how the design responds to the principles:
		The site is located within close proximity to open space and recreation areas including Rotary Park.
<i>Belonging</i>	<ul style="list-style-type: none"> Mixed tenure Good shared and public spaces Contribute to local character 	<p>The development comprises a mixture of 1 and 2 bedroom units allowing for a variety of tenants to be accommodated.</p> <p>Easily identified front entrances.</p> <p>Attractively designed landscaping along street frontage.</p> <p>The development is generally small in scale which minimises the resident density.</p> <p>The building design and landscaping integrates with the surrounding residential neighbourhood.</p>
<i>Value</i>	<ul style="list-style-type: none"> Whole of lifecycle approach Sustainability and resilience Make every dollar count 	<p>The redevelopment is an efficient and economical use of existing serviced urban land as the proposal is for the replacement of older housing stock with new and additional high-quality dwellings, designed to be fit-for-purpose, and incorporating sustainable design elements.</p> <p>The use of durable materials and rationalised unit-above-unit floorplates minimise waterproofing issues and construction costs.</p> <p>The development has been designed in accordance BASIX and BCA requirements and includes a rainwater tank for water reuse in landscaped areas. The proposed landscape plantings scheme focusses on native and drought-tolerant species.</p> <p>The orientation of each dwelling and private open space area has been designed to optimise natural light to these areas allowing reduced dwelling construction and running costs.</p>
<i>Collaboration</i>	<ul style="list-style-type: none"> A good partner Place Making Continuous improvement 	The proposal is of a scale and character that assists with place making, by ensuring integration with the surrounding development. 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 Canterbury Bankstown Council.

5.2.4 Land and Housing Corporation Dwelling Requirements

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

5.2.5 Housing SEPP Design Principles

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

Table 6: Response to Design Principles (Part 5, Division 8)	
Design Principle	Response
Neighbourhood amenity and streetscape [section 99] Seniors housing should be designed to— (a) recognise the operational, functional and economic requirements of residential care facilities , which typically require a different building shape from other residential accommodation, and	The proposal is not a residential care facility.
(b) recognise the desirable elements of— (i) the location's current character, or (ii) for precincts undergoing a transition—the future character of the location so new buildings contribute to the quality and identity of the area, and	The proposal is generally compatible in form, scale and character with more contemporary residential development beginning to occur in the locality as illustrated in Figures 12, 13 and 14 above. The locality appears to be beginning to transition with an emergence of developments in the locality that are replacing older housing stock with new contemporary developments.
(c) complement heritage conservation areas and heritage items in the area, and	The site is not located within a heritage conservation area nor are there any heritage items within proximity of the site.
(d) maintain reasonable neighbourhood amenity and appropriate residential character by— (i) providing building setbacks to reduce bulk and overshadowing, and (ii) using building form and siting that relates to the site's land form, and (iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and (iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and	Building setbacks allow for substantial landscape plantings, are consistent with newer style developments in the area and generally comply with CDCP2012 objectives and controls. A balance of cut and fill and incorporation of retaining walls within the site have been designed to address the access requirements for Seniors Housing under the HSEPP. The street front buildings will be two storey with the bulk of the development broken up through the separation of the development into 2 buildings, incorporating single storey height at the rear of the development and also through the use of a variety of materials and finishes, extensive landscaping, open space areas and appropriate setbacks. No buildings are located on the boundary.
(e) set back the front building on the site generally in line with the existing building line, and	The building line is consistent with the setbacks of dwelling houses in the locality, particularly more contemporary development. It is also noted that the front wall setback is provided in accordance with Councils DCP requirement of 6m. The first floor balconies are set back 5.4m from the front boundary which pose a minor variation of 0.6m beyond the building wall setback. The balconies form a small portion of the overall site frontage (11.75m out of 42.97m) and are broken into 3 small

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

Design Principle	Response
	sections separated by generous setbacks between buildings and walls. The balconies are also a light open construction design to enhance the building street character. Therefore, due to the design considerations the non-compliance is considered to be justified.
(f) include plants reasonably similar to other plants in the street, and	The landscape plan has been prepared by a qualified landscape architect in accordance with the LAHC Dwelling Requirements which requires drought tolerant native species. Refer to the submitted Landscape Plan (Appendix E). It is considered that the proposed high quality landscape design will enhance the appearance of the site and represents a positive outcome for the streetscape. 10 semi mature trees are also proposed with mature heights of 5 - 8m to soften visual impact. Native species have been chosen to complement existing vegetation within the surrounding locality including smooth leaved Quandong, Red flowering gum, Hop bushes, Lillypillies and Blue Berry Ash trees.
(g) retain, wherever reasonable, significant trees, and	5 trees (2 within adjoining properties and 3 on Councils verge) are to be retained in accordance with the recommendations of the Arboricultural Impact Assessment report. All other trees are to be removed and replaced by more suitable landscaping.
(h) prevent the construction of a building in a riparian zone.	The site is not located within or adjacent to a riparian zone.
<p>Visual and acoustic privacy [section 100]</p> <p>Seniors housing should be designed to consider the visual and acoustic privacy of adjacent neighbours and residents by—</p> <p>(a) using appropriate site planning, including considering the location and design of windows and balconies, the use of screening devices and landscaping, and</p> <p>(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.</p>	<p>The proposed development has been designed to maintain visual and acoustic privacy to adjoining properties and within the development. Design solutions include appropriate building setbacks and heights, considered layout of dwellings and placement of balconies to face internally to the site, single storey design at the rear, placement and sizes of window openings, which include highlight windows and obscure glazing, and location and future mature height of landscaping, particularly along the southern boundary adjacent to proposed parking provisions.</p> <p>Boundary fencing to a height of 1800mm and perimeter landscaping in the side and rear setbacks will assist in mitigating potential visual and acoustic impacts associated with the communal car parking area</p> <p>The proposed dwellings have been designed in accordance with the requirements of the <i>Building Code of Australia</i> for sound and impact transmission so that acceptable noise levels between dwellings and adjoining properties are achieved.</p>
<p>Solar access and design for climate [section 101]</p> <p>The design of seniors housing should—</p> <p>(a) for development involving the erection of a new building—provide residents of the building with adequate daylight in a way that does not adversely impact the amount of daylight in neighbouring buildings, and</p> <p>(b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation, solar heating and lighting by</p>	<p>The design and siting of the proposed development will provide adequate daylight access to its living areas and private open spaces and the living areas and private open spaces of adjoining properties. The northern orientation of proposed living and open space areas will maximise solar access. 81.8% of the proposed dwellings will receive a minimum of two hours sunlight between 9am and 3pm on June 21 to their living area, with 100% receiving a minimum of two hours sunlight to the private open space, (refer to solar access diagrams in Appendix E).</p> <p>Shadows to neighbouring development in the west will be confined to the morning period with no impact generated to 40 Methuen Parade from 11am. Minimal solar impact to the built form will be generated to development south of the site. Private open space areas of properties to the south will retain high levels of solar access. The property to the east will receive adequate solar access in the morning and midday periods with solar impacts to</p>

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

Design Principle	Response
<p>locating the windows of living and dining areas in a northerly direction.</p>	<p>the western elevation of the dwelling at 34 Methuen Parade limited to 2pm and after, (refer to shadow diagrams in Appendix E).</p> <p>The buildings have also been designed to achieve natural cross ventilation within the units with inclusion of window shading structures to provide shading. Skylights are proposed to Units 10 and 11 to enhance natural lighting within these dwellings.</p> <p>Landscaping will also assist in microclimate management.</p>
<p>Stormwater [section 102]</p> <p>The design of seniors housing should aim to—</p> <p>(a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and</p> <p>(b) include, where practical, on-site stormwater detention or re-use for second quality water uses.</p>	<p>Impervious surfaces have been minimised in the design to reduce the potential impact from stormwater. Site stormwater will be drained as shown on the submitted stormwater drainage plans and incorporates on-site detention (and rainwater tanks where applicable) (refer to the submitted stormwater drainage plans in Appendix E).</p>
<p>Crime prevention [section 103]</p> <p>Seniors housing should—</p> <p>(a) be designed in accordance with environmental design principles relating to crime prevention, and</p> <p>(b) provide personal property security for residents and visitors, and</p> <p>(c) encourage crime prevention by—</p> <p>(i) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins the area, driveway or street, and</p> <p>(ii) providing shared entries, if required, that serve a small number of dwellings and that are able to be locked, and</p> <p>(iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.</p>	<p>Fencing will be retained or constructed along the side and rear site boundaries, and along the edges of the ground floor private open space to each dwelling to provide an appropriate level of safety and security to proposed residents.</p> <p>The design of the proposed development will allow for general surveillance of common areas from Units 2, 4, 5, 10 & 11. Units 1, 3, 6, 7, 8 & 9 also have habitable rooms, living areas or balconies facing Methuen Parade providing casual surveillance of the street.</p> <p>Identified Requirement No. 78 is recommended to ensure front doors of each dwelling include door viewers to enable residents to view approaches to their dwelling without having to open the door.</p>
<p>Accessibility [section 104]</p> <p>Seniors housing should—</p> <p>(a) have obvious and safe pedestrian links from</p>	<p>The proposed development is well located with safe pedestrian links within and adjacent to the site that provide access to transport services / local facilities and will provide an attractive and safe environment for pedestrians and motorists with convenient access to car parking areas for residents.</p>

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

Design Principle	Response
the site that provide access to transport services or local facilities, and (b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.	Refer to the Access Report attached in Appendix G for confirmation. This report recommends extending the footpath at bus stop (2210277) on the eastern side of Bonds Road to allow for sealed access to the bus door. Extension of the paving for ease of wheelchair access will be provided as part of the seniors housing development (Identified Requirement No 77 is recommended to address this).
Waste management [section 105] Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.	Waste and recycling facilities will be provided in accordance with Council's requirements. The proposed development provides shared waste and recycling collection facilities on the site.

5.2.6 General Requirements and Development Standards Applying to Seniors Housing

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

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

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

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

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

The SEPP contains general development standards relating to minimum site size, site frontage and building height (section 84), which must be taken into consideration for all developments, and development standards specifically for independent living units (section 85 & Schedule 4), which must also be considered. Consideration of section 84 of the SEPP is demonstrated in the **Table 7** below:

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

Development Standard	Required	Comment
Site size (sec 84(2)(a))	At least 1,000m ²	1,650.3m ² , although not applicable to LAHC (cl 84(4)(a))

Table 7: Minimum site size, site frontage and building height standards [section 84]		
Development Standard	Required	Comment
Site frontage (sec 84(2)(b))	At least 20m	42.975m, although not applicable to LAHC (cl 84(4)(a))
Height in zones where residential flat buildings are not permitted (sec 84(2)(c))	9.5m or less (excluding servicing equipment on the roof of the building) if the development results in a building with more than 2 storeys—the additional storeys are set back within planes that project at an angle of 45 degrees inwards from all side and rear boundaries of the site	Max 8.5m Max 2 storeys in height

Consideration of the development standards for accessibility set out in section 85 and Schedule 4 is demonstrated in **Table 8 & 9** below (Note: where referenced 'subject to Identified Requirement' in the table, refer to **Appendix C**).

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

Table 8: Accessibility and useability standards [Schedule 4]		
Development Standard (Sch 4)	Required	Comment
Siting Standards:		
Wheelchair access		
'Non-sloping' sites i.e. with gradients entirely <1:10	100% of ground floor dwellings to have wheelchair access by a continuous accessible path of travel as per AS 1428.1 to an adjoining public road	100% of ground floor units have accessible paths of travel in accordance with AS1428.1 to the front boundary as confirmed by the submitted Housing SEPP Design Assessment Report prepared by Design Confidence.
'Sloping' sites i.e. with gradients entirely or partially >1:10	% of ground floor dwellings, equal to % of site with gradient <1:10 or minimum 50% (whichever is greater), to have wheelchair access by a continuous accessible path of travel as per AS 1428.1 to driveway or public road that is accessible to all residents	Access Design Assessment Report prepared by Design Confidence confirm accessways are compliant.
Common areas	All common areas and facilities to have wheelchair accessibility as per AS 1428.1	All common areas have accessible paths of travel in accordance with AS1428.1 as confirmed by the submitted Housing SEPP Design Assessment Report prepared by Design Confidence.
Security:		
Pathway lighting	Pathway lighting to be designed and located to avoid glare for pedestrians	All lighting will be designed as per requirements at tender stage (subject to

Table 8: Accessibility and useability standards [Schedule 4]		
Development Standard (Sch 4)	Required	Comment
	and adjacent dwellings and to provide min 20 lux at ground level	Identified Requirement No. 75). The development is capable of achieving compliance, as confirmed by the submitted Housing SEPP Design Assessment Report prepared by Design Confidence.
Letterboxes:	To be lockable, located in central location adjacent to street entry or in one or more central locations on a hard standing area and have wheelchair access and circulation by a continuous path of travel (as per AS 1428.1)	Letterboxes have been provided in two locations adjacent to street entries on hardstand areas and have wheelchair access and circulation by a continuous path of travel in accordance with AS1428.1. The letterboxes are capable of achieving compliance, as confirmed by the submitted Housing SEPP Design Assessment Report prepared by Design Confidence.
Private car accommodation:		
Disabled car parking	Car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890 and at least 5% of the total number of car parking spaces (or at least 1 space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8m	Three accessible car parking spaces are provided, which meet the requirements of AS2890 as confirmed by the submitted Housing SEPP Design Assessment Report prepared by Design Confidence.
Garages	Must have power-operated door or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date	Not applicable, as the proposal does not incorporate garages.
Accessible entry (every entry, whether front entry or not):	Must comply with clauses 4.3.1 and 4.3.2 of AS 4299	Capable of compliance, as confirmed by the submitted Housing SEPP Design Assessment Report prepared by Design Confidence.

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

Table 9: Internal design and fittings standards [Schedule 4]		
Development Standard	Required	Comment
Interior: general	Internal doorways must have a minimum clear opening that complies with AS 1428.1 Internal corridors must have a minimum unobstructed width of 1,000 millimetres	Internal doorways, corridor widths and circulation spaces comply with AS 1428.1 as confirmed by the submitted Housing SEPP Design Assessment Report prepared by Design Confidence.

Table 9: Internal design and fittings standards [Schedule 4]

Development Standard	Required	Comment
	Circulation space at approaches to internal doorways must comply with AS 1428.1	
Bedroom:	<p>At least one bedroom within each dwelling must have:</p> <p>(a) an area sufficient to accommodate a wardrobe and a bed sized as follows:</p> <ul style="list-style-type: none"> (i) in the case of a dwelling in a hostel-a single - size bed, (ii) in the case of a self -contained dwelling - a queen-size bed, and <p>(b) a clear area for the bed of at least:</p> <ul style="list-style-type: none"> (i) 1,200 millimetres wide at the foot of the bed, and (ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and <p>(c) 2 double general power outlets on the wall where the head of the bed is likely to be, and</p> <p>(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and</p> <p>(e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and</p> <p>(f) wiring to allow a potential illumination level of at least 300 lux</p>	<p>Circulation spaces within bedrooms are compliant, as confirmed by the submitted Housing SEPP Design Assessment Report prepared by Design Confidence.</p> <p>Further details on location of GPOs, telephone outlets and lighting are required (refer to Identified Requirement No. 73). The bedrooms are capable of compliance, as confirmed by the submitted Housing SEPP Design Assessment Report prepared by Design Confidence.</p>
Bathroom:	<p>At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1:</p> <p>(a) a slip-resistant floor surface,</p> <p>(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,</p> <p>(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future:</p> <ul style="list-style-type: none"> (i) a grab rail, 	<p>Bathrooms comply with circulation requirements as per AS 1428.1, as confirmed by the submitted Housing SEPP Design Assessment Report prepared by Design Confidence.</p> <p>The bathroom plan and specification shall detail bathroom facilities in accordance with AS1428.1 and standards referenced in section 85 and Schedule 4 of the Housing SEPP (refer to Identified Requirement No. 73). The bathrooms are capable of compliance, as confirmed by the submitted Housing SEPP Design Assessment Report prepared by Design Confidence.</p>

Table 9: Internal design and fittings standards [Schedule 4]

Development Standard	Required	Comment
	<p>(ii) portable shower head, (iii) folding seat,</p> <p>(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,</p> <p>(e) a double general power outlet beside the mirror</p> <p>The requirement under item (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility</p>	
Toilet:	A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299	All ground floor dwellings will be provided with a visitable toilet within the combined bathroom / laundry that complies with AS 4299, as confirmed by the submitted Housing SEPP Design Assessment Report prepared by Design Confidence.
Surface finishes:	Balconies and external paved areas must have slip-resistant surfaces	Surface finishes are to be provided in accordance with standards referenced in section 85 and Schedule 4 of the Housing SEPP (refer to Identified Requirement No. 73). Capable of compliance, as confirmed by the submitted Housing SEPP Design Assessment Report prepared by Design Confidence.
Door hardware:	Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299	Door hardware is to be provided in accordance with standards referenced in section 85 and Schedule 4 of the Housing SEPP (refer to Identified Requirement No. 73). Capable of compliance, as confirmed by the submitted Housing SEPP Design Assessment Report prepared by Design Confidence.
Ancillary items:	Switches and power points must be provided in accordance with AS 4299	Ancillary items are to be provided in accordance with standards referenced in section 85 and Schedule 4 of the Housing SEPP (refer to Identified Requirement No. 73). Capable of compliance, as confirmed by the submitted Housing SEPP Design Assessment Report prepared by Design Confidence.
Living room and dining room:	<p>A living room in a self-contained dwelling must have:</p> <p>(a) a circulation space in accordance with clause 4.7.1 of AS 4299, and</p> <p>(b) a telephone adjacent to a general power outlet.</p>	<p>All living rooms comply with circulation requirements, as confirmed by the submitted Housing SEPP Design Assessment Report prepared by Design Confidence.</p> <p>The living room plan and specification shall detail telephone and power outlet and lighting in accordance with</p>

Table 9: Internal design and fittings standards [Schedule 4]

Development Standard	Required	Comment
	A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux	standards referenced in section 85 and Schedule 4 of the Housing SEPP (refer to Identified Requirement No. 73).
Kitchen:	<p>A kitchen in a self-contained dwelling must have:</p> <p>(a) a circulation space in accordance with clause 4.5.2 of AS 4299, and</p> <p>(b) a width at door approaches complying with clause 7 of this Schedule, and</p> <p>(c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299:</p> <ul style="list-style-type: none"> (i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5 (a), (ii) a tap set (see clause 4.5.6), (iii) cooktops (see clause 4.5.7), except that an isolating switch must be included, (iv) an oven (see clause 4.5.8), and <p>(d) “D” pull cupboard handles that are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and</p> <p>(e) general power outlets:</p> <ul style="list-style-type: none"> (i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and (ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed 	<p>The kitchen layouts are capable of achieving compliance with the requirements, as confirmed by the submitted Housing SEPP Design Assessment Report prepared by Design Confidence.</p> <p>The kitchen plan and specification shall detail fittings in accordance with standards referenced in section 85 and Schedule 4 of the Housing SEPP (refer to Identified Requirement No. 73).</p>
Access to kitchen, main bedroom, bathroom and toilet:	In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level	Not applicable, as dwellings are not multi-storey.
Laundry:	<p>A self-contained dwelling must have a laundry that has:</p> <p>(a) width at door approaches that complies with cl 7 of this Schedule, and</p>	The laundries are located within bathrooms and comply with AS1428. The laundry plans and specifications shall detail laundry facilities, slip-resistant flooring and accessible path of travel in accordance with standards referenced in section 85 and Schedule 4

Table 9: Internal design and fittings standards [Schedule 4]

Development Standard	Required	Comment
	(b) provision for the installation of an automatic washing machine and a clothes dryer, and (c) a clear space in front of appliances of at least 1,300 millimetres, and (d) a slip-resistant floor surface, and (e) an accessible path of travel to any clothes line provided in relation to the dwelling	of the Housing SEPP (refer to Identified Requirement No. 73). The laundry areas are capable of achieving compliance with the requirements, as confirmed by the submitted Housing SEPP Design Assessment Report prepared by Design Confidence.
Storage for linen:	A self-contained dwelling must be provided with a linen storage in accordance with Clause 4.11.5 of AS 4299	Linen storage (min 600mm wide) will be available in all of the proposed dwellings. Ground floor units have adequately sized linen cupboards to comply with clause 4.11.5 of AS4299-1995, as confirmed by the submitted Housing SEPP Design Assessment Report prepared by Design Confidence.
Garbage	A garbage storage area must be provided in an accessible location.	Two bin storage areas have been provided at the pedestrian entries of the site along Methuen Parade adjacent to the letterboxes. One bin storage area for Unit 1 has been provided adjacent to the car space. These areas are compliant with AS1428, as confirmed by the submitted Housing SEPP Design Assessment Report prepared by Design Confidence.

(ii) Site related requirements

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

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

There are two bus stops located on each side of Bonds Road which are located within 400m from the site that have accessible gradients of path of travel (see submitted Survey Sheets 1 and 2 included at **Appendix E**). Regular bus services from these bus stops (Route 942) connects from Lugarno through to Campsie. This bus service links residents to and from the necessary services and facilities at Roseland centre and Riverwood Plaza.

The Access Statement prepared by Philip Chun indicates that the overall gradient of the path of travel to the two bus stops within Bonds Road is compliant with the requirements of section 93. The report recommends extending the footpath at bus stop (2210277) on the eastern side of Bonds Road to allow for sealed access to the bus door. Extension of the paving to ensure a suitable access pathway is provided to the bus is proposed as part of the seniors housing development. Plan of Longitudinal Sections to Bus Stops are provided in **Appendix E**

(iii) Non-discretionary Development Standards

The following **Table 10** outlines the standards that cannot be used by councils to refuse development consent for self-contained dwellings as set out in section 108 of the SEPP.

Table 10: Standards that cannot be used for refusal for self-contained dwellings		
Development Standard	Required	Comment ✓Complies ✗Non-compliance
Building Height:	9.5m or less	✓ Maximum height 8.5m
Density and Scale:	Floor Space Ratio 0.5:1 or less	✗ 0.51:1, however non-compliance has environmental planning benefits and does not result in any adverse impacts on adjoining properties or the streetscape (refer discussion below).
Landscaped Area:	Minimum 35m ² per dwelling (11 x 35m ² = 385m ²)	✓ 487.3m ²
Deep Soil Zone:	Minimum 15% of area of site (15% x 1,650.3m ² = 247.5m ²)	✓ 249.53m ² or 15.1%
	Minimum dimension 3m	✓ Minimum dimension 3m
	Minimum 65% (160.87m ²) to be located at rear of site if practicable	✗ 106.77m ² provided at rear of site (refer to discussion below)
Solar Access:	At least 70% of the dwellings receive minimum 2 hrs direct solar access between 9 am and 3 pm at mid-winter to living areas & main private open space	✓ 81.8% (9 dwellings) achieve 2 hrs direct solar access to living rooms between 9am to 3pm mid-winter. 100% (11 dwellings) achieve 2 hours direct solar access to private open space between 9am to 3pm mid-winter.
Private Open Space:	Ground level: Minimum 15m ² per dwelling	✓ Between 27.69m ² – 79.64m ²
	One area minimum 3m x 3m, accessible from living area	Minimum 3m x 3m provided
	Upper level/s: 1 bedroom: Minimum 6m ² Minimum dimensions 2m 2 or more bedrooms: Minimum 10 m ² Minimum dimensions 2m	✓ Minimum 8.82m ² Minimum 2m Between 10m ² - 10.64m ² Minimum 2m
Car parking:	Minimum 1 car parking space for each 5 dwellings (LAHC concession) – 3 car parking spaces required (rounded up)	✓ 5 car parking spaces for 11 dwellings, including 3 accessible parking spaces.

Non-Compliance with FSR Standard

The development proposes a total gross floor area (GFA) of 845.02m² calculated in accordance with the Housing SEPP definition. This translates to an FSR of 0.51:1 and represents a minor exceedance of 19.87m² to the 0.5:1 FSR development standard provided in clause 108(2)(c).

Notwithstanding this, when calculated in accordance with the provisions of the Canterbury LEP, the total GFA of the development is 806.28m². This equates to a FSR of 0.49:1 which complies with the LEP FSR control for the site which is 0.5:1. As the FSR for the development is compliant with Council's controls, the development is therefore consistent with Council's desired character and residential density objectives for the locality and assimilates comfortably with the surrounding development.

Additionally, the proposal exceeds the minimum landscaped area, private open space and overall deep soil zone requirements amongst other criteria (further discussed below), this demonstrates that despite the minor non-compliance the development is still able to satisfy the Housing SEPP objectives, achieve and exceed other applicable development controls. This will ensure the development will still be able to make a positive contribution to the streetscape and general locality whilst providing adequate amenity for residents and neighbouring properties in spite of the minor FSR exceedance under the Housing SEPP.

In light of the above it is considered that the density of the development is appropriate to and compatible with the development site and locality. That is, despite this minor exceedance, the bulk and scale of the proposed development is compatible with the existing and desired future character of the locality, maintains appropriate visual relationships with the existing area, will not adversely affect the streetscape, skyline or landscape, and does not result in adverse environmental effects on adjoining lands, as demonstrated below.

The design has incorporated the following:

- separation of development into 2 separate buildings with a significant break between the two buildings to reflect the character of existing detached development within the street;
- significant landscaping within the site, along perimeters with adjoining properties and between the buildings to break up hard surfaces and building bulk;
- retention of existing vegetation along the edges of the site including within adjoining properties and within the road reserve;
- hipped and gable roof design has been implemented to reflect roof style within surrounding area;
- provision of considered dwelling layouts, including the careful placement and sizes of window/door openings, the treatment of windows with obscured glazing and balconies with privacy screens and substantial buffer landscaping along boundaries to ensure no overlooking of adjoining residential private open space areas or living areas occurs.
- ensuring dwellings could be provided with a high level of amenity demonstrated through compliance with the Seniors Housing design standards prescribed by the HSEPP, e.g. high levels of solar access, natural ventilation, accessibility etc.
- materials and finishes including brick walls and sheet metal roofing are similar to the materials and finishes of existing development in the street with a variety of materials used for wall sheeting, balcony balustrades and external privacy screens to add visual interest to the development;

- development of high quality architecturally designed buildings, where building form, design and siting relates to the topography of the site, changes in roof profiles and staggering and modulation of elevation alignments and separation of buildings have minimised the impact of the bulk and scale and
- the development has been separated into 2 buildings, stepped at the frontage with balconies provided on upper floors and reduced to single storey height in the rear of the site with roofs sloping away from adjoining properties in order to minimise the bulk and scale of the development.

The proposed development will also not generate any significant adverse amenity impacts on surrounding properties in terms of overlooking or overshadowing. At 9am the proposal generates shadow impacts to the eastern elevation of 42 Methuen Parade however by 10am, ample solar access is facilitated to the adjacent development in the west. A review of afternoon shadows indicates the adjacent residential dwelling at 34 Methuen Parade is provided ample solar access through the morning and midday period with western windows shown as impacted at 2pm in the winter solstice. The proposal therefore generates no unacceptable solar impacts to surrounding development and the minor numerical non-compliance in relation to FSR is supportable.

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

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

- contributes to the increase in supply of suitable accommodation for seniors;
- meets the current and future accommodation needs of Sydney's ageing population;
- delivers a well-designed development which reflects and enhances the locality while providing a reasonable level of amenity for residents;
- provides seniors accommodation close to existing infrastructure; and
- is well located to public transport connections.

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

Given the FSR is compliant with the LEP FSR control, the development is therefore consistent with Council's desired residential density objectives and character for the locality and as such integrates appropriately with surrounding development.

Non-Compliance with Deep Soil Zone in the Rear of the Site Standard

The proposal complies with the overall deep soil requirement. Where practical the SEPP requires 65% of deep soil area be provided at the rear of the site.

This design wraps the dwellings around a centrally located car park with the deep soil areas located around the periphery of the site. This design approach provides a landscaped buffer between the development and adjoining properties as well as ensuring good solar access to the development site and minimises the impact on neighbouring sites.

The deep soil zone provided at the rear of the development is 106.77m², which is a variation to the required 160.9m². The design does not make it practical to provide the bulk of the deep soil area at the rear. Despite the variation, extensive landscaping and tree plantings are proposed within the rear of the site particularly along the southern boundary. The deep soil zone within the rear of the site is

adequate to support 7 advanced native trees. Appropriate deep soil zones have been provided throughout the site noting again that the overall area is provided.

5.2.7 Other State Environmental Planning Policies

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

Table 11: Compliance with other applicable State and Environmental Planning Policies	
State Environmental Planning Policy	Applicability
SEPP (Building Sustainability Index: BASIX) 2004	A BASIX Certificate has been obtained for the development proposal, as required under the SEPP (refer to Appendix H).
SEPP (Transport and Infrastructure) 2021	The site is not located in close proximity to a State Classified Road nor is it defined as traffic generating development.
SEPP (Biodiversity and Conservation) 2021	<p>Clause 2.6(1) of this SEPP requires a permit from Council for clearing of vegetation required under the policy.</p> <p>Notwithstanding, Clause 6 of Housing SEPP specifies that development permitted without consent may be carried out without another consent or a licence, permission, approval or authorisation otherwise required under another environmental planning instrument. This means the proposed removal of trees within the site can be included within the REF scope and does not require a permit from Council.</p>
SEPP (Resilience and Hazards) 2021	<p>The site is located within a developed residential area of Riverwood, which has a history of residential uses. LAHC historical layout plan No. L10897 (Appendix O) indicates that the area was being developed for residential purposes from as early as 1947.</p> <p>Given the long-term continuous use of the land for residential purposes, the highly disturbed nature of the site, and given that the Section 10.7 Planning Certificates (Appendix A) have not identified the site as being potentially contaminated, it is unlikely that the subject land is affected by contamination.</p> <p>A standard recommended Identified Requirement (No. 17) requires implementation of management measures in the event of contamination being discovered during construction works.</p>

5.3 Local Planning Controls

5.3.1 Canterbury Local Environmental Plan 2012 (CLEP 2012)

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

Table 12: Canterbury Local Environmental Plan 2012 Relevant Provisions / Development Standards for Seniors Housing			
Clause	Provision / Development Standard	Required	Provided
4.3	Height of Buildings	(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map (8.5 metres).	✓ Maximum building height (measured in accordance with the LEP definition) is 8.5 metres and the proposal is therefore compliant with this control.
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 (0.5:1).	✓ Proposed FSR is 0.49:1 (calculated in accordance with the LEP definition) and the proposal is therefore compliant with this control.

5.3.2 Canterbury Development Control Plan 2012

Canterbury Development Control Plan 2012 (CDCP2012) does not contain specific development controls for seniors housing. As such, the building setbacks for *multi* dwelling housing within the R3 Medium Density Residential zone have been used for comparative purposes to demonstrate the suitability of the site for the proposed scale of the development as shown in **Table 13** below.

The general controls for all development set out in CDCP 2012 have generally been addressed in the various sections of this REF that address compliance with the provisions of the Housing SEPP.

Table 13: Canterbury Development Control Plan 2012 Compliance with setback controls for multi-dwelling housing		
Multi-dwelling housing and Attached Dwellings		
Clause	Requirement	Proposed
C3.3.3 Setbacks Setbacks in the R3 Zone	<u>Front setback</u> A minimum setback of 6m from the front boundary.	Minimum 6.4m setback from the front boundary to front wall, which extends to approximately 8.4m. The front setbacks are generally consistent with prevailing setbacks in the street. The articulation of the front building alignment acts to reduce building bulk and provides opportunity for north facing private open space and primary living areas. The first floor balconies are set back 5.4m from the front boundary which pose a minor variation of 0.6m beyond the required setback of 6m. The balconies form a small portion of the overall site frontage (11.75m out of 42.97m) and are broken into 3 small sections separated by generous setbacks between buildings and walls. The balconies are also a light open construction design to enhance the building street character. Therefore, the non-compliance is considered to be acceptable.
	<u>Rear setback</u>	The buildings are single storey at the rear. The eastern building is setback

**Table 13: Canterbury Development Control Plan 2012
Compliance with setback controls for multi-dwelling housing**

Multi-dwelling housing and Attached Dwellings		
Clause	Requirement	Proposed
	<p>A minimum setback of 3m from the rear boundary where the building the subject of the setback, is single storey.</p> <p><u>Side setbacks</u></p> <p>A minimum setback of 1.5m from the side boundaries for dwellings that would be fronting the street or front setback.</p> <p>A minimum setback of 2.5m from the side boundaries for building that does not front the street or front setback.</p>	<p>3.317m from the rear boundary and the western building 4.335m.</p> <p>4.296m – 4.885m side setback from the eastern boundary and 3.648m - 3.858m setback from the western boundary.</p> <p>The proposed carport adjacent to Unit 1 is positioned within the side setback to the eastern boundary. As per the DCP, lightweight carports may extend beyond the required side boundary setback for residential buildings that do not have basement parking. The proposal is consistent with this requirement.</p> <p>Awnings covering the POS areas of Units 1, 2, 5, 7, 10 and 11 are also located within the side setbacks of the buildings. These structures do not have any enclosed walls and have been positioned to achieve usable covered open space area for residents. Encroachment into the side setback for the open structures is considered reasonable.</p>
<p>5.13 Areas Subject to Possible Flooding</p> <p>5.14 Flood Management</p>	<p>OSD is not required on sites affected by 1 in 100 year flooding (main stream flooding not overland flow).</p> <p>Council may require a flood study be undertaken and submitted with the development application, where flood studies have not previously been undertaken for areas adjacent to water courses.</p> <p>Habitable floor levels of all residential and institutional buildings are to be a minimum of 500mm above the 1 – 100 year flood level.</p> <p>Submit a survey plan to Council showing the relative levels to AHD, prepared by a registered practicing surveyor.</p> <p>Flood levels of all habitable rooms should be 0.5m or more above the standard flood level. A certificate by a registered practicing surveyor certifying the level of the completed building will be required.</p>	<p>Subject site not affected by 1 in 100 year flooding. On site detention has however been provided for the proposed development.</p> <p>The subject land has been considered within the Salt Pan Creek Catchment Overland Flow Study. Further additional flood studies are not required.</p> <p>Council has confirmed that the minimum flood habitable flood level of 1 in 100 + 500mm does not apply to the site.</p> <p>A Survey plan has been prepared, showing the AHD levels for the site.</p> <p>Council has confirmed that the minimum flood habitable flood level of 1 in 100 + 500mm does not apply to the site.</p>

5.3.3 Draft Canterbury Bankstown Local Environmental Plan (CBLEP)

The draft Canterbury Bankstown Local Environmental Plan aims to provide a single set of planning rules by consolidating the Canterbury LEP 2012 and the Bankstown LEP 2015. The site is proposed to remain zoned R3 Medium Density Residential with Seniors Housing permitted within this land use zone under the draft CBLEP.

Compliance with the relevant draft provisions / development standards set out in the draft CBLEP is demonstrated in **Table 14** below.

Table 14: Draft Canterbury Bankstown Local Environmental Plan 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 8.5 metres and the proposal is therefore compliant with this control.
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 (0.5:1).	✓ Proposed FSR is 0.49:1 (calculated in accordance with the LEP definition) and the proposal is therefore compliant with this control.

5.3.4 Draft Canterbury Bankstown Consolidated Development Control Plan (CBDCP)

The draft *Canterbury Bankstown Development Control Plan 2021* (CBDCP2021) does not contain specific development controls for seniors housing. As such, the building setbacks for multi dwelling housing have been used for comparative purposes to demonstrate the suitability of the site for the proposed scale of the development as shown in **Table 15** below.

The general controls for all development set out in draft CBDCP2021 have generally been addressed in the various sections of this REF that address compliance with the provisions of the Housing SEPP.

Table 15: Draft Canterbury Bankstown Development Control Plan 2021 Compliance with setback controls for multi-dwelling housing		
Multi-dwelling housing		
Clause	Requirement	Proposed
7.3 Street setbacks	The minimum setback for a building wall to the primary and secondary street frontages is 5.5 metres.	<p>Minimum 6.4m setback from the front boundary, which extends approximately 8.4m. The front setbacks are generally consistent with prevailing setbacks in the street. The articulation of front building alignment acts to reduce building bulk and provides opportunity for north facing private open space and primary living areas.</p> <p>The first floor balconies are set back 5.4m from the front boundary which pose a minor extension of 0.1m beyond the required setback. The balconies form a small portion of the overall site frontage (11.75m out of 42.97m) and are</p>

**Table 15: Draft Canterbury Bankstown Development Control Plan 2021
Compliance with setback controls for multi-dwelling housing**

Multi-dwelling housing		
Clause	Requirement	Proposed
7.4 Side setbacks	<p>The minimum setback for a building wall to the side boundary is 0.9 metres</p> <p>Note there is no minimum rear setback requirement contained within the draft DCP controls.</p>	<p>broken into 3 small sections separated by generous setbacks between buildings and walls. The balconies are also a light open construction design to enhance the building street character. Therefore, the non-compliance is considered to be acceptable</p> <p>4.296m – 4.885m side setback from the eastern boundary and 3.648m - 3.858m setback from the western boundary.</p> <p>The proposed carport adjacent to Unit 1 is positioned within the side setback to the eastern boundary. As per the draft DCP, lightweight carports may extend beyond the required side boundary setback.</p> <p>Awnings covering the POS areas of Units 1, 2, 5, 7, 10 and 11 also have a minor encroachment within the side setbacks of the buildings. These structures do not have any enclosed walls and have been positioned to achieve usable covered open space area for residents. The small encroachment into the side setback for the open structures is considered appropriate.</p>
Chapter 2.2 Flood Risk Management	<p><u>Floor Level</u> All habitable floor levels to be equal to or greater than the 100-year flood level plus freeboard.</p>	<p>Council has confirmed that the minimum flood habitable flood level of 1 in 100 + 500mm does not apply to the site.</p>

6 Notification, Consultation and Consideration of Responses

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

6.1 Council Notification

In accordance with section 108C of the Housing SEPP, City of Canterbury Bankstown was notified of the development by letter dated 10 August 2022 (refer to **Appendix B**). The notification response period formally closed on 4 September 2022 and Council responded to the notification by email dated 27 September 2022, with primary matters raised outlined in **Table 16** below. A response is provided in relation to the comments and matters raised in Council's letter and where appropriate, these matters have been addressed in the Identified Requirements in **Appendix C**.

Table 16: Issues raised in Council submission	
Issues raised	Response
<i>The power pole adjacent to the eastern driveway is too close to the driveway. It shall be 0.6m away from the driveway in accordance with Council development engineering standards.</i>	The location of the driveway has maintained the existing layback shape and form, which placed the driveway in its current location. The driveway can be straightened on the side of the power pole and shifted an additional 150mm which would move the driveway 645mm clear off the power pole. These adjustments are minor and can be incorporated into the design. Refer to Identified Requirement No. 80.
<i>The proposed street pit shall be a gully inlet pit and be 1m away from the existing driveway. The plans shall be amended to demonstrate where this pit will connect to including levels. A long section for the street drainage pit to the downstream pit is to be provided to demonstrate fall.</i>	The hydraulic engineer has confirmed that "The council request is reasonable, and we can incorporate it into our plans". Refer to Identified Requirement No. 81.

6.2 Notification of Occupiers of Adjoining Land and Other Persons

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

Advice was sought from Council regarding additional persons or property that should be notified of the development via an email dated 29 January 2021. Council provided an email response on 5 February 2021 requesting landowners in addition to occupants are notified of the proposal. Council otherwise deemed the extent of notification as adequate. **Figure 16** illustrates the properties in which the occupiers and landowners were notified of the development.



Figure 16 – Map of Properties Notified of the Proposed Development (Source: LAHC)

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

No submissions from occupiers of adjoining lands were received.

6.3 Notification of Specified Public Authorities

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

7 Review of Environmental Factors

Environmental factors associated with the proposed activity in terms of location, character, bulk and density, privacy, solar access and overshadowing have been considered in accordance with the provisions of the Housing SEPP and discussed in Section 5.2.5 of this REF. A review of other environmental factors associated with the proposed activity, and the measures required to mitigate any adverse impacts to the environment, are provided below.

7.1 Traffic & Parking

A total of 5 surface car parking spaces for residents, including 3 accessible spaces, will be provided on site. One of the accessible spaces has been dedicated to Unit 1 with a separate driveway provided for vehicle access to this space which is accommodated in a carport. The level of provision of on-site car parking will satisfy the parking requirements set out in the Housing SEPP for developments carried out by LAHC. Unrestricted street parking is available on Methuen Parade to accommodate any overflow parking demand generated by the proposed development.

Proposed on-site parking provision (5 spaces) exceeds the Housing SEPP requirement by two spaces.

The Traffic and Parking Assessment Report (**Appendix L**) indicates that the projected nett increase in traffic as a consequence of the proposed seniors housing development is negligible and highly unlikely to have any detrimental impact on the operation of the surrounding road network. The proposed minor increase in traffic can be accommodated within the capacity of the existing local street network.

The Traffic and Parking Assessment examined the adequacy of the two vehicle accesses. Both driveways comply with the minimum width requirements specified within AS2890.1 respective of the number of spaces each vehicle access is servicing. The driveway servicing the single car space dedicated to Unit 1 has been provided with a vehicle access arrangement consistent with that required for a residential dwelling house and is considered compliant with the relevant Australian Standards.

The Traffic and Parking Assessment indicates that the single lane internal driveway servicing 4 car spaces is suitable based on an assessment of projected vehicle movements. The 4 vehicle movements would generate 2 vehicles exiting the site and 1 vehicle entering the site and vice versa during peak periods. The vehicle access is 3.2m and considered suitable by the Traffic consultant to accommodate one-way flow. A passing bay at the site entry and exit is also provided minimising the need for motorists to reverse on to Methuen Parade or queue on the road. Considering the above, the vehicle access configuration is considered adequate to service the proposed development.

Mitigation measures

No mitigation measures are required.

7.2 Flora and Fauna

An Arboricultural Impact Assessment has been prepared for the site by Advanced Treescape Consulting (**Appendix F**). The report considers 13 trees, 8 of which are located within the subject site, 2 are located within adjoining properties and the remaining 3 are street trees in the Methuen Parade road reserve.

The report recommends the removal of 8 existing trees that are either located within the proposed development footprint and would be impacted by an unavoidable major encroachment within the tree protection zone or fail the Visual Tree Assessment. Trees 4-6 and 8-12 will be impacted by the building, stormwater infrastructure, car parking and letterbox / garbage area within the site. Trees 6, 10 and 12 also fail the Visual Tree Assessment and are not suitable to be considered for retention.

The report also recommends retention and protection of 5 existing trees (Trees 2, 3, 13, 14 and 15) within adjoining properties and in the road reserve.

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

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

Mitigation measures

Retained trees are to be protected in accordance with the Tree Protection Plan contained within the Arboricultural Impact Assessment (refer **Appendix F**). Tree Protection Zone fencing is required to be erected for all three trees being retained within the road reserve prior to commencement of works (refer to Identified Requirement No. 44).

7.3 Heritage (European / Indigenous)

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

Aboriginal Heritage

An Aboriginal Heritage Information Management System (AHIMS) search, dated 17 October 2022 (**Appendix M**) 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 (No.46) 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 Council's Section 10.7(2) & (5) Planning Certificates and the likelihood of any heritage relics being discovered during excavation / construction is considered to be minimal.

Mitigation Measures

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

7.4 Soils / Contamination / Acid Sulfate Soils / Salinity

Geotechnical

A Site Investigation Report, prepared by SMEC Testing Services indicates the following:

The subsurface conditions consist of topsoil overlying silty clays and weathered shale. The topsoil was present in all boreholes to depths of 0.3 to 0.4 metres. In BH2 and BH5, hand auger refusal occurred at depths of 0.6 and 0.7 metres. In the remaining boreholes, silty clays underlie the topsoil and are present to depth of 2.5 and 3.0 metres. The strength of these materials vary between stiff and very stiff. In BH1 and BH3, weathered shale underlies the soils to the depth of drilling, 3.0 metres.

No groundwater was observed in the boreholes during the fieldwork.

Mitigation Measures

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

Contamination

The site is located within a developed residential area of Riverwood, which has a history of residential uses. LAHC historical layout plan No. L10897 (**Appendix O**) indicates that the area was being developed for residential purposes from as early as 1947. Given the long-term continuous use of the land for residential purposes, the highly disturbed nature of the site, and given that the Section 10.7 Planning Certificates (**Appendix A**) have not identified the site as being potentially contaminated, it is unlikely that the subject land is affected by contamination.

Mitigation Measures

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

Acid Sulfate Soils

According to Council's Section 10.7(2) & (5) Planning Certificates, the land is not affected by acid sulfate soils under the CLEP2012.

Mitigation Measures

No mitigation measures are required.

Salinity

The Site Investigation Report prepared by SMEC Testing Services, (refer to **Appendix J**), indicates that the site soils are consistent with the presence of non-saline soils.

Mitigation Measures

No mitigation measures are required.

7.5 Drainage / Flood Prone Land / Hydrology/ Water Quality

Drainage

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 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.

Flood Prone Land

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 Stormwater System Report issued by Council confirms that the development site is not affected by 100 year ARI flooding, however the site will be subject to stormwater inundation from this overland flowpath during large storm events as per the Salt Pan Creek Catchment Overland Flow Study (refer to **Appendix Q**).

The site is mapped as:

- Being affected by the Probable Maximum Flood (PMF) event in portions of the site (noting on the 10.7 Certificate Lot 51, No. 40 Methuen Pde, is not identified as being within the PMF);
- Being within the 'Low Risk' categorisation of Flood Hazard;
- Having a flood categorisation of Flood Fringe and possibly some small portions of Flood Storage; and
- Having a maximum water depth during a PMF event of between 0.15m and 0.29m

Council have confirmed that the minimum flood habitable flood level of 1 in 100 + 500mm do not apply to the site however the proposed development will need to comply with the CDCP2012, refer to **Section 5.3.2** above.

Hydrology & Water Quality

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 (No.s. 6-9, 14, 34 & 72) have been recommended to ensure that stormwater drainage is managed in accordance with legislative requirements.

7.6 Bushfire Prone Land

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

Mitigation Measures

No mitigation measures are required.

7.7 Noise and Vibration

During Demolition / Construction

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

During Occupation

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

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

Mitigation Measures

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

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

Appropriate standard Identified Requirements (No.s. 2, 58 & 60) have been applied to ensure compliance with the above mitigation measures.

7.8 Air Quality

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

Mitigation Measures

Appropriate standard Identified Requirements (No.s. 64 & 65) have been applied that will satisfactorily mitigate any potential or adverse impacts on air quality.

7.9 Waste Minimisation

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

During Demolition

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

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

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

During Construction

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

- concrete, bricks and tiles will be recycled offsite at an approved building recycling facility;
- timber shall be re-used on site, where possible, or mulched or sent to second hand suppliers;
- plasterboard shall be returned to the supplier for recycling if possible or sent to an approved building waste collection facility; and
- metal offcuts from gutter and downpipes, etc. shall be recycled wherever possible.

During Occupation

General and non-recyclable waste will be disposed of in Council's standard waste storage bins located in the garbage storage enclosures and collected by Council's waste services from the bin storage area.

Paper / metal / glass will be disposed of in Council's standard waste recycling bins to be located in the garbage storage enclosures and collect by Council's waste services from the storage area.

Mitigation Measures

Standard Identified Requirements (No.s. 39b, 48-54) are recommended to ensure construction/demolition waste is appropriately managed and disposed of.

A standard Identified Requirement (No. 45) is recommended to require the preparation of a final waste management plan for the demolition, construction and occupation phases of the development.

7.10 Resource Use & Availability

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

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

The proposed development is for replacement of existing housing that has reached the end of its economic lifespan. The proposed development will provide contemporary housing that will satisfy current State Government environmental sustainability requirements, particularly through improved

energy and water efficiency. These factors will ensure reduced depletion and degradation of natural resources in the long term.

Mitigation Measures

No mitigation measures are required.

7.11 Community / Social Effects

The proposed development will generate a number of positive community and social effects.

The proposed development will:

- assist LAHC in meeting its significant, long-standing and continually-growing demand for social housing in the Canterbury Bankstown local government and surrounding area wherein the expected waiting time for a 1 bedroom dwelling is 5-10 years and for a 2 bedroom dwelling is 10+ years, as at 30 June 2021 (CS10 Riverwood Allocation Zone), see **Figure 17**;
- 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.

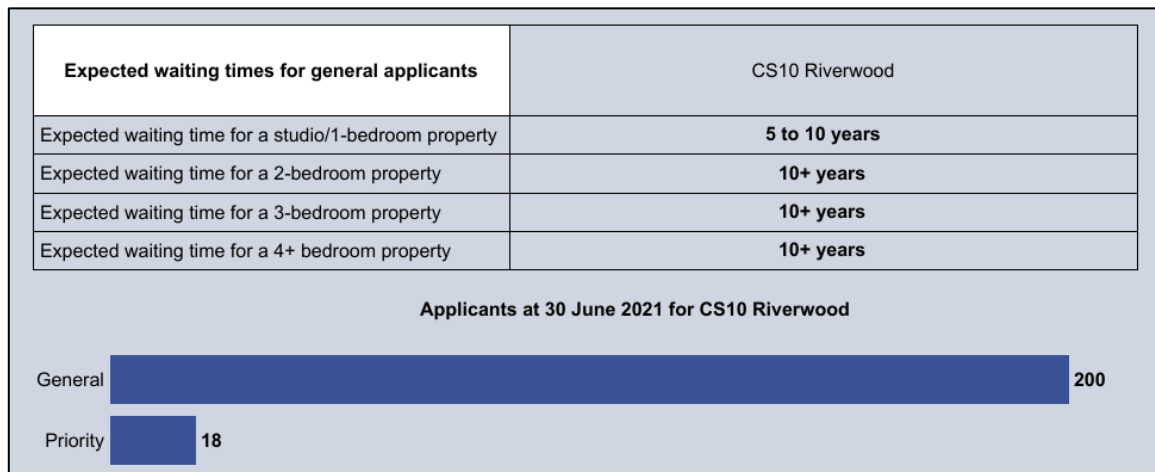


Figure 17 – Waiting times for Social Housing - CS10 Riverwood Allocation Zone (Source: NSW Communities and Justice)

Mitigation Measures

No mitigation measures are required.

7.12 Economic Impact

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

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

- on-going consumption from new/ additional households;
- the reduced maintenance costs of the newer housing; and
- savings associated with improved energy and water efficiency.

Mitigation Measures

No mitigation measures are required.

7.13 Cumulative Impact Assessment

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

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

Mitigation Measures

No mitigation measures are required.

8 Conclusion

8.1 Summary of Key Issues Raised in Assessment

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

The proposed activity has been considered in terms of the provisions of Section 5.5 of the EP&A Act and Section 171 of the EP&A Regulation. In this regard, it should be noted that 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, CLEP2012, 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 one and two bedroom seniors housing dwellings in the local area. Therefore, the proposed development is clearly in the public interest.

8.2 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 **Appendix C** of this REF.

APPENDIX A – SECTION 10.7(2) & (5) PLANNING CERTIFICATES

APPENDIX B – NOTIFICATION & CONSULTATION

APPENDIX C – IDENTIFIED REQUIREMENTS

APPENDIX D – SENIORS LIVING POLICY: URBAN DESIGN GUIDELINES FOR INFILL DEVELOPMENT

APPENDIX E – DEVELOPMENT PLANS

APPENDIX F – ARBORICULTURAL IMPACT ASSESSMENT

APPENDIX G – ACCESSIBILITY REPORTS

APPENDIX H – BASIX & NATHERS CERTIFICATES

APPENDIX I – BUILDING CODE OF AUSTRALIA COMPLIANCE ASSESSMENT REPORT

APPENDIX J – SITE INVESTIGATION (GEOTECHNICAL) REPORT

APPENDIX K – WASTE MANAGEMENT PLAN

APPENDIX L – TRAFFIC & PARKING ASSESSMENT

APPENDIX M – AHIMS SEARCH

APPENDIX N – SAFETY IN DESIGN REPORT

APPENDIX O – TITLES & DP

APPENDIX P – COMPLIANCE CERTIFICATES & CHECKLISTS

APPENDIX Q – STORMWATER SYSTEM REPORT