

# REVIEW OF ENVIRONMENTAL FACTORS

Construction of a manor house containing 4 x dwellings (2 x 2 bedroom and 2 x 3 bedroom) with surface parking for 4 vehicles, associated landscaping, fencing and civil works

at

16 Lowana Street, Villawood

Lot 634 in DP 36612

June 2024



LOWANA STREET PERSPECTIVE



# Acknowledgement of Country

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

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REVIEW OF ENVIRONMENTAL FACTORS

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*On February 1 2024, Homes NSW, a division of the Department of Communities and Justice (DCJ) was formed. It has brought together the housing and homelessness services of DCJ with the NSW Land and Housing Corporation (LAHC), Aboriginal Housing Office (AHO) and key worker functions from across government under one roof.*

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The following register documents the preparation and issue of this Part 5 Review of Environmental Factors (REF), prepared by Homes NSW.

No	Date	Version	Change since last version	Pages
1	May 2024	1	Initial version	All
2	June 2024	2	Manager's review	Various
3	June 2024	3	Director's review	Various

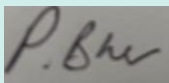
## DOCUMENT SIGN-OFF

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Having prepared the Review of Environmental Factors: <ul style="list-style-type: none"><li>I have declared any possible conflict of interests (real, potential or perceived) to the a/Executive Director of Strategy and Origination, Housing Portfolio, Homes NSW.</li><li>I do not consider I have any personal interests that would affect my professional judgement.</li><li>I will inform the a/Executive Director of Strategy and Origination, Housing Portfolio, Homes NSW as soon as I become aware of a possible conflict of interest.</li></ul>	
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I certify that I have reviewed and endorsed the contents of this REF document, and, to the best of my knowledge, it is in accordance with the EP&A Act, the EP&A Regulation and the Guidelines approved under clause 170 of the EP&A Regulation, and the information it contains is neither false nor misleading.	
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Name: Peta Baker

Designation: Acting Director, Portfolio Services, Homes NSW



Signature:

Date: 11/06/2024

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# 1 Executive Summary

The subject site is located at 16 Lowana Street, Villawood NSW 2163 and is legally described as Lot 634 in Deposited Plan 36612. The proposed activity is described as follows:

*Tree removal and construction of a manor house comprising 4 units (2 x 3-bedroom and 2 x 2-bedroom units) and associated works including at-grade parking for 4 vehicles, landscaping, fencing and civil works.*

The proposed activity is permitted on the site pursuant to 3B.1A *Development for the purposes of manor houses*, of *State Environmental Planning Policy (exempt and Complying Development Codes) 2008* and can therefore be carried out by the NSW Land and Housing Corporation without consent under the provisions of Chapter 2, Part 2, Division 6 of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) as it does not exceed either 11m in height or a floor space ratio of 0.65:1, proposes less than 75 dwellings and provides the required amount of parking for development that is in an accessible area.

Demolition of the existing single storey brick building and two associated structures at the site has not been considered as part of the proposed activity. Separate approval for the demolition of these is to be obtained via a Complying Development Certificate (CDC) or a development consent.

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 has identified and considered the following:

- from an analysis of the environmental impacts associated with the proposed development activity, it has been determined that preparation of an Environmental Impact Statement is not required;
- from a review of environmental impacts resulting from the proposed development activity it has been determined that, subject to implementation of mitigation measures to be incorporated as Identified Requirements of determination, the activity will not have any significant adverse impact on the environment;
- The proposal will not have any effect on matters of national significance and approval of the activity under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* is not required;
- the design of the proposed activity has adequately taken into consideration the design principles and requirements in *Good Design for Social Housing* and *NSW Land and Housing Corporation Design Requirements*;
- the site planning and design of the proposed activity adequately address the applicable local environmental planning and development control controls of City of Canterbury Bankstown Council;
- a BASIX certificate and NatHERS certificate and stamped plans have been submitted for the proposed activity demonstrating compliance with the State Government's environmental sustainability targets;
- there are no separate approvals, authorisations or notifications required in relation to the proposed development activity prior to determination under Part 5 of the EP&A Act or under any other Acts; and
- City of Canterbury Bankstown Council and occupiers of adjoining land were notified of the proposed activity under the provisions of the Housing SEPP. A response was received from Council dated 2 May 2024. Comments on the response are provided in Section 7.1 of this REF. No submissions from the adjoining land owners or occupiers were received.

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

## 2 Introduction

This Review of Environmental Factors (REF) under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) is for an activity involving tree removal and the construction of a manor house comprising 4 units (2 x 3-bedroom and 2 x 2-bedroom units). One driveway crossing will be constructed and a total of 4 car parking spaces are proposed at the rear of the site. Landscaping and new fencing is proposed along with civil works.

The subject activity will be carried out by, or on behalf of, LAHC and is 'development without consent' under the Housing SEPP.

This REF has been prepared by Homes NSW (LAHC) in satisfaction of the provisions of Part 5 of the EP&A Act and relevant provisions of Part 8 of the EP&A Regulation.

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

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

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

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

---

### 2.2 Assessment Methodology

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

- Section 10.7 Planning Certificates were obtained for the subject lot. The zoning was confirmed against the current applicable environmental planning instrument, which is the *Canterbury Bankstown Local Environmental Plan 2023* (CBLEP 2023);



- it was determined that manor houses are ‘permitted with consent’ in the R3 zone pursuant to 3B.1A *Development for the purposes of manor houses, of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, and can be carried out ‘without consent’ under the provisions of Housing SEPP 2021;
- a desktop analysis and investigation of the site and surrounds was undertaken to determine the suitability of the site for the proposed development activity, including a site visit on 23 May 2023, taking into account the existing site conditions, constraints and local context;
- relevant local planning controls and State and Commonwealth Government legislation were considered in the environmental assessment of the proposed development activity;
- an environmental impact analysis was undertaken to determine if an Environmental Impact Statement was required;
- potential environmental impacts identified in the analysis and measures to mitigate these impacts were subsequently discussed in this Review of Environmental Factors; and
- Identified Requirements incorporating the mitigation measures for undertaking the proposed development activity were identified for inclusion in the recommendation for approval of the activity.

## 3 Existing Site & Locality

### 3.1 Existing Site

The site is located in the suburb of Villawood within the Canterbury Bankstown local government area (LGA) and comprises one residential allotment. A location plan is provided at **Figure 1**.

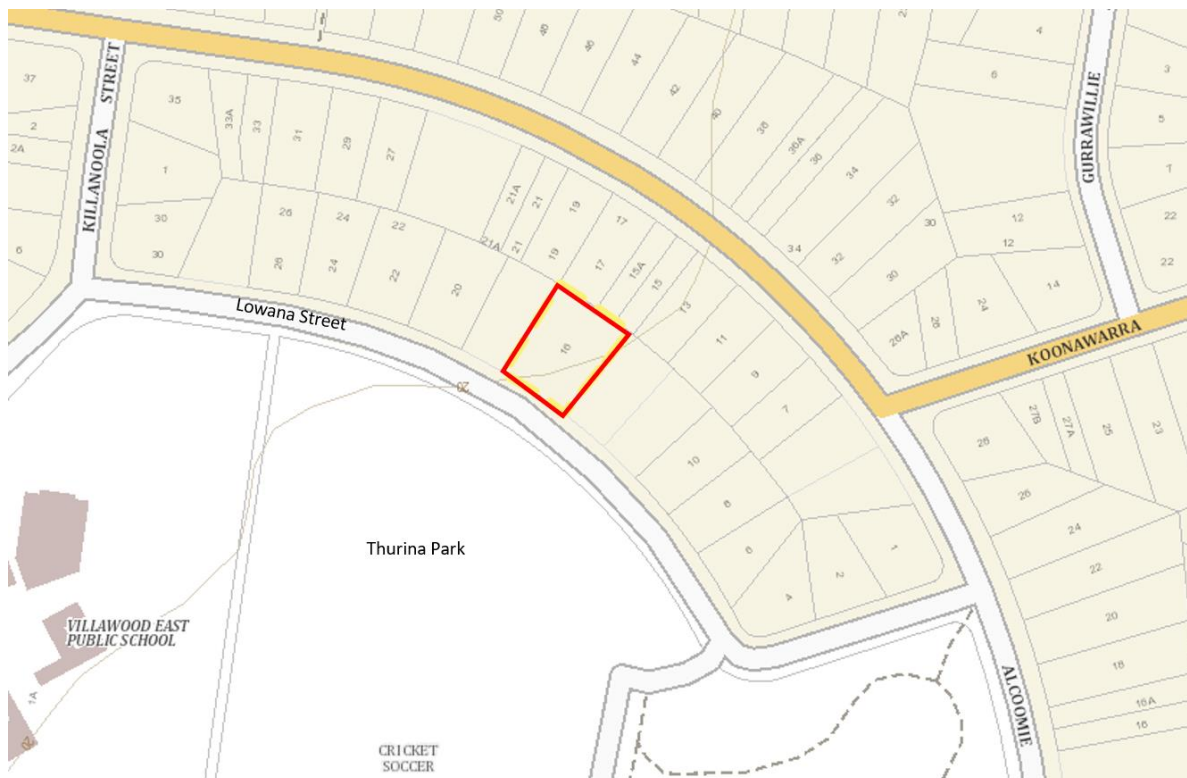


Figure 1 Location Plan (Source: NSW ePlanning Spatial Viewer 02 April 2024)

The subject site is a rectangular shaped allotment comprised of one lot, legally described as Lot 634 in DP 36612. The site has a total site area of 967.5m<sup>2</sup>, with a southern boundary frontage to Lowana Street of 25m. It has an eastern side boundary of 35.8m and a western side boundary of 34.9m (refer to the submitted Survey Plan in **Appendix D**).

The topography of the subject site falls approximately 0.4m as measured from the eastern boundary (RL24.56) to the western boundary (RL24.16) with a moderate degree of cross fall to the north.

The site currently contains a single storey brick dwelling including associated outbuildings, hard paved areas and open garden areas. There is a sewer that runs along the rear boundary of the site.

A copy of the Section 10.7(2) & (5) Planning Certificates (Nos 20241300) dated 22 February 2024 is provided in **Appendix F**.

The site contains several trees, identified as exotic, Australian native and locally endemic species on the site (refer to Arboricultural Report provided in **Appendix I**). A total of 7 tree were assessed including 2 trees within the council's reserve in front of the site and 5 trees within the site. Only one tree was identified as high retention value (Tree 6, *Eucalyptus Sideroxylon*, Mugga Ironbark) located at the rear of the site along the rear boundary. One tree is identified as dead and a priority for removal (Tree 7, *Eucalyptus Saligna*, Sydney Blue Gum) and this is located also along the rear boundary of the site. Three trees are identified as medium retention value (Trees 3, 4 and 5).

All services are available to the site, including water, electricity, sewer and gas.

Site Photograph provided below in Figure 2.



Figure 2 Subject site viewed from Lowana Street. Source: Site visit photo (May 2023)



## 3.2 Neighbouring Development and Locality

The site is located within an established residential area characterised by mainly detached single and double storey dwelling houses to the east, west and north. The site has boundaries to 5 residential lots (refer to **Figure 3**).

The adjoining properties to the north-east along the rear boundary of the site are 15, 15A and 17 Alcoomie Street. Numbers 15 and 15A Alcoomie Street are two storey dual occupancy dwelling houses and 17 Alcoomie Street is a single storey dwelling.

To the eastern boundary is 14 Lowana Street, a large two storey dwelling with secondary dwelling and swimming pool at the rear (see Figure 4).

To the western boundary is 18 Lowana Street. Until recently this was a single storey dwelling (see Figure 5), however it has recently been demolished and has consent for construction of a two-storey dwelling with secondary dwelling and swimming pool (currently under construction).

On the opposite side of the Lowana Street is a large recreational area known as Thurina Park (see Figure 6).

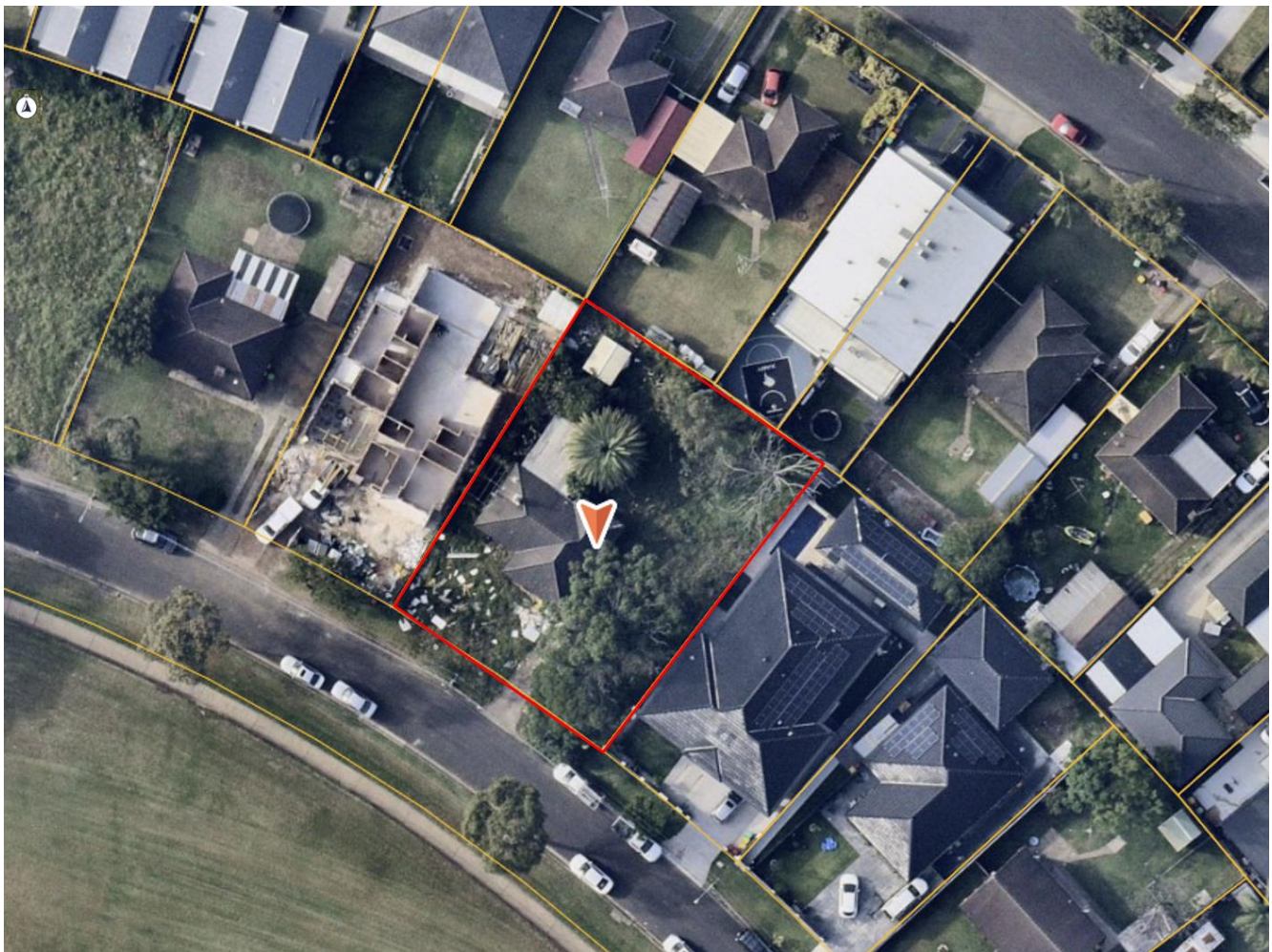


Figure 3 Aerial view of subject site (highlighted in red). Source: Nearmap (March 2024)





Figure 4 No. 14 Lowana Street to the east of the site. Source: Site Visit Photo (May 2023)



Figure 5 No. 18 Lowana Street to the western boundary of the site (prior to demolition). Source: Site Visit Photo (May 2023)





Figure 6 Photograph showing Thurina Park located opposite the site. Source: Site Visit Photo (May 2023)



Figure 7 Photograph showing the properties 15 and 15A located to the rear of the site. Source: Site Visit Photo (May 2023)

## Access to Services – Shops and Transport

The subject site is located approximately 2km from Chester Square Shopping Centre featuring a medical centre, pharmacies, newsagents and a Woolworths supermarket.

### Train Station

Leightonfield Train Station is located approximately 1.4km to the north of the site.

### Bus Stops

The closest bus stops are located on Alcoomie Street (ID 216375 & ID216361). The stops are located approximately 213m to 230m from the site. There is not a pedestrian pathway provided all the way. Nevertheless, the route is considered to be one that can be safely walked by a pedestrian using, as far as reasonably practicable, public footpaths and pedestrian crossings.

The stops are serviced by Routes 905 (Bankstown to Fairfield) and S4 (Chester Hill to Fairfield), at frequency of at least one service every hour from 6am to 9pm Monday to Friday and 8am to 6pm on Saturdays and Sundays. Therefore, the site is located and serviced by buses as per the definition of an 'Accessible Area' (c) in the Housing SEPP and is an accessible area:

*Accessible area means land within -*

*(c) 400m walking distance of a bus stop used by a regular bus service, within the meaning of the Passenger Transport Act 1990, that has at least 1 bus per hour servicing the bus stop between –*

*(i) 6am and 9pm each day from Monday to Friday, both days inclusive, and*

*(ii) 8am and 6pm on each Saturday and Sunday. (Housing SEPP)*

## 4 Project Description

The proposed activity can be described as follows.

---

### 4.1 Demolition

The proposed activity does not include the demolition of the existing single storey brick building with tile roof and two associated structures at the rear, including a shed and a clad building with a metal roof. (refer to **Appendix A**).

Separate approval for the demolition of the existing dwelling is to be obtained via a Complying Development Certificate (CDC) or a development consent (Identified Requirement 23).

---

### 4.2 Removal of Trees

There are 5 trees within the site (Tree No. T3, T4, T5 and T6 and T7). Of these trees, 3 are proposed to be removed (Tree No. T4, T5 and T7 – refer to Arboricultural Impact Assessment in **Appendix I**). As per the report, they are to be removed as they are either exempt or dead (Tree No. T5 and T7) or suffered from past pruning with substantial tip dieback and located within the site in a position where they cannot be retained due to the proposed building footprint, where encroachment will have an adverse impact on roots for viability and stability (Tree No. T4).



More appropriate tree plantings 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 B**).

## 4.3 Proposed Dwellings

A total of 4 dwellings are proposed within the manor home, comprising of 2 x 3-bedroom and 2 x 2-bedroom units. A total of 4 car parking spaces are proposed at the rear of the site, accessed by a new driveway.

Each unit will be provided with its own enclosed private open space area, in the form of alfresco landscaped areas and balcony areas. All these areas are directly accessible from the living areas in each unit with additional private open space provided from the bedrooms located at the front of the building. All units have been designed with a Liveable Housing Rating of Silver. Reverse cycle air conditioning will be provided to the living areas of each dwelling to assist with climate control, as well as photovoltaic systems to offset energy costs.

Cut and fill is proposed to provide a level building platform, with levels indicated in the Cut and Fill Plan (refer to **Appendix A**). Cut is generally limited to the western side of the site, with fill proposed for the footprint of the building.

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

A new 1.8m high metal fence is proposed along the side and rear boundaries, dropping to 1.5m high along the western side boundary closer to the street frontage. Along the frontage of the site will be a dwarf rendered wall with planting behind.

Figures 8 to 11 include extracts from the architectural plans illustrating the proposed development.

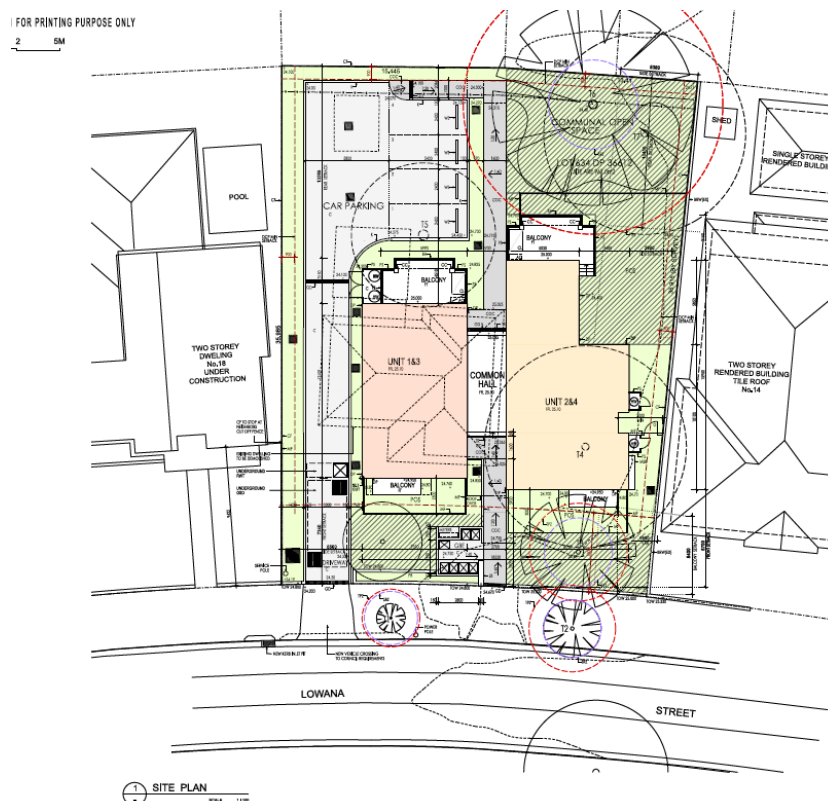


Figure 8 Extract of Site Plan (Source DKT Studio)

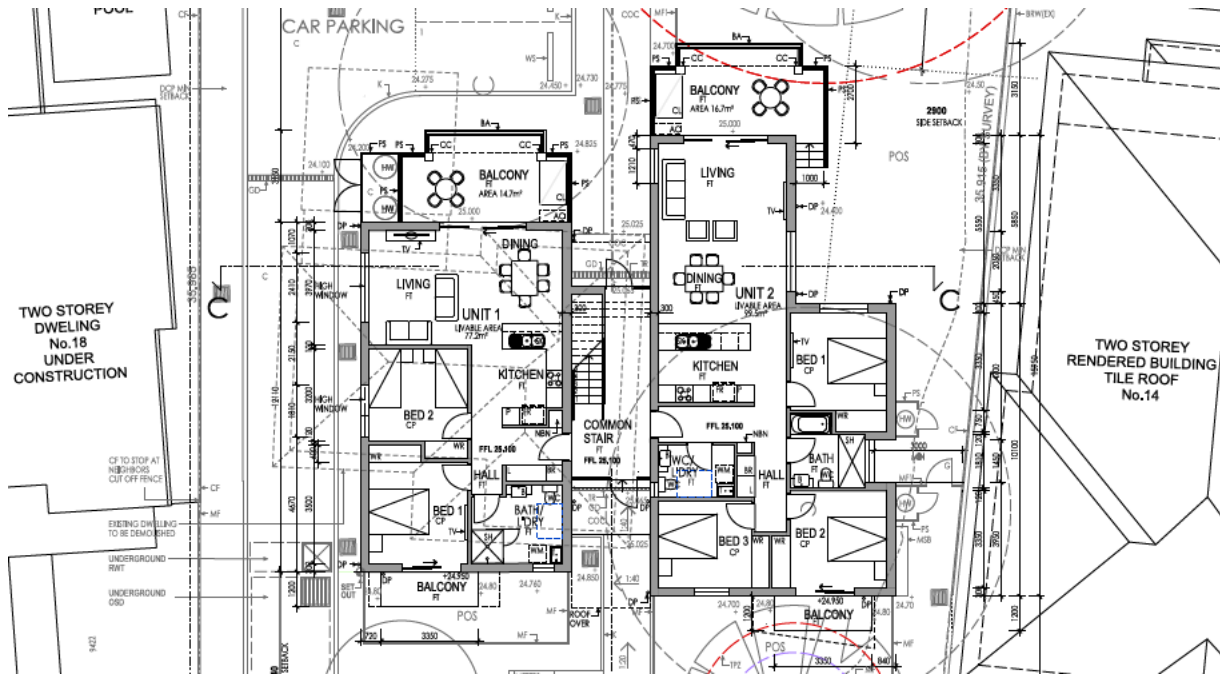


Figure 9 Extract of Ground Floor Plan (Source DKT Studio)

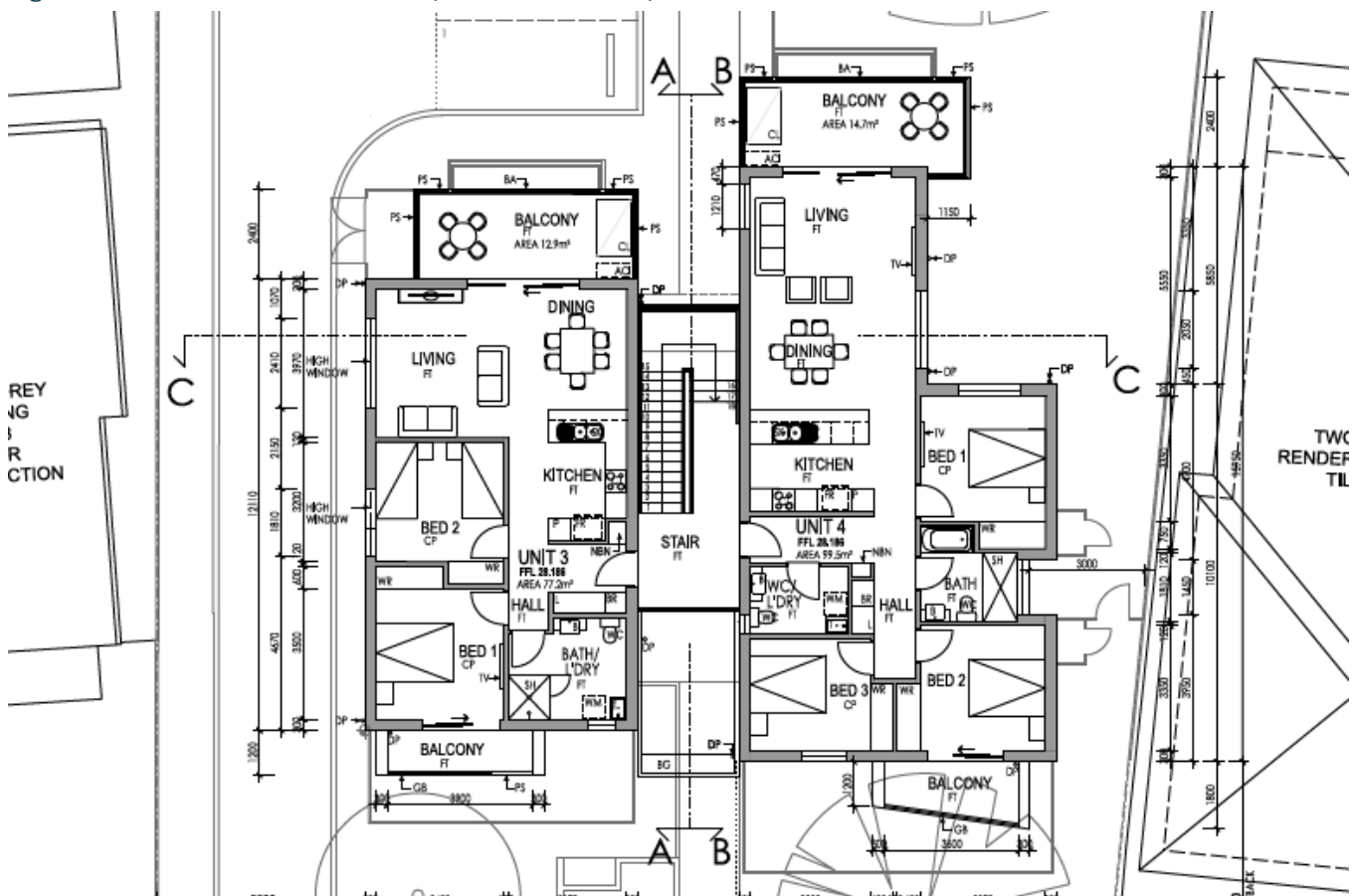


Figure 10 Extract of First floor Plan (DKT Studio)



Figure 11 Extract of Plans showing Lowana Street Perspective (Source DKT Studio)

## 4.4 Supporting Information

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

Table 1: Supporting Information

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd-mm-yyyy]:	Prepared by:
Architectural				
Cover page	A00	C	20-02-2024	DKT Studio
Site and Block Analysis	A01	C	20-02-2024	DKT Studio
Site Plan	A03	C	20-02-2024	DKT Studio
Ground Floor Plan	A04	C	20-02-2024	DKT Studio
First Floor Plan	A05	C	20-02-2024	DKT Studio
Roof Plan	A06	C	20-02-2024	DKT Studio
Elevations and Sections	A07	C	20-02-2024	DKT Studio

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd-mm-yyyy]:	Prepared by:
Sections and Fence Details	A08	C	20-02-2024	DKT Studio
Cut and Fill	A09	C	20-02-2024	DKT Studio
GFA Diagram	A10	C	20-02-2024	DKT Studio
Shadow Diagram	A11	C	20-02-2024	DKT Studio
Vertical Shadows	A12	C	20-02-2024	DKT Studio
View From Sun	A13	C	20-02-2024	DKT Studio
Schedule of Finishes	A14	C	20-02-2024	DKT Studio
Notification – Cover Sheet	N01	A	11-03-2024	DKT Studio
Notification - Site/Landscape Plan	N02	A	11-03-2024	DKT Studio
Notification - Development Data	N03	A	11-03-2024	DKT Studio
Notification - Elevations	N04	A	11-03-2024	DKT Studio
Notification -Schedule of Finishes	N05	A	11-03-2024	DKT Studio
Notification -Shadow Diagrams	N06	A	11-03-2024	DKT Studio
Landscape				
Landscape Plan	L01	C	07-03-2024	Andreasens Green / DKT Studio / Ray Fuggle Associates
Civil				
Cover Sheet – Notes and Legends	C01	4	29-05-2024	Greenview Consulting
Ground Floor Drainage Plan	C02	4	29-05-2024	Greenview Consulting
Site Stormwater Details Sheet 1	C03	4	29-05-2024	Greenview Consulting
Council Stormwater GIS Map	C04	3	29-05-2024	Greenview Consulting

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd-mm-yyyy]:	Prepared by:
Notes and Legends	ESM1	3	29-05-2024	Greenview Consulting
Environmental Site Management Plan	ESM2	3	29-05-2024	Greenview Consulting
<b>Survey</b>				
Detail and Levels Survey	36224A01.D WG	Sheet 1 of 2	14-10-2022	Degotardi Smith & Partners
Detail and Levels Survey	36224A01.D WG	Sheet 2 of 2	14-10-2022	Degotardi Smith & Partners
<b>BASIX / NatHERS</b>				
BASIX Certificate	1739347M	-	11-03-2024	Greenview Consulting
NatHERS Certificate	0009291100	-	11-03-2024	Greenview Consulting
<b>Specialist Reports</b>				
Arboricultural Impact Assessment Report	F376	A	12-03-2024	Creative Planning Solutions
BCA Compliance Assessment	P240002(2)	-	12-03-2024	BCA vision
Geotechnical Investigation	22/3592	-	November 2022	STS Geotechnics Pty Ltd
Traffic Impact and Parking Assessment	221048	-	11-03-2024	Greenview Consulting
Livable Housing Australia Assessment Report	22085.1-LHA	-	11-03-2024	Nest Consulting Group
Detailed Site Investigation	23-1551	-	19-12-2023	ECON Environmental
Flood Review	221048	5	11-03-2023	Greenview Consulting
Waste Management Plan	-	-	04-03-2024	DKT studios



## Section 10.7 Planning Certificates – Appendix F

Lot 634 DP 36612 Cert no.20241300, dated 22 February 2024 – City of Canterbury Bankstown Council

## Notification Letters and Submissions – Appendix T

## Design Compliance Certificates – Appendix L

Architect's Certificate of Building Design Compliance – 13-03-2024

Certificate of Landscape Documentation Compliance –11-03-2024

Certificate of Stormwater Documentation Compliance – 11-03-2024

## Title and Deposited Plan – Appendix N

Title Search, Folio: 634/36612, Search date 21-07-2021, First Schedule: LAHC

## AHIMS Search – Appendix H

AHIMS Search, 16 Lowana Street Villawood 2163, search date 05-03-2024

# 5 Zoning and Permissibility

The site is zoned R3 Medium Density Residential under the *Canterbury Bankstown Local Environmental Plan 2023* (CBLEP 2023), in which *multi dwelling housing* is permitted with consent. As such, the proposed activity is permitted on the site pursuant to 3B.1A *Development for the purposes of manor houses, of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

The proposed activity can therefore be carried out by the NSW Land and Housing Corporation without consent under the provisions of Chapter 2, Part 2, Division 6 of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) pursuant to section 42.



Figure 8 Land zoning map (site outlined in red) (Source: NSW Government Planning Portal)

The objectives of the R3 zone, as set out in CBLEP 2023 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.



- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.*
- *To allow for development that provides a suitable visual transition between high density residential areas and low density residential areas.*
- *To ensure suitable landscaping in the medium density residential environment.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To allow for increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling.*
- *To promote a high standard of urban design and local amenity.*

The proposed development provides housing that meets the identified needs of the community and provides a variety of housing types, including 2 and 3 bedroom units, achieving Silver Level Standard Liveable Rating, so will be consistent with the relevant objectives above. The development is in direct response to the communities' immediate need for social and affordable housing in the Canterbury Bankstown LGA.

The development will not hinder the ability of surrounding lands to be developed for the purposes of providing facilities or services to residents. This is achieved by providing adequate side and rear setbacks; and adopting a building design that ensures that there will not be any overlooking or overshadowing issues.

Section 42 of the Housing SEPP permits residential 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 5** in Section 6.5 of this REF demonstrates compliance with the relevant provisions of section 42 of the HSEPP.

## 6 Planning and Design Framework

### 6.1 Environmental Planning and Assessment Act 1979

#### 6.1.1 Duty to consider environmental impact [Section 5.5]

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

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

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

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

### 6.2 Biodiversity Conservation Act 2016 (BC Act)

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

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

### 6.3 Other Acts

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

## 6.4 Environmental Planning and Assessment Regulation 2021

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

For the purposes of Part 5 of the EP&A Act, the factors in **Table 3** and **Table 4** below have been taken into account in considering the likely impact of the proposed activity on the environment. The table and comments made in this section of the REF are not mutually exclusive and are to be read in conjunction with the other sections of the REF dealing with the environmental impacts of the proposed development activity.

Table 3 Environmental Planning and Assessment Regulation 2021 Section 171

Factors to be taken into account concerning the impact of an activity on the environment.	Comment
Is the activity of a kind for which specific guidelines are in force? If so the factors to be taken into account when considering the likely impact of the activity on the environment are those referred to in the guidelines.	No specific guidelines
Is the activity of any other kind for which general guidelines are in force? If so the factors to be taken into account when considering the likely impact of the activity on the environment are those referred to in those guidelines.	Yes - Department of Planning and Environment issued "Guidelines for Division 5.1 assessments" made under Section 170 of the EPA regulation 2021.

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

Guidelines for Division 5.1 assessments require the following Environmental factors to be taken into account:	Relevant?	Impact Assessment		
	YES/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;	NA			
(d) reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality;	NA			
(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;	NA			
(f) impact on the habitat of protected animals (within the meaning of Biodiversity Conservation Act 2016);	NA			
(g) endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air;	NA			
(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	x	
(k) reduction in the range of beneficial uses of the environment;	NA			
(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. <b>[Note 2]</b>	NA			
(q) applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1,	Yes – discussed below in subsection 6.4.2 below			
(r) other relevant environmental factors.	Yes – discussed in Section 7		x	

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

**Note 2:** The *NSW Coastal Planning Guideline: Adapting to Sea Level Rise* provides guidance on considering projected climate change conditions such as sea level rise.

The proposed 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.

## 6.4.2 Strategic Planning Framework

### Future Directions for Social Housing

The NSW Government announced its 10-year vision for social housing on 24 January 2016 called the *Future Directions for Social Housing in NSW*.

The plan has three strategic priorities:

- To provide more social housing.
- To provide more opportunities, support and incentives to avoid and/or leave social housing.
- To provide a better social housing experience.

An identified action to meet the strategic priorities of the plan include increasing redevelopment of LAHC properties to renew and grow supply.

The Future Directions for Social Housing plan sets out the 10-year vision for social housing and future directions for social housing in NSW. The plan identifies the increasing demand for social and affordable housing, with around 51,000 households on the NSW social housing waiting list at 30 June 2022. In relation to the Villawood suburb in the Canterbury Bankstown LGA, which is in the Bankstown allocation zone (GW09), the waiting list for social housing is approximately 2,054, with the wait time for one-bedroom units of between 5 – 10 years, and two-bedroom units 10 + years.

The proposed manor house development is in direct alignment with the *Future Directions for Social Housing* actions, particularly increasing development of LAHC properties to renew and grow supply and is therefore consistent with the strategic priorities of the plan.

## Greater Sydney Region Plan – A Metropolis of Three Cities

*The Greater Sydney Region Plan: A Metropolis of Three Cities* was prepared by The Greater Sydney Commission and released in March 2018. The Plan replaces A Plan for Growing Sydney and is the primary strategy document guiding the growth and development of Greater Sydney.

The Greater Sydney Regional Plan identifies the need for a greater and better supply of supported and/or subsidised social housing, one way being through urban renewal of areas with existing social housing which provide good access to public transport.

The proposed development is considered to contribute to the objectives of the Greater Sydney Region Plan by replacing older housing stock with additional high-quality self-contained social housing units in an accessible area.

## South District Plan

The Greater Sydney Commission's District Plans were released in March 2018 and are a guide for implementing the Greater Sydney Region Plan at a district level. The District Plans are a 20-year strategy document providing a link between the Region Plan and local planning.

The subject site is located within the *South District*.

Planning priorities described in the District Plan and relevant to the proposed development are noted below.

**Planning Priority S4** – Fostering healthy, creative, culturally rich and socially connected communities.

One action to achieve the above Planning Priority is to create communities where social housing is part of the same urban fabric as private and affordable housing, has good access to transport and employment, community facilities and open spaces which can therefore provide a better social housing experience.

The proposed manor house will integrate well into the existing community and address housing needs for affordable rental housing, in a location well located to bus services that provide access to shops, medical, recreation and community services and facilities. The well-designed self-contained units will improve the quality of housing on the site, result in an enhanced streetscape outcome through a high-quality architectural design and therefore provide a better social housing experience for residents and the wider community.

**Planning Priority S5** – Providing housing supply, choice and affordability, with access to jobs, services and public transport.

This planning priority seeks to provide additional affordable housing in a mix of dwelling types in accessible locations close to frequent public transport, employment opportunities and community facilities. The plan identifies the opportunity to further create additional housing within existing neighbourhoods to ensure integration and community affiliation for residents. The District Plan highlights opportunities for urban renewal that aligns with investment in regional and district infrastructure.

The proposed manor house development will be integrated into the existing community in a location where there is good access to public transport and employment hubs as well as community facilities. The well-designed residential units will improve the use of the site by replacing the old single dwelling with an enhanced streetscape outcome through high quality architectural design and an improved landscape setting.

## Canterbury Bankstown Local Strategic Planning Statement – Connective City 2036

The Canterbury Bankstown Local Strategic Planning Statement – *Connective City 2036* (LSPS) was adopted by Canterbury Bankstown Council in March 2020. The LSPS:

- provides a 20-year plan to guide renewal and growth to accommodate a population of 500,000 residents and 165,000 workers and visitors by 2036;

- identifies a suite of initiatives needed to plan for a successful and prosperous city over the medium and longer term; and
- includes priorities and actions to achieve the vision for the City.

The LSPS identifies 5 Metropolitan Directions that focus on the role of Canterbury-Bankstown in Greater Sydney as a Metropolis of Three Cities. It also identifies 5 City Directions that focus on how Canterbury-Bankstown can support 500,000 people by 2036.

Together with the above Directions, the plan identifies 10 Evolutions that detail the major technical disciplines required to achieve the vision of Connective City 2036. They look at the directions in a more detailed, thematic way. Each evolution closely investigates aspects of the City that will stay the same, or change. Actions and priorities to achieve each Evolution are accompanied by implementation items, and identification of the need for collaboration and prioritisation.

Notably, Evolution 6 seeks to facilitate the provision of housing options in urban and suburban areas in the LGA, with a target delivery of 50,000 new homes to match the aspirations of the South District Plan. The proposed development will be contributing a manor home which will help to increase the diversity of housing options in the Canterbury-Bankstown LGA.

### Canterbury Bankstown Community Strategic Plan – CBCity 2036

The Canterbury Bankstown Community Strategic Plan (CBCity2036) is a vision plan developed with input from over 10,000 community members into the future of the LGA after extensive community engagement. It is an aspiration vision and how to get there under ‘seven destinations.’ The themes are focused around, shaping the future, delivering community assets and services, encouraging growth through partnerships and accountable leadership and administration. The proposed manor home is not in conflict with the CBCity 2036 Community Strategic Plan and will contribute to providing affordable housing within the LGA.

## 6.5 State Environmental Planning Policy (Housing) 2021

### 6.5.1 Development without Consent

Section 42 of the Housing SEPP permits certain development that may be carried out ‘with consent’ to be carried out by the Land and Housing Corporation, as ‘development without consent’ subject to the provisions set out under that section. **Table 5** demonstrates compliance with the relevant provisions of section 42 of the Housing SEPP.

Table 5 Compliance with relevant provisions under sections in Chapter 2, Part 2, Division 6 of Housing SEPP 2021

Provision	Compliance
<b>42 Development to which division applies</b>	
(1) – This Division applies to residential development if -	
(a) the development is permitted with consent on the land under another environmental planning instrument, and	Yes, the proposed activity is permitted on the site pursuant to 3B.1A <i>Development for the purposes of manor houses, of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> .
(b) all buildings will have a height not exceeding the greater of (i) 11m, or (ii) the maximum permissible building height for the land, and	Yes, proposed building height of 8.95m.



Provision	Compliance
(c) all buildings will have a floor space ratio not exceeding the greater of – (i) 0.65:1, or (ii) the maximum permissible floor space ratio for the land, and	Yes, the proposed FSR is 0.395:1.
(d) the development will not result in more than 75 dwellings on a single site, and	Yes, the proposal is for 4 dwellings.
(e) for development on land in an accessible area – the development will result in the following number of 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 – at least 1 parking space, and	Yes. 4 spaces provided. Required = 3 spaces. <ul style="list-style-type: none"> <li>0.5 x 2 (2-bedroom dwellings) = 1 space</li> <li>1 x 2 (3-bedroom dwellings) = 2 spaces</li> </ul>
(f) 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 space, and	N/A as the site is within an accessible area.
(2) This Division also 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 that – (i) that is non-heritage land, and (ii) that is not identified in an environmental planning instrument as being within a heritage conservation area,	The site does not contain a heritage item identified in any environmental planning instrument; or an interim heritage order; or on the State Heritage Register.  The site is not identified in an environmental planning instrument as being within a heritage conservation area.
(b) the subdivision of land and subdivision works.	N/A
(3) This Division does not apply to – (a) development to which Chapter 2, Part 2, Division 5 applies, or (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.	Division 5, Residential flat buildings – social housing providers, public authorities and joint ventures does not apply in this instance.  The subject development is not subject to Part 4 of the Act and no part of the project has been determined under Section 75P (former Part 3A) of the Act.
(4) <i>State environmental planning policy (Transport and Infrastructure) 2021</i> , sections 2.15 and 2.17 apply to the development and, in the application of the sections –	The development is not located in an area that triggers the requirement to notify public authorities other than Council. Refer to Section 7.3 for further details.

Provision	Compliance
<p>(5) In this section –</p> <p><b>former section 75P</b> 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><b>non-heritage land</b> means land that –</p> <p>(a) does not contain a heritage item, and</p> <p>(b) is not the subject of an interim heritage order under the Heritage Act 1977, and</p> <p>(c) is not listed on the State Heritage Register under the Heritage Act 1977.</p>	Noted.
<b>43 Residential development permitted without consent -</b>	
<p>Development for the purposes of residential development to which this division applies may be carried out without consent if the development is carried out by or on behalf of –</p> <p>(a) Landcom, if all dwellings resulting from the residential development are used for affordable housing, or</p> <p>(b) another relevant authority.</p>	Development will be carried out by or on behalf of NSW LAHC.
<b>43A Notification before carrying out development</b>	
<p>(1) Before carrying out development to which this Division applies, the relevant Authority must do the following-</p> <p>(a) request that the council nominate persons who must, in the council's opinion, be notified of the development,</p>	Advice was sought from Canterbury Bankstown Council via an email from LAHC on 14 February 2024, regarding whether any additional persons or properties should be notified of the development in addition to the draft scope of notification prepared. Council advised via email on 21 February 2024 of those property owners it would like notified.
<p>(b) give written notice of the intention to carry out the development to –</p> <p>(i) the council, and</p> <p>(ii) any persons nominated by the council, and</p> <p>(iii) the occupiers of adjoining land,</p>	<p>A letter notifying Canterbury Bankstown Council of the proposed development activity was sent by LAHC on 26 March 2024.</p> <p>Letters notifying occupiers of surrounding land, and those persons nominated by Council of the proposed development activity, were sent by LAHC on the 22 March 2024.</p>

Provision	Compliance
(c) take into account the responses to the notice that are received within 21 days after the notice is given.	<p>Council responded to LAHC's notification by email dated 17 April 2024 seeking a request for an extension of time to finalise their comments. LAHC confirmed an extension of time would be acceptable, requesting comments be received by 3 May 2024.</p> <p>Council responded with their comments to LAHC by email dated 2 May 2024. Responses to Council's comments are provided in Section 7.1 of this REF. No submissions were received from any adjoining occupiers.</p>
(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 carried out.	Noted
<b>44 Considerations before carrying out development</b>	
(1) Before carrying out development to which this division applies, the Aboriginal Housing Office must consider the <i>AHO Design Guidelines NSW</i> , published by the Aboriginal Housing Office in January 2020.	N/A - the proposed development will be undertaken by or on behalf of LAHC.
<p>(2) Before carrying out development to which this division applies, the Land and Housing Corporation must consider —</p> <p>(a) Good Design for Social Housing, published by the Land and Housing Corporation, in partnership with the Government Architect NSW, in September 2020, and</p> <p>(b) the NSW Land and Housing Corporation Design Requirements, published by the Land and Housing Corporation in February 2023.</p>	Refer to subsections 6.5.2 and 6.5.3 of this report, which detail that consideration has been given to, and that the development is satisfactory, in regard to these documents.
(3) Before carrying out development to which this division applies, Landcom must consider the <i>Landcom Affordable Housing Design Guideline</i> , published by Landcom, in partnership with the Government Architect NSW, in November 2023.	N/A

## 6.5.2 Good Design for Social Housing

Good Design for Social Housing establishes the four key goals and their underpinning principles to delivering better social housing outcomes for NSW.

Clause 44(2)(a) of the Housing SEPP requires the applicable authority to consider the relevant provisions of the Good Design for Social Housing policy (September 2020) when assessing a proposed residential development under Part 2, Division 6 of the Housing SEPP.

The following assessment against the Good Design for Social Housing demonstrates that the proposed development has adequately considered the goals and principles outlined. Each goal is individually addressed below.

## **Wellbeing**

The proposed development supports the wellbeing of future tenants by providing safe and accessible housing where residents have privacy and feel safe. The floor plan design allows for future adaptation to accommodate the changing needs of tenants over time, and allowing them to age in place, with 2 (ground floor units) having been designed with a Liveability Rating of Silver.

The development incorporates passive and active sustainable design, durable and low maintenance materials and appropriately sized units to reduce running costs. The proposal achieves a high NatHERS rating with an average of 7.6 stars - which exceeds the minimum targets set by LAHC. The proposed building accommodates 36 solar panels and will be used to offset energy use in the development. PV solar panels are positioned on the roof elevations to maximise solar gains. Air conditioning is proposed to enable living areas to be climate controlled to ensure comfortable living for residents.

Each unit is provided with an area of private open space that accommodates a paved area for outdoor dining and attractive gardens planted with low maintenance species at ground level. High quality landscaping across the site will enhance the amenity for residents.

Ample parking is provided to residents, and pedestrian access through the site is highly accessible and has good passive surveillance.

## **Belonging**

The form and materiality of the proposed development have been selected to respond to the style and character of the local area and will make a high-quality contribution to the streetscape. The use of exposed brickwork and wall cladding in a neutral colour palette will ensure the visual appeal of the development is maintained over time.

Communal pathways and the common lobbies are well-connected and defined, and the development is set in a garden setting with landscaped interfaces to neighbours and the street.

The development comprises an equal mixture of 2- and 3-bedroom units, with 2 (ground floor units) having been designed to meet Livable Housing Design Guidelines – Silver level.

## **Value**

The redevelopment is an efficient and economical use of existing serviced urban land as the proposal is for the replacement of older single house with new and additional high-quality dwellings, designed to be fit-for-purpose, and incorporating sustainable design elements.

The use of durable materials and rationalised unit-above-unit floorplates minimise waterproofing issues and construction costs.

The development has been designed in accordance BASIX and BCA requirements and the proposed landscape plantings scheme focusses on native species. Whilst solar panels provide a renewable energy source that can offset costs for tenants and LAHC.

## **Collaboration**

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.

### 6.5.3 Land and Housing Corporation Design Requirements

The Land and Housing Corporation Design Requirements (LAHC Design Requirements) (February 2023) are used to inform the design and development of the LAHC social housing portfolio. These requirements apply to all new developments and are driven by tenant wellbeing, design quality, environmental performance and operational effectiveness within cost parameters.

Clause 44(2)(b) of the Housing SEPP requires the relevant authority to consider the relevant provisions of the LAHC Design Requirements February 2023 when assessing a proposed residential development under Part 2, Division 6 of the Housing SEPP.

An assessment of the proposed development against the LAHC Design Requirements February 2023 has been undertaken and the design is deemed to achieve compliance, as certified by the Architect's Certificate of Building Design Compliance (**Appendix L**). Further detail will be incorporated in the construction documentation.

## 6.5.4 Other State Environmental Planning Policies

**Table 6** outlines applicability of, and compliance with, other State and Environmental Planning Policies (SEPPs).

Table 6 Compliance with other applicable State and Environmental Planning Policies

### SEPP (Sustainable Buildings) 2022

A BASIX Certificate has been obtained for the development proposal, as required under the SEPP (refer to **Appendix J**). A revised BASIX certificate has been required by Identified Requirement (62) due to the introduction of air conditioning units to each of the dwellings and additional solar (photovoltaic electricity generation) to reduce associated running costs. The plans in **Appendix A** show the location of the future provision of air conditioning units however a change in Homes NSW policy now means that these will be installed at construction.

### SEPP (Transport and Infrastructure) 2021

The Transport and Infrastructure SEPP provides planning controls relating to development for the purposes of essential services infrastructure (hospitals, roads, water supply, telecommunications and electrical networks), educational establishments and childcare facilities and major infrastructure corridors.

The site is not located in close proximity to a State Classified Road, adjacent/near a rail corridor or electricity infrastructure and as such, the provisions of the SEPP do not apply.

### SEPP (Biodiversity and Conservation) 2021

This Biodiversity and Conservation SEPP provides planning controls related to conservation and management, to ensure protection of the natural environment.

#### Tree Removal:

Section 2.6(1) of this SEPP requires a permit from Council for clearing of vegetation required under the policy.

Notwithstanding, Clause 6 of Housing SEPP specifies that development permitted without consent may be carried out without another consent or a licence, permission, approval or authorisation otherwise required under another environmental planning instrument. This means the proposed removal of trees within the site can be included within the REF scope and does not require a permit from Council.

An assessment of the proposed tree removal has been undertaken within Section 8.5 of this REF.

#### Georges River Catchment:

The site is located within a regulated catchment, namely, the Georges River Catchment. Accordingly, the controls for development set out in Chapter 6, Part 6.2 of the Biodiversity and Conservation SEPP apply to the activity.

Under Section 171A (1) of the EP&A Regulation, LAHC, as determining authority for the activity, when considering the likely impact on the environment of an activity proposed to be carried out in a regulated catchment, must consider the Biodiversity and Conservation SEPP, sections 6.6(1), 6.7(1), 6.8(1) and 6.9(1).

Further, as the determining authority, LAHC must be satisfied under the Biodiversity and Conservation SEPP, sections 6.6(2), 6.7(2), 6.8(2) and 6.9(2).

### **6.6 Water quality and quantity**

This clause requires the consent authority to consider whether the development will:

- have a neutral or beneficial effect on the quality of water entering a waterway;
- have an adverse impact on water flow in a natural waterbody;
- increase the amount of stormwater run-off from a site, and
- incorporate on-site stormwater retention, infiltration or reuse.

The consent authority is also required to assess the impact of the development:

- on the level and quality of the water table;



- the cumulative environmental impact of the development on the regulated catchment;
- and whether the development makes adequate provision to protect the quality and quantity of ground water.

Further this clause also requires that consent is not issued unless the consent authority is satisfied the development ensures:

- the effect on the quality of water entering a natural waterbody will be as close as possible to neutral or beneficial, and
- the impact on water flow in a natural waterbody will be minimised.

Comment: Identified Requirement (12) 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).

Identified Requirements (5 and 39) are applied to the activity determination recommending that stormwater management of the activity is designed in accordance with City of Canterbury Bankstown Council's technical guidelines and policies.

### **6.7 Aquatic ecology**

This clause requires the consent authority to consider whether the development:

- will have a direct, indirect or cumulative adverse impact on terrestrial, aquatic or migratory animals or vegetation,
- involves the clearing of riparian vegetation and, if so, whether the development will require either a controlled activity approval under the Water Management Act 2000, or a permit under the Fisheries Management Act 1994,
- will minimise or avoid the erosion of land abutting a natural waterbody, or the sedimentation of a natural waterbody, or will have an adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area,
- includes adequate safeguards and rehabilitation measures to protect aquatic ecology,
- if the site adjoins a natural waterbody — whether additional measures are required to ensure a neutral or beneficial effect on the water quality of the waterbody.

Further this clause also requires that consent is not issued unless the consent authority is satisfied the development ensures:

- that the direct, indirect or cumulative adverse impact on terrestrial, aquatic or migratory animals or vegetation will be kept to the minimum necessary for the carrying out of the development,
- the development will not have a direct, indirect or cumulative adverse impact on aquatic reserves,
- if a controlled activity approval under the Water Management Act 2000 or a permit under the Fisheries Management Act 1994 is required in relation to the clearing of riparian vegetation — the approval or permit has been obtained,
- the erosion of land abutting a natural waterbody or the sedimentation of a natural waterbody will be minimised,
- the adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area will be minimised.

Comment: The subject site is not located on riparian land and will not require a controlled activity permit. The site does not adjoin a natural waterbody. Suitable erosion and sedimentation controls will be required to minimise erosion and maintain water quality. The proposed development includes planting of suitable native indigenous vegetation. In addition, the scale and nature of the activity, together with its location, is unlikely to have significant impacts upon aquatic ecology.

### **6.8 Flooding**

This clause relates to flood liable land. This clause requires the consent to consider whether the development:

- the likely impact of the development on periodic flooding that benefits wetlands and other riverine ecosystems,

Further this clause also requires that consent is not issued unless the consent authority is satisfied the development ensures:

- If there is a flood, it will not result in a release of pollutants that may have an adverse impact on the water quality of a natural waterbody, or
- have an adverse impact on the natural recession of floodwaters into wetlands and other riverine ecosystems.

Comment: The site is located on flood liable land.

The Section 10.7(2) & (5) Planning Certificate identifies the land or part of the land as being within the flood planning area and subject to flood related development controls.

A Flood Report has been prepared by Greenview Consulting (**Appendix S**) and this is discussed in detail in Section 8 of this report below. The report outlines the site is subject to very minor overland flows in the 1%AEP storm event with no significant overland flow on the site, as confirmed by Council. The proposal is for residential accommodation only and given its location, it is not considered the proposal will result in the release of pollutants which could have an adverse impact on any natural waterbody or riverine ecosystems.

### **6.9 Recreation and public access**

This clause relates to development on recreational land and public access to natural water bodies and foreshores.

Comment: The site is not within the Foreshores and Waterways Area and is located over 1km distance to the closest water body, watercourse, wetland and riparian vegetation as such there will be no impact on recreational land uses nor will the proposal alter public access to recreational land or foreshores.

## **SEPP (Resilience and Hazards) 2021**

The Resilience and Hazard SEPP provides provisions for development in the coastal zone, management of hazardous and offensive development and remediation of contaminated land.

Section 4.6 of this SEPP requires the consent authority to consider whether land is contaminated prior to granting development consent.

The Section 10.7 Planning Certificate does not identify the site as being subject to any matters arising from the Contaminated Land Management Act or is listed on the loose fill asbestos register. However, the Section 10.7 Planning Certificate did identify the site as potentially contaminated as a result of previous site ownership and operation by the Commonwealth Department of Munitions during WW2.

Consequently, a Detailed Site Investigation (DSI) was undertaken for the site (**Appendix R**) following an initial Preliminary Site Investigation. The DSI assessed the subject site for soil contamination with the collection of soil samples to evaluate its suitability for residential redevelopment. No soil contamination was found at the subject site and human and ecological exposure to potential contaminants is identified as low, with the report identifying the site suitable for proposed residential development and land use.

The residential use of the land is not proposed to be changed as a result of the proposal though, and therefore section 4.6 (2) of the Resilience and Hazard SEPP is not applicable, and a preliminary investigation report, prepared in accordance with the contaminated land planning guidelines, is not required.

If any contaminated material or suspected contaminated material is unearthed during the construction process, then actions consistent with the legislative requirements and guideline document will be undertaken. A recommended Identified Requirement (16) requires implementation of management measures in the unlikely event of contamination prior or during construction works.

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## **6.6 Local Planning Controls**

### **6.6.1 Canterbury Bankstown Local Environmental Plan (CBLEP 2023)**

Compliance with the relevant provisions / development standards set out in the CBLEP 2023 is demonstrated in **Table 7** below.

Table 7 Canterbury Bankstown Local Environmental Plan 2023

Relevant Provisions / Development Standards			
Clause	Provision / Development Standard	Required	Provided
4.3	Height of Buildings	10m	The maximum building height proposed is 8.95m.
4.4	Floor space ratio	0.75:1	The maximum FSR proposed is 0.395:1.
5.10	Heritage	To conserve the environmental heritage of Canterbury Bankstown.	The site does not contain any heritage items, is not within a heritage conservation area nor in close proximity to a heritage item. As such, this provision is not applicable.
5.21	Flood Planning	Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied that the development:	As indicated in the Section 10.7 Planning Certificate, the land or part of the land is identified as being within the flood planning area and subject to flood related development controls.
		(a) is compatible with the flood function and behaviour on the land, and	A Flood Report has been prepared by Greenview Consulting engineers ( <b>Appendix S</b> ) which states that based on Council's flood information and flood guidelines, the site is Low Hazard in the 1% AEP (Annual Exceedance Probability) event, with no significant overland flow or large flood storage on the proposed site.
		(b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and	As referred to in the Flood Report prepared by Greenview Consulting engineers ( <b>Appendix S</b> ), Council identifies the site to be subject to very minor overland flows in the 1% AEP storm event with no significant overland flow or large flood storage on the proposed site. Council confirms that suspended slab or overland flows underneath the building is not necessary and that overland flow discharge around the property can be managed with fencing that is flood compatible to allow flows through.
		(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and	The Flood Report estimates the subject site is located within a Medium Risk area, where land is below the 100-year flood that is not subject to a high hydraulic hazard and where there are no significant evacuation difficulties.

Relevant Provisions / Development Standards

	<p>(d) incorporates appropriate measures to manage risk to life in the event of a flood, and</p>	<p>Risk of flood damage can be minimised by appropriate development controls. As such flood mitigation measures, in accordance with Council's recommendations are proposed and it is recommended habitable floors be set at the 1%AEP + 500mm level. As such the ground floor level of the development is set at a minimum level in accordance with the advice. Proposed Unit 1 is set at a minimum of RL +24.90mAHD and Unit 2 is set at a minimum of RL +25.10mAHD. Non habitable floors and car spaces are to be set at the 5%AEP (20year ARI) level.</p> <p>Residents will be able to safely evacuate via 'shelter-in-place' within their dwellings during flood events, until flood waters subside, and all habitable areas will be well above the PMF levels onsite.</p>
	<p>(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.</p>	<p>Measures will be implemented during and post construction works to ensure there are no significant adverse soil erosion and sedimentation impacts. The site is located approximately 400m from the closest creek/watercourse and is therefore unlikely to adversely affect the stability of river banks or the watercourse.</p>
	<p>In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters –</p>	
	<p>(a) the impact of the development on projected changes to flood behaviour as a result of climate change,</p>	<p>The scale and nature of the proposed development is unlikely to impact projected changes to flood behaviour as a result of climate change.</p>
	<p>(b) the intended design and scale of buildings resulting from the development,</p>	<p>The proposal is for 2 storey infill residential development, in keeping with the density and scale of contemporary 2 storey development in the area and the R3 Medium Density Residential zoning of the land.</p>
	<p>(c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,</p>	<p>The proposed development provides finished floor levels with adequate freeboard above the 1% AEP event to enable residents to shelter-in-place during flood events up to and including the 1% AEP event. The Flood Report, estimates the site to be entirely 'H1 Hazard' during the 1% AEP event (generally safe for vehicles, people and buildings).</p>

Relevant Provisions / Development Standards			
		(d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.	The proposed development has been designed to provide a finished floor level with sufficient freeboard above the 1% AEP event and will incorporate flood compatible materials below the flood planning level to ensure the structural integrity of the building in the 1%AEP event.
6.7	Essential services	<p>Development consent must not be granted to development unless the consent authority is satisfied that the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required —</p> <ul style="list-style-type: none"> <li>(a) the supply of water,</li> <li>(b) the supply of electricity,</li> <li>(c) the disposal and management of sewage,</li> <li>(d) stormwater drainage or on-site conservation,</li> <li>(e) waste management</li> <li>(f) suitable vehicular access.</li> </ul>	The essential services as noted in Clause 6.7 are all available to the existing dwelling house and will continue to be available.

## 6.6.2 Canterbury Bankstown Development Control Plan 2023

The *Canterbury Bankstown Development Control Plan 2023* (CBDCP 2023) is the applicable development control plan for the subject site. The CBDCP 2023 does not contain development controls that are specifically applicable to manor homes, apart from controls specially relating to waste management for manor homes. As such, the building setbacks for multi-unit housing have been used for comparative purposes to demonstrate the suitability of the site for the proposed scale of the development as shown in Table 8 below.

Table 8: Canterbury Bankstown Development Control Plan 2023

Relevant Provisions / Development Standards for multi-unit housing			
Clause	Provision / Development Standard	Required	Provided
7.3	Street Setbacks	The minimum setback for a building wall to the primary and secondary street frontages is 5.5 metres.	<p>A minimum 6.7m is proposed to the front building line and 5.4m to the balconies. The minor setback variation is supported, on balance, given the adjacent 14 Lowana Street was recently redeveloped, and this dwelling has an approved minimum setback of approximately 5m to the porch and 5.8m to the main ground floor.</p> <p>The proposal at the subject site is therefore considered to be consistent with the desired future setback/streetscape character for the area. The balconies provide façade</p>

Relevant Provisions / Development Standards for multi-unit housing			
			articulation and are integral to the architectural expression along the frontage. Furthermore, the setbacks will be landscaped with deep soil zones provided enabling these areas to be capable of supporting trees with mature heights.
7.4	Side Setbacks	The minimum setback for a building wall to the side boundary is 0.9 metres except for east-west orientated sites of land where the minimum side setback to the southern boundary is 3 metres. The intended outcome of the 3-metre setback is to minimise overshadowing on adjoining sites.	<p>The site does not have an east-west orientation; therefore, the proposal exceeds the requirement providing a minimum side setback 1.9m.</p> <p>Overshadowing impacts to adjoining properties are considered acceptable and within the parameters for residential development.</p>
7.8	Access to Sunlight	At least one living area of a dwelling on an adjoining site to receive minimum 3 hours sunlight mid-winter	<p>The proposal ensures compliance with these controls. All proposed dwellings will receive at least 3 hours of sunlight to their POS. The majority of shadow will be cast over the road from the development and while the adjoining site at 14 Lowana Street will receive some overshadowing, it will still receive sufficient sunlight in compliance with this control (refer to shadow plans in <b>Appendix A</b>).</p>
7.9		A minimum 50% of the POS for each dwelling and those adjoining the site to receive at least 3 hours sunlight midwinter.	
7.15(a)	Landscaping	Minimum 45% of the area between the MDH and primary frontage to be landscaped with trees and shrubs	Over 50% of the area between the proposed building and the frontage will be landscaped with trees and shrubs. An existing tree is also proposed to be retained (see <b>Appendix B</b> ).
7.15(b)		Plant at least one 75 litre tree between the MDH and primary street frontage	It is proposed to plant 1 x 75L Tristania laurina 'Luscious' (Water Gum) tree in the frontage of the site alongside other soft landscaping (refer to Landscape Plan at <b>Appendix B</b> ).
3.2	Waste Management	<p>Each dwelling is to have:</p> <p>(a) A waste storage cupboard in the kitchen capable of holding two days waste and recycling and be sufficient to enable separation of recyclable materials.</p> <p>(b) A suitable space in the kitchen for a caddy to collect food waste.</p>	The kitchens have been designed to enable sufficient space for waste and recycling materials.



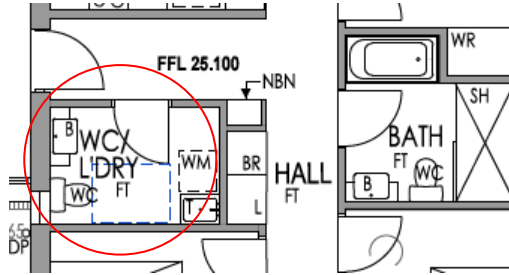
Relevant Provisions / Development Standards for multi-unit housing			
3.3		Development must provide an adequately sized bin storage area behind the front building line to accommodate all allocated bins.	The proposed communal bin storage area is located between the building frontage and the front boundary of the site. It will be screened by an enclosure integrated with the proposed landscaping to the front setbacks. Following notification of the proposal, Council's comments confirm the proposal is acceptable for waste planning.
3.5		The location of the bin storage area should ensure this area:  (a) is screened or cannot be viewed from the public domain; and  (b) is away from windows of habitable rooms to reduce adverse amenity impacts associated with noise, odour and traffic.	The proposed communal bin storage area is located between the building frontage and the front boundary of the site. The bins will be screened by a cement render wall and will not be visible from the public domain. The closest bedroom windows will be between 3.7-4m from the bin enclosure and the closest room to the bin enclosure will be a non-habitable room (bathroom).
3.6		The location of the bin storage area is to be convenient to use for the dwelling occupants and caretakers, through reducing the bin travel distance from the bin storage area to the nominated kerbside collection point. The bin-carting route from the bin storage area to the collection point must not pass through any internal areas of the building/dwelling and must avoid stairs or slopes.	The proposal satisfies this requirement, the bin storage area is located adjacent to the front entry path to the building and will be convenient for future residents. The bin-carting route is wholly external with no stairs or steep slopes.
3.8		Dwellings are to have access to an adequately sized on-site storage area to store bulky waste awaiting collection.	The bin storage area will be able to accommodate bulky waste while awaiting collection.
3.9		Development must comply with the requirements of the applicable Waste Design for New Developments Guide.	The proposal has been designed to comply with these requirements and their intent.
3.13	Manor Houses – Communal bin storage areas	In addition to clauses 3.1–3.9, development that does not have sufficient kerbside frontage to accommodate all allocated bins is to provide a communal bin storage area that can be integrated with Council's standard collect and return service by locating the bin storage area within 10m of a layback to the nominated collection point. Nominated collection points must avoid classified roads and roads with high vehicle and pedestrian traffic.	The proposal enables a collect and return service, with the bin storage area located within 10m of the layback. Following notification of the proposal, Council's has confirmed in their submission that Council staff will 'collect and return' the 240L bins and that the proposal is acceptable in terms of waste planning (refer to <b>Appendix T</b> )

## 7 Notification, Consultation and Consideration of Responses

### 7.1 Council Notification

In accordance with section 43A of the Housing SEPP, Canterbury Bankstown Council was notified of the development by letter dated 26 March 2024 (refer to **Appendix T**). The notification response period formally closed on 19 April 2024 and Council responded to the notification by email dated 2 May 2024, following agreement to enable an extension of time for Council to respond by 3 May 2024. Council's response has been extracted in Table 9 below. A response is provided in relation to the matters raised in Council's letter and where appropriate, these matters have been addressed in the identified requirements in the Activity Determination.

Table 9: Issues raised in Council Submission

Issues raised	LAHC Response
<p><b><u>Livable Housing Design</u></b></p> <p>Silver level assessment in accordance with the CB DCP 2023 requires that "if a toilet is located in the ground floor, the toilet should be located in a corner to enable installation of guardrails."</p> <p>Council states that "Unit 2 and 4 propose toilets that are not situated in a corner. Council requests that the position of the Toilet and Basin is swapped to ensure the installation of a guardrail is practicable."</p>	<p>The Silver Level Livable compliant toilet pans in these units are provided in the combined toilet/laundry rooms (circled below).</p> <p>As such, there is no need to provide secondary Silver Level Livable toilet pans.</p> 
<p><b><u>Biodiversity</u></b></p> <p>The application was referred to Council's tree officers for further assessment on 27 March 2024. It was noted that the proposed activity does seek to remove vegetation from the subject site. It noted that the development will result in the loss of three trees, namely:</p> <ul style="list-style-type: none"> <li>• 1 x Canary Island Date Palm;</li> <li>• 1 x Sydney Blue Gum; and</li> <li>• 1 x Swamp Mahogany.</li> </ul> <p>The following considerations were raised by Council for the applicant:</p> <p><b>1. Utility Services: Underground</b></p> <p>Underground services should use common trenches outside the Tree Protection Zone. If services need to be run within the Tree Protection Zone, then all utility pipes and similar are to be installed using appropriate directional boring techniques. No tree roots are to be severed or damaged during this work.</p> <p><b>2. Utility Services: Overhead General</b></p>	<p>Three trees are to be removed as a result of the proposal.</p> <p>Standard Identified Requirement (19) has been imposed in relation to Tree Removal to ensure removal is in accordance with the approved landscape plan and Arboricultural Impact Assessment prepared by Creative Planning Solutions dated 12 March 2024 (<b>Appendix I</b>).</p> <p>Standard Identified Requirement (33) has been imposed in relation to Tree Protection to ensure trees at the site are protected in accordance with the approved Arboricultural Impact Assessment which details tree protection measures to be undertaken during construction.</p>

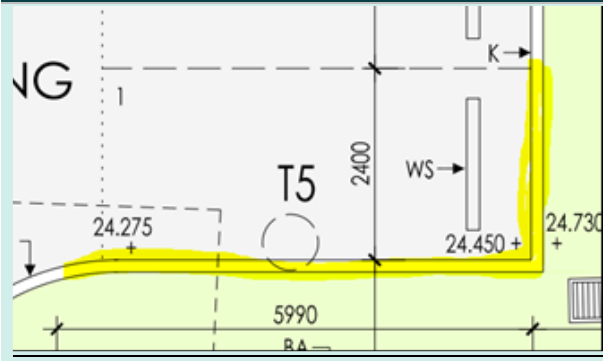
Issues raised	LAHC Response
<p>The applicant shall ensure all overhead electrical wires between the power pole and approved structures are located outside the crowns of existing trees and in accordance with the clearances specified by the energy authority. The overhead wires are also to be located to avoid future conflict with any trees planted in accordance with the development consent.</p> <p>Conditions to be satisfied prior to construction</p> <p>Section 1: General Tree Conditions</p> <p><b>3. Tree Removal: On-Site</b></p> <p>Approval is granted for the removal of the following trees:</p> <ul style="list-style-type: none"> <li>• Any tree/s where the base of the trunk of the tree is located within 3 metres of the external wall of an approved dwelling;</li> <li>• Any declared noxious plant. The applicant, builder and all contractors are to ensure that all noxious plants are properly identified, controlled and/or removed on this site without injury or death of any protected plants;</li> <li>• Any tree species listed under clause 2.4 of Bankstown Development Control Plan 2015 Part B11 – Tree Management Order;</li> <li>• Any of the following tree/s:</li> </ul> <p>As per Arboricultural Impact Assessment Report (Table 1 – Tree assessment summary).</p> <p>All tree removal works must comply with the Amenity Tree Industry – Code of Practice, 1998 (Workcover, NSW) and Guide to Managing Risks of Tree Trimming and Removal Work (Safe Work Australia 2016).</p> <p>All other vegetation not specifically identified above, and protected by Councils Tree Management Order, is to be retained and protected from construction damage and pruning. The Tree Management Order protects trees over 5m in height.</p> <p>Conditions to be satisfied during construction</p> <p><b>4. Trees to be Retained and Protected: On-site</b></p> <p>The following tree/s shall be retained and protected from removal and damage for the duration of the development:</p> <ul style="list-style-type: none"> <li>• As per Arboricultural Impact Assessment Report (Table 1 – Tree assessment summary).</li> </ul> <p>* TPZ and SRZ in metres measured from the centre of the trunk of the tree.</p> <p>Tree protection measures shall comply with Australian Standard AS4970-2009 Protection of trees on development sites, together with the following conditions:</p> <ul style="list-style-type: none"> <li>• The tree/s to be retained and protected together with their relevant Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) shall be marked on all demolition and construction drawings.</li> <li>• All contractors and workers on site shall be briefed on the tree protection and management procedures in place as part of their site</li> </ul>	<p>Noted. As above.</p> <p>Standard Identified Requirement (19) has been imposed in relation to Tree Removal to ensure removal is in accordance with the approved landscape plan and Arboricultural Impact Assessment prepared by Creative Planning Solutions dated 12 March 2024 (Appendix I).</p> <p>Standard Identified Requirement (33) has been imposed in relation to Tree Protection to ensure trees at the site are protected in accordance with the approved Arboricultural Impact Assessment report which details tree protection measures to be undertaken during construction.</p>

Issues raised	LAHC Response
<p>induction. A written record of the induction process is to be kept on site.</p> <ul style="list-style-type: none"> <li>• A designated Tree Protection Zone shall be created on site by erecting a tree protection fence at a 4-metre radius from the trunk of the Jacaranda mimosifolia (jacaranda). The fence is to be constructed of chain wire mesh 1.80 metres high supported by steel posts. The fence is to be installed prior to demolition / construction, shall not be removed or altered, and is to remain in place for the duration of the site works;</li> </ul> <p>The applicant will display in a prominent location on the tree protection fence a durable, weather resistant sign of a similar design, layout and type size as per Appendix C, Australian Standard AS4970-2009 Protection of trees on development sites clearly showing:</p> <ul style="list-style-type: none"> <li>o The Development Consent number;</li> <li>o The name and contact phone number of the site manager;</li> <li>o The purpose of the protection zone;</li> <li>o The penalties for disregarding the protection zone;</li> </ul> <ul style="list-style-type: none"> <li>• No vehicular access, excavations for construction or installation of services shall be carried out within the fenced Tree Protection Zone.</li> <li>• All utility services, pipes, stormwater lines and pits shall be located outside the fenced Tree Protection Zone.</li> <li>• Building materials, chemical storage, site sheds, wash out areas, and similar shall not be located within the fenced Tree Protection Zone.</li> <li>• Trees marked for retention must not be damaged or used to display signage, or as fence or cable supports for any reason.</li> <li>• If tree roots are exposed during approved works, roots with a diameter less than 25mm are to be pruned cleanly using sharp hand tools and not torn or ripped by machinery. Tree roots greater than 25mm in diameter are to be assessed by a qualified arborist - minimum Australian Qualification Framework (AQF) Level 4 or equivalent - before any pruning work is undertaken. If necessary, changes in design or relocation of works may be required.</li> <li>• No ripping or rotary hoeing within the Tree Protection Zone of trees to be retained is permitted.</li> <li>• Any approved excavation within the Tree Protection Zone of protected trees must be carried out by hand under the care and control of a qualified arborist - minimum Australian Qualification Framework (AQF) Level 4 or equivalent - to avoid unnecessary damage to tree roots.</li> <li>• In exceptional circumstances, the tree protection fencing may be temporarily relocated to allow site access for construction purposes subject to the prior approval of the project arborist, the installation of ground protection measures as detailed below, and following the clearly identified tagging of all protected trees, provided such fencing is immediately replaced on completion of the works. No damage to root systems or soil compaction will be accepted during such works.</li> </ul>	

Issues raised	LAHC Response
<ul style="list-style-type: none"> <li>• If the approving authority consents to materials, machinery or access over specifically nominated areas of the tree protection zone, the roots and surface soil within this area shall be mulched to a minimum depth of 100mm of hardwood wood chip overlaid with rumble boards, steel plates, or similar. This ground protection measure must be maintained for the duration of the site works.</li> <li>• The trees are to be watered during dry spells, i.e. two to three weeks without adequate rainfall. The root zone should be thoroughly watered and then left to drain. A temporary/permanent irrigation system is to be installed on site where works longer than one month in duration are expected and when appropriate shall be part of the landscaping works.</li> <li>• Any pruning works shall be carried out by a qualified arborist and shall comply with Australian Standard AS4373-2007 Pruning of Amenity Trees, the Amenity Tree Industry – Code of Practice, 1998 (Workcover, NSW), and Guide to Managing Risks of Tree Trimming and Removal Work (Safe Work Australia 2016).</li> </ul> <p>All other vegetation not specifically identified above, and protected by Councils Tree Management Order, is to be retained and protected from Construction damage and pruning. The Tree Management Order protects trees over 5m in height.</p> <p><b>5. Tree Planting: On-Site</b></p> <p>As per Plant Schedule &amp; Imagery</p> <p><b>6. Compliance with AS4373 – 2007 and AS4970 – 2009</b></p> <p>All work carried out on or around protected trees during demolition, clearing and construction shall comply with Australian Standard AS4373-2007 Pruning of amenity trees and Australian Standard AS4970-2009 Protection of trees on development sites. Site specific conditions relating to tree protection shall take precedence over this requirement.</p> <p><b>7. Tree Preservation Conflicts</b></p> <p>If any trees to be retained and protected are threatened by demolition, building or other site works through accidental omission or unforeseen circumstances, the approving authority is to be notified immediately in writing before such work is continued so that this issue can be resolved.</p>	<p>Standard Identified Requirements (17 and 18) have been imposed in relation to landscaping. Planting shall be in accordance with the proposed Landscape Plan (<b>Appendix B</b>).</p> <p>The Arboricultural Impact Assessment prepared by Creative Planning Solutions dated 12 March 2024 (<b>Appendix I</b>) requires compliance with these Australian Standards. Standard Identified Requirement (33) is imposed in relation to tree protection.</p> <p>Standard Identified Requirement (33) has been imposed in relation to Tree Protection to ensure trees at the site are protected in accordance with the approved Arboricultural Impact Assessment report which details tree protection measures.</p>
<p><b><u>Stormwater</u></b></p> <p>The application was referred to Stormwater Engineers for further assessment on 27 March 2024. The following issues are raised toward proposed stormwater management plans prepared by Greenview Consulting dated 11th of March 2024:</p> <ul style="list-style-type: none"> <li>• It is noted that the PSD for the 5-year ARI (predeveloped flow) is incorrectly calculated to be 22 l/s &amp; no DRAINS model has been provided to substantiate the design of OSD system.</li> </ul>	<p>A DRAINS model has been provided to Council (by email dated 23 May 2024) and the proposed stormwater management plans are considered to satisfy Council's requirements.</p>

Issues raised	LAHC Response
<ul style="list-style-type: none"> <li>• No secondary overflow piped system has been provided to the OSD design. Should the system surcharge, it will be at the rear of the car park without any overflow path for stormwater to be safely conveyed to street.</li> <li>• The proposed new kerb inlet pit is to be located fully within the frontage of the development and comply to Council's engineering standards.</li> <li>• The stormwater extension pipeline and junction pit (to be constructed over existing Council main) shall be designed in accordance with Council's engineering standards with exact invert level at the proposed connection of Council's main located across Lowana Street to be verified to enable an accurate design of Council's main extension work.</li> <li>• No design of rainwater harvesting including roof catchment and pipework reticulation to the tank has been provided to demonstrate compliance to both Council DCP &amp; Basix Certificate.</li> </ul>	<p>The proposed Civil Plans have been amended and a high-level overflow pipe from the proposed OSD to Pit 1 is now proposed to address council's concerns regarding the OSD design (refer to <b>Appendix C</b>).</p> <p>The proposed Civil and Architectural Plans have been amended in relation to the proposed new kerb inlet, to show that this will be fully within the frontage of the development to comply to Council's engineering standards. Refer to <b>Appendix A and C</b>. A new double grated gully pit is proposed within the layback now, to meet Council's engineering standards.</p> <p>All proposed stormwater infrastructure will be constructed in accordance with Council's engineering standards and Standard Identified Requirement (39) is recommended to ensure this.</p> <p>It is proposed to collect rainwater from the main roof of the building with the tank proposed on the Civil Plans (<b>Appendix C</b>) beneath the proposed driveway. The rainwater tank size and usage will be in accordance with the BASIX requirements.</p>
<p><b><u>Proposed Car Parking Spaces</u></b></p> <p>The following issues are raised toward proposed parking facilities:</p> <ul style="list-style-type: none"> <li>• Resident and visitor parking spaces should be clearly nominated.</li> <li>• No bypass opportunity has been provided should incoming and outgoing traffic happening simultaneously.</li> <li>• Vehicle clearance toward retaining wall structure for a parking space has not been met in accordance with AS2890.1 see extract below.</li> </ul>	<p>Bays are not to be nominated as the car parking spaces will not be allocated.</p> <p>The acceptability of the proposed driveway is assessed within the Traffic Impact and Parking Assessment prepared by Greenview Consulting (<b>Appendix Q</b>). The proposal is considered acceptable subject to the installation of convex mirrors. Standard Identified Requirement (1) is imposed, requiring compliance with the Traffic Impact and Parking Assessment. Additionally Site Specific Requirement (75) is imposed, requiring convex mirrors to be installed.</p> <p>AS2890.1 requires an increase in aisle width by 300mm if one side is a wall or a high vertical obstruction. In this case, the parking space in question is beside a kerb only and as such the requirements of the AS are not applicable in this case. The top of the kerb is 150mm above the ground level of the parking space only. For clarity, the car park level, kerb level, and land</p>



Issues raised	LAHC Response
	level adjacent to kerb has been confirmed with additional annotation on the architectural plans ( <i>Appendix A</i> ).
<p><b>Waste</b></p> <p>The application was referred to Council’s Waste Officers for further assessment on 27 March 2024. The following comments were provided in relation to the proposed activity:</p> <ul style="list-style-type: none"><li>• The application is acceptable for waste planning.</li><li>• Council staff will ‘collect and return’ the 240L bins.</li><li>• Bulky waste must not be visible from the street at any time except collection purposes.</li></ul>	Noted.

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

Under section 43A(1)(a) of the Housing SEPP, Canterbury Bankstown Council was requested to nominate any other persons who should, in the Council’s opinion, be notified of the development. Advice was sought from Council regarding additional persons or properties that should be notified of the development via an email dated 14 February 2024. Council provided an email response on 21 February 2024, with a list of addresses and property owners it recommended be notified. Figure 12 illustrates the properties in which the occupiers and landowners were notified of the development.

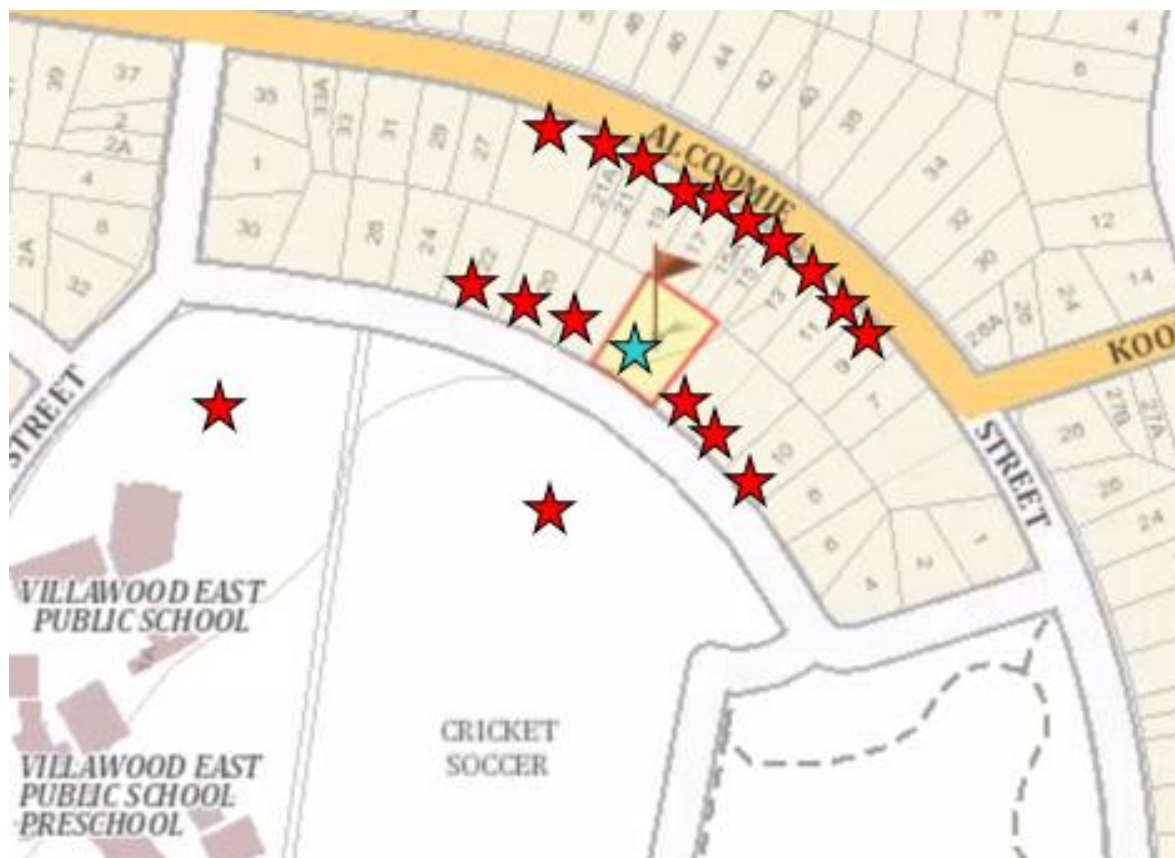


Figure 12: Map of properties notified of the proposed development

Under section 43A(1)(b) of Housing SEPP, occupiers of adjoining land, as identified in the above map, were notified of the proposed development activity by letter dated 22 March 2024. Copies of the notification letters are provided at **Appendix T**.

The notification response period formally closed on 16 April 2024, no responses have been received.

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## 7.3 Notification of Specified Public Authorities

The development is “residential development” under section 42 of the Housing SEPP. As required by section 42(4) of the Housing SEPP, consideration has been given to the need to notify the “specified public authorities” identified in State Environmental Planning Policy (Transport and Infrastructure) 2021, sections 2.15 and 2.17. The development is not located in an area that triggers the requirement to notify public authorities other than Council.

## 8 Review of Environmental Factors

This Review of Environmental Factors examines the significance of likely environmental impacts of the proposal and the measures required to mitigate any adverse impacts to the environment. A review of the salient environmental factors associated with the proposed activity, and the measures required to mitigate any adverse impacts to the environment, are provided below.

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### 8.1 Neighbourhood Character

The site is located within an established residential area generally supporting single and 2-storey attached and detached dwelling houses. The height and density of the proposed development is compliant with the planning controls for the area, where the developments design, siting, layout and landscape setting are consistent with the surrounding existing neighbourhood character. The proposed development will not appear out of place, or inconsistent with the existing character of the neighbourhood.

The proposal is compatible with the character of the neighbourhood and delivers built outcomes consistent with the planning controls for the locality under the CBLEP 2023 and the CBDP 2023. The design of the proposed manor home is sympathetic to the neighborhood character.

#### Mitigation Measures

No mitigation measures are required.

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### 8.2 Bulk and Density

The proposed development is compatible with the bulk and scale existing in the area, and satisfies Councils CBLEP2023 controls for height and density, relevant to the area. Council's CBLEP2023 specifies that buildings in the locality are to have a height of no more than 10m, from ground level to the highest point of the building. This is in comparison to the proposed development, which achieves a maximum building height of 8.95m. In addition, a floor space ratio of 0.395:1 is proposed, compliant with that specified in CBLEP2023.

In addition, the proposed 2-storey building is compatible with the typology of adjoining, and nearby dwellings, with similar types of contemporary development in Lowana Street, and Alcoomie Street to the rear. This compatibility is aided through the provision of setbacks that are in most instances exceeding of minimum requirements, a varied external finishes and materials palette, the design and location of balconies and a landscaping plan that works around the retention of existing established trees. These features reduce the visual bulk and add interest to the streetscape.

#### Mitigation Measures

No mitigation measures are required.

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### 8.3 Streetscape

The proposed development activity will make a positive contribution to the streetscape of Lowana Street, by virtue of the following:

- The proposed development will replace ageing housing stock that has reached the end of its economic life with a new contemporary, architecturally designed residential manor home development.

- The built form has been designed to address the street frontage through incorporation of street facing windows and balconies within the front setback, improving casual surveillance of the street.
- The front façade is modulated by projecting and recessed elements, using different materials and textures.
- Significant landscaping is being provided throughout the development, which will help soften the development and benefit the streetscape interactions.
- The hard stand car parking area is located to the rear of the site, obscured from street view. This allows more landscaping within the frontage and an improved street presence for the development.

#### **Mitigation Measures**

No mitigation measures are required.

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## **8.4 Visual Impact**

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

The proposed development will make a positive contribution to the residential streetscape through construction of new contemporary dwellings that respond to the site context and neighbourhood character. Articulation, diverse mix of materials and a neutral colour palette will assist with the overall aesthetic of the site.

#### **Mitigation Measures**

No mitigation measures are required.

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## **8.5 Privacy**

Internal and external privacy is maintained by the proposed development activity through a range of measures including careful and considered site landscaping, 1.5-1.8m high side and rear boundary fencing, adequate site setbacks and strategic placement and design of windows and balconies so as to avoid direct overlooking of neighbouring properties. For example:

- Front and rear balconies designed so as not to give rise to any overlooking of adjacent neighbours, with screening to the side elevations.
- Screening between the proposed development and adjoining neighbours is also achieved through the planting of new trees and shrubs, which when mature will screen, and minimise any overlooking. Furthermore, a large existing Mugga Ironbark tree is to be retained at the rear of the site, and a Black Tea Tree is to be retained at the front of the site, both of which will help provide immediate privacy for future occupants of the proposed development and the existing neighbours given their existing established nature.
- Windows facing the side boundaries are adequately set back in excess of minimum DCP requirements and further screened by 1.8m high boundary fencing and perimeter landscaping. The windows to the west elevation are all high-level set at 1.8m above floor level and the closest windows to the eastern elevation are to serve bathrooms only. As such the proposed design will mitigate unacceptable overlooking from the proposed units into properties adjoining.

- Private open spaces within the development have been appropriately separated by location or fencing and/or landscape treatments.

#### **Mitigation Measures**

No mitigation measures are required.

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## 8.6 Solar Access

The design and siting of the proposed development will provide adequate daylight access to the proposed dwellings living areas, private open spaces and the private open space areas of neighbouring properties in accordance with the Shadow diagrams submitted as part of the application and forming part of the Architectural Plans (**Appendix A**) confirm the proposed development will not negatively impact access of sunlight to living areas and private open space of the dwellings on adjoining sites. Given the orientation of the site, most of the shadow cast by the proposed building will be cast over the road until the afternoon when shadow will be cast towards the adjoining site at No. 14 Lowana Street. Nevertheless, this property will continue to achieve sunlight to at least 50% of its POS and living spaces for a minimum of 3 hours during the midwinter, in accordance with Councils DCP provisions for Medium Density Housing (Controls 7.7-7.9).

#### **Mitigation Measures**

No mitigation measures are required.

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## 8.7 Overshadowing

Shadow diagrams in **Appendix A** confirm the proposed development will not generate unacceptable shadow impacts to living areas and private open space of adjoining dwellings.

Given the orientation of the site, shadows cast by the proposed development predominately fall to the adjoining property to the east and Lowana Street and its road reserve. While the Vertical Shadow plan shows shadows will be cast over a fair portion of the side elevation of 14 Lowana Street during the afternoon midwinter, it is noted the whole rear elevation of this property remains unaffected and the side windows are secondary windows to living spaces within the dwelling. Furthermore, the POS at the rear of the site will remain unchanged as a result of the proposal, as the existing fence casts the same shadow as that proposed.

The adjoining properties will therefore maintain a minimum 3 hours of sunlight to living and private open space areas between 8am and 4pm at the mid-winter solstice.

#### **Mitigation Measures**

No mitigation measures are required.

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## 8.8 Traffic & Parking

A total of 4 car parking spaces for residents will be available on site to serve the proposed development. The level of provision of on-site car parking will exceed the parking requirements set out in the Housing SEPP and unrestricted street parking is available on Lowana Street to accommodate any overflow parking demand generated by the proposed development.

The Traffic Impact and Parking Assessment Report (**Appendix Q**) indicates that the projected net increase in traffic as a consequence of the proposed development is acceptable and any increase can be accommodated within the capacity of the existing local street network.

The Traffic Impact and Parking Assessment Report examined the adequacy of a single lane internal driveway and confirmed the proposed design is suitable based on an assessment of projected vehicle movements. However, it recommends convex mirrors be installed to allow drivers of vehicles to see along the driveway and wait for inbound vehicles if required. Compliance with the report is recommended with Identified Requirement (1).

The proposed development is only expected to generate 2 peak hour vehicle trips, which is relatively minor and as such, no noticeable impacts to the surrounding traffic environment are expected.

#### **Mitigation Measures**

Standard Identified Requirement (1) has been applied to ensure compliance with the The Traffic Impact and Parking Assessment Report (**Appendix Q**) and the installation of convex mirrors to the driveway is sought via Identified Requirement (63).

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## 8.9 Flora and Fauna

An Arboricultural Impact Assessment has been prepared for the site by Creative Planning Solutions (**Appendix I**). The report considers 7 trees, of which 5 are located within the subject site, and 2 are located within the Lowana Street road reserve.

The report recommends the removal of 3 existing trees that are located within the proposed development footprint and recommends retention of the remaining 4 existing trees (Tree Nos. 1, 2, 3 and 6) within the site and in the road reserve.

Tree Nos. 4 and 5 will be impacted by the proposed building and hard paving areas proposed. Tree 7 is considered to be dead and therefore recommended for removal. It should be noted these trees are considered exempt under CB DCP2023 or in the case of Tree 4, suffering from substantial past pruning events, deadwood and epicormic growth (a plants response to damage or stress).

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, 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 recommended Tree Retention and Protection measures detailed in the Arboricultural Impact Assessment (**Appendix I**).

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## 8.10 Heritage (European/Indigenous)

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



### Aboriginal Heritage

An Aboriginal Heritage Information Management System (AHIMS) search, dated 5 March 2024 (**Appendix H**) did not find any record of Aboriginal Sites or Places on the site or in the surrounding locality and the site is not considered to be disturbed land. Consideration of the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales, determined that no additional investigation was warranted. Discovery of cultural material during development activities cannot be ruled out, however, an identified requirement has been applied should any Aboriginal relics be discovered on the site during excavation/construction.

### Other Cultural Heritage

No cultural heritage items have been identified in City of Canterbury Bankstown 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**

Standard Identified Requirements (42 & 43) have been applied should any cultural heritage relics be discovered on the site during excavation / construction.

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## 8.11 Soils/Contamination/Acid Sulfate Soils/Salinity

### Geotechnical

A Geotechnical Investigation prepared by STS Geotechnics Pty Ltd (**Appendix O**), indicates the following:

- The subsurface conditions consist of fill and natural silty clays. Except for BH1 (bore hole 1), fill is present from the surface to depths of 0.2 to 0.3 metres. In BH1 natural soft and firm silty clays are present from the surface to a depth of 0.2 metres. Stiff, becoming very stiff with depth, natural silty clays underlie the fill and surface soft to firm clays to the depth of drilling, 3.0 metres and the depth of hand auger refusal in BH3, 1.3 metres.
- Groundwater was not observed during drilling works.

### **Mitigation Measures**

Foundation design and construction methods are to be carried out in accordance with the recommendations of the Geotechnical Investigation, prepared by STS Geotechnics Pty Ltd (**Appendix O**). Identified Requirement (1) requires the development to be undertaken in accordance with this report.

### Contamination

The Section 10.7 Planning Certificate does not identify the site as being subject to any matters arising from the Contaminated Land Management Act or listed on the loose fill asbestos register. However, the Section 10.7 Planning Certificate did identify the site as potentially contaminated as a result of previous site ownership and operation by the Commonwealth Department of Munitions during WW2.

Consequently, a Detailed Site Investigation (DSI) was undertaken for the site (**Appendix R**) following an initial Preliminary Site Investigation. The DSI assessed the subject site for soil contamination with the collection of soil samples to evaluate its suitability for residential redevelopment. No soil contamination was found at the subject site and human and ecological exposure to potential contaminants is identified as low, with the report identifying the site suitable for proposed residential development and land use.

If any contaminated material or suspected contaminated material is unearthed during the construction process, then actions consistent with the legislative requirements and guideline document will be undertaken.

### **Mitigation Measures**

A standard Identified Requirement (16) has been recommended requiring implementation of management measures in the unlikely event of contamination prior or during construction works.

#### Acid Sulfate Soils

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

### **Mitigation Measures**

No mitigation measures are required.

#### Erosion and Sediment Control

The Environmental Site Management Plan prepared by Greenview consulting (**Appendix C**) demonstrates how the site will be managed during construction in relation to sediment and erosion, including the location of silt fencing and the access grate.

### **Mitigation Measures**

A standard Identified Requirement (12) recommends that sediment control measures be implemented during 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).

#### Salinity

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

### **Mitigation Measures**

No mitigation measures are required.

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## **8.12 Drainage/Flood Prone Land/Hydrology**

### 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 strip drains, connected to a below ground on-site detention tank, with connection to a proposed new kerb inlet pit in Lowana Street which connects to an existing kerb inlet in the street.

Roof water will be collected by downpipes and connected to a below ground rainwater tank located beneath the proposed driveway towards the front of the site for recycling.

### **Mitigation Measures**

Identified Requirements (5-8 and 39) have been recommended to ensure that stormwater drainage is managed in accordance with legislative requirements.

### Flood Prone Land

The Section 10.7(2) & (5) Planning Certificate identifies the land as being within the flood planning area and subject to flood related development controls. The land is identified as being partly within a Medium Flood Risk Precinct and partly within a Low Flood Risk Precinct as a result of local overland flooding (refer to **Figure 13**). The land is also identified as being within the floodplain and a Low Flood Risk Precinct as a result of mainstream flooding.

A Flood Report has been prepared by Greenview Consulting engineers (**Appendix S**). This states that based on Council's flood information and flood guidelines, the site is subject to very shallow inundation in the 1%AEP event, with flood depths typically less than 100mm. As such the site is designated Low Hazard in the 1% AEP (Annual Exceedance Probability) event, with no significant overland flow or large flood storage on the proposed site.

Canterbury-Bankstown Council's DCP 2023 Part 2.2 "Flood Risk Management" Schedule 5 "Catchments Affected by Stormwater Flooding" typically requires:

- Habitable floors to be set at the 1%AEP + 500mm level.
- Non-habitable floors to be set at the 5%AEP (20yr ARI) level.
- Garages and open-air carports / car spaces to be at the 5%AEP (20yr ARI) level.

On this basis, proposed Unit 1 is to have a floor level set at a minimum of RL +24.90 mAHD and Unit 2 is to have a floor level set at a minimum of RL +25.10mAHD. Given there are no available 20yr flood levels and given that the site is entirely H1 hazard in the 1%AEP event, it is considered cars will not become buoyant / mobile in a flood event and as such the proposed open car parking spaces are considered to be suitably located and safe with respect to flood risk.

All habitable areas will be above the PMF levels for the site and as such future residents will be able to safely evacuate via 'shelter in place' until floodwaters subside. The whole of the ground floor level, incorporating Units 1 and 2 are to have a FFL of 25.100. The proposed architectural plans (**Appendix A**) detail the required FFLs for the two ground floor units and therefore compliance with Standard Identified Requirement (1) is recommended.

### Mitigation Measures

Standard Identified requirements (1) has been recommended to ensure that the flood mitigation measures are implemented as recommended in the Flood Report and the architectural plans.

### Hydrology

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

### Mitigation Measures

No mitigation measures are required.

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## 8.13 Bushfire Prone Land

The Section 10.7(2) & (5) Planning Certificates indicate that the land is not bushfire prone.

### Mitigation Measures

No mitigation measures are required.

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## 8.14 Noise and Vibration

### During Construction

During construction typical noise levels associated with building works will be generated within the hours consistent with the requirements for Complying Development throughout NSW, being 7am to 5pm Monday to Saturday with no work on Sundays or public holidays.

### During Occupation

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

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**

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

Air conditioning units are proposed to be provided. Specific details of the air conditioning system are to be provided in the detailed construction documentation. Any air conditioning units must be designed and operated in accordance with the acoustic requirements set by EPA Guidelines and the *Protection of the Environment Operations (Noise Control) Regulation 2017*. Acoustic certification is required at construction documentation stage and prior to occupation to ensure that the air conditioning units are appropriately designed and installed. Their operation is also subject to an ongoing use identified requirement.

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 (2, 47 & 50) have been applied to ensure compliance with the above mitigation measures.

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## 8.15 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 (45, 52 and 53) have been applied that will satisfactorily mitigate any potential or adverse impacts on air quality.

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## 8.16 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 building contractor.

### During Construction

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

- bricks shall be crushed and reused for filling, levelling or temporary road base;
- concrete shall be crushed and reused for filling, levelling or temporary road base;
- tiles shall be crushed and reused for filling, levelling or temporary road base;
- timber shall be re-used on site, where possible, or mulched or sent to second hand suppliers;



- plasterboard shall be returned to the supplier for recycling; 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 waste storage bins located in the garbage storage enclosure and collected and returned by Council's waste services.

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

#### **Mitigation Measures**

A standard Identified Requirement (34) is recommended to require the preparation of a final waste management plan for the construction and occupation phases of the development.

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## 8.17 Community / Social / Economic Effects

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

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

#### **Mitigation Measures**

No mitigation measures are required.

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## 8.18 Resource Use and Availability

The proposed activity will not result in any discernible 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 development achieves an average NatHERS (Nationwide House Energy Rating Scheme) star rating of 7.6, with some units achieving a minimum star rating of 7.4, and one unit achieving 7.9. This exceeds the minimum 6 out of 10 star rating required for the site (**Appendix M**).

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

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

#### **Mitigation Measures**

No additional mitigation measures are required.

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## 8.19 Economic Impact

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

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

### Mitigation Measures

No additional mitigation measures are required.

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## 8.20 Cumulative Impact Assessment

The proposed activity is not likely to have any cumulative environmental impacts which are likely to combine with each other or with impacts of other activities to produce any unacceptable adverse effects for the following reasons:

- The proposed activity is not likely to have singular or cumulative environmental impacts which would result in unacceptable adverse effects for the following reasons:
- The proposed activity will not result in any adverse cumulative impact when considered in conjunction with any other proposals or developments in the area;
- there will be no synergistic effects of individual project impacts from the proposed activity when considered in combination; and
- there are no known environmental stresses in the area of the proposed activity that would be increased.

### Mitigation Measures

No mitigation measures are required.

## 9 Conclusion

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### 9.1 Summary of Key Issues Raised in Assessment

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

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

As demonstrated in this REF, the proposed activity is consistent with the relevant objectives and standards set out in the Housing SEPP, CBLEP 2023, 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 2- and 3-bedroom dwellings in the local area. Therefore, the proposed development is clearly in the public interest.

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### 9.2 Recommendation

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

## APPENDIX A – ARCHITECTURAL PLANS

## APPENDIX B – LANDSCAPE PLAN



## APPENDIX C – CIVIL PLANS

## APPENDIX D – SURVEY PLAN

## APPENDIX E – NOTIFICATION PLANS

## APPENDIX F – SECTION 10.7 CERTIFICATE

## APPENDIX G – ACCESS REPORT



## APPENDIX H – AHIMS

## APPENDIX I – ARBORIST REPORT

## APPENDIX J – BASIX CERTIFICATE

## APPENDIX K – BCA REPORT

## APPENDIX L – DESIGN COMPLIANCE CERTIFICATES



## APPENDIX M – NatHERS CERTIFICATE

## APPENDIX N – TITLE SEARCH AND DEPOSITED PLAN

## APPENDIX O – GEOTECHNICAL REPORT

## APPENDIX P – WASTE MANAGEMENT PLAN

## APPENDIX Q – TRAFFIC REPORT



## APPENDIX R – DETAILED SITE INVESTIGATION

## APPENDIX S – FLOOD REPORT

## APPENDIX T – NOTIFICATION LETTERS