



WILLANA  
URBAN

# STATEMENT OF ENVIRONMENTAL EFFECTS

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SAFI DEVELOPERS PTY LTD  
26 MOOREFIELDS ROAD, KINGSGROVE

# STATEMENT OF ENVIRONMENTAL EFFECTS



26 MOOREFIELDS ROAD  
KINGSGROVE

MULTI-DWELLING HOUSING  
DEVELOPMENT

PREPARED FOR  
SAFI DEVELOPERS PTY LTD

PREPARED BY



CONTACT INFORMATION

PO BOX 512  
SURRY HILLS NSW 2010  
P: (02) 0414 221 444  
[WWW.WILLANAURBAN.COM.AU](http://WWW.WILLANAURBAN.COM.AU)

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# 1 INTRODUCTION

## 1.1 THE CLIENT

This Statement of Environmental Effects (SEE) has been prepared for Safi Developers Pty Ltd to accompany a Development Application (DA) to Canterbury Bankstown Council for the Site at 26 Moorefields Road, Kingsgrove. The application relates to the demolition of existing structures and construction of eight (8) townhouses in the form of a multi-dwelling housing scheme with basement parking. The application is lodged pursuant to State Environmental Planning Policy – Affordable Rental Housing 2009 (SEPP ARH).

## 1.2 THE REGULATIONS

This report addresses Schedule 1 (2) (4) of the *Environmental Planning & Assessment Regulation 2000* (the Regulations) and therefore includes only what a 'Statement of Environmental Effects' accompanying a DA needs to include (in the case of development other than designated development or State significant development).

Schedule 1 (2) (4) of the Regulations states that:

*A statement of environmental effects must indicate the following matters:*

- (a) *the environmental impacts of the development,*
- (b) *how the environmental impacts of the development have been identified,*
- (c) *the steps to be taken to protect the environment or to lessen the expected harm to the environment,*
- (d) *any matters required to be indicated by any guidelines issued by the Director-General for the purposes of this clause.*

## 1.3 THIS REPORT

This SEE is divided into the following sections that address matters (a) to (d) above.

- |           |  |
|-----------|--|
| Section 1 | This introduction.   |
| Section 2 | A description of the proposal in detail.   |
| Section 3 | A description of the site and its surrounds.   |
| Section 4 | An assessment of the proposal in accordance with the relevant matters for consideration prescribed by Clause 4.15 of the Environmental Planning and Assessment Act, 1979 (as amended). |
| Section 5 | The conclusion to the assessment.  |

## 1.4 LIST OF DRAWINGS

TABLE 1 below, indicates the Architectural plans that this SEE has relied upon to detail, as a minimum, any likely environmental and social impacts of the development. The plans have been provided by Morfosis Architects Pty Ltd.

TABLE 1 | LIST OF ARCHITECTURAL DRAWINGS

SHEET NO.	ISSUE	DESCRIPTION	DATE
DA100	J	COVER PAGE	24/08/2021
DA101	J	LOCATION MAP	24/08/2021
DA102	J	SITE ANALYSIS	24/08/2021
DA200	J	SITE/ROOF PLAN	24/08/2021
DA201	J	BASEMENT PLAN	24/08/2021
DA202	J	GROUND FLOOR PLAN	24/08/2021
DA206	J	FIRST FLOOR PLAN	24/08/2021
DA300	J	ELEVATIONS-1	24/08/2021
DA301	J	ELEVATIONS-2	24/08/2021
DA302	J	ELEVATIONS-3	24/08/2021
DA304	J	SECTIONS	24/08/2021
DA400	J	AREA CALCULATIONS-1	24/08/2021
DA401	J	AREA CALCULATION-2	24/08/2021
DA500	J	SHADOW DIAGRAMS-1	24/08/2021
DA501	J	SHADOW DIAGRAMS-2	24/08/2021

## 1.5 BACKGROUND

### APPLICATION - DA-2/2018

An application, DA-2/2018, was submitted to Canterbury Bankstown Council on 2 January 2018. The proposal sought demolition of the existing dwelling and construction of 8 in-fill affordable townhouses with basement, landscaping and associated site work. The design of the application was found to not comply with key planning controls contained within the Canterbury Development Control Plan 2012. Council subsequently refused the application in April 2018.

## 2 THE PROPOSAL

### 2.1 DESCRIPTION OF THE PROPOSAL

The application proposes demolition of the existing buildings; removal of trees on the Site and the construction of a multi-dwelling housing development. The development will consist of eight (8) dwellings. The dwellings are proposed as 4x2 bedrooms and 4x3 bedrooms, in a townhouse form. The proposal includes a driveway that leads to basement parking accessible to all residents.

The design incorporates a landscaped setback to Moorefields Road in accordance with the DCP requirement. The setback includes planting in front of a private courtyard wall to ensure appropriate streetscape outcomes.

Generally, each of the proposed dwellings would contain one of the configurations identified in Table 2 below.

TABLE 2 | THE PROPOSED DEVELOPMENT

LEVEL	UNIT CONFIGURATION
GROUND	<ul style="list-style-type: none"><li>• Open plan kitchen, dining and living room</li><li>• Laundry / WC</li><li>• Stairs</li><li>• Pedestrian access via front door</li><li>• Rear landscaped private open space with alfresco area</li><li>• Townhouses 7 &amp; 8 have ground floor master bedrooms</li></ul>
FIRST	<ul style="list-style-type: none"><li>• Master bedroom with ensuite (except TH 7 &amp; 8).</li><li>• TH's 1 and 2 have two bedrooms</li><li>• TH's 3 to 6 have three bedrooms.</li><li>• TH 7 has a bedroom and study.</li><li>• TH 8 has a single bedroom.</li><li>• Bathrooms</li></ul>

### 3 LOCALITY AND THE SITE

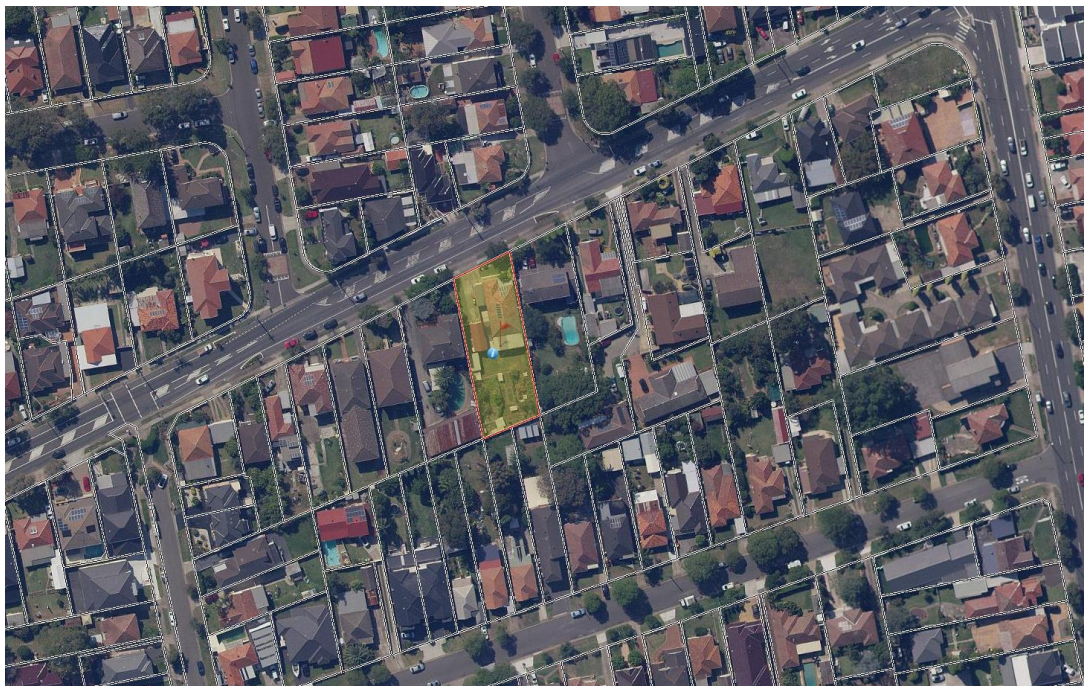
#### 3.1 THE LOCALITY

The Site is within the suburb of Kingsgrove which is located in the inner southern suburb of Sydney and forms part of the Canterbury Bankstown Local Government Area. Kingsgrove is predominately residential in character although there is a significant industrial area located in the southern section (adjacent to the M5 motorway).

The patterns of development range from single dwellings on individual lots to multi dwelling housing on larger parcels of land. The subject site is approximately 150m to the west of the intersection of Moorefields Road and Kingsgrove Road. As a result, there are a range of transport opportunities for future occupants at the site.

Kingsgrove North High School is located approximately 200m to the south. A variety of recreational parks service the community including Clemton Park to the east and Kingsgrove Sports Complex to the south.

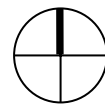
FIGURE 1 | LOCALITY AERIAL VIEW



SOURCE SIX MAPS 2020



AERIAL OF SUBJECT SITE & SURROUNDS



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### 3.2 SITE DESCRIPTION

#### AREA / SHAPE / DIMENSIONS

The Site is legally described as Lot 26 in DP 620937 and known as 26 Moorefields Road, Kingsgrove (the Site). The site has a primary frontage to Moorefields Road that is 20.08m, the rear boundary is 20.555m. The eastern side boundary is 55.25m and the western boundary is 53.885m. The total area of the Site is 1098m<sup>2</sup>.

#### USE / BUILDINGS / STRUCTURES

The Site is currently used for residential purposes with a single storey, brick, dwelling located towards the front of the Site. The rear of the Site is devoid of any significant vegetation and has been used as a domestic garden. A driveway services an existing garage located along the western boundary of the Site.

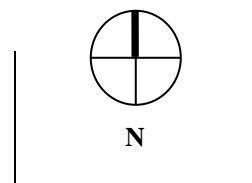
FIGURE 2 | SUBJECT SITE



SOURCE SIX MAPS 2020



SUBJECT SITE: 26 MOOREFIELDS ROAD, KINGSGROVE



ADJOINING THE SITE TO THE EAST – 24 MOOREFIELDS ROAD, KINGSGROVE.

The Site adjoins a two-storey dwelling house to the east. The house occupies a small footprint to the front of the block (towards Moorefields Road).

The property has a substantial rear yard containing a swimming pool and more mature vegetation.

ADJACENT THE SITE TO THE WEST – 32 MOOREFIELDS ROAD, KINGSGROVE.

The Site adjoins a two-storey dwelling located on the western boundary. On the southern side of the adjoining allotment a driveway provides access to a substantial shed structure at the rear of the property.

### 3.3 SITE AND LOCALITY PHOTOS

PHOTO 1 | SUBJECT SITE



PHOTO 2 | 32 MOOREFIELDS ROAD, KINGSGROVE



PHOTO 3 | 24 MOOREFIELDS ROAD



PHOTO 4 | SUBJECT SITE AND PLANTING ON NEIGHBOURING BOUNDARY



PHOTO 5 | GOOGLE STREET VIEW SHOWING PARKING LANE ALONG SITE FRONTAGE



## 4 ENVIRONMENTAL ASSESSMENT

### 4.1 ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2000

This report considers the environmental consequences of the development as required under Schedule 1 (2) (4) of the Environmental Planning & Assessment Regulation 2000 (the Regulations).

Any environmental impacts of the development have been identified through a review of applicable planning instruments as outlined below; review of the Site and its surrounds and review of other related documents. Our assessment of the proposal, against the planning instruments guiding development, concludes that environmental impacts, as a result of the development, are minimal.

### 4.2 STATE ENVIRONMENTAL PLANNING POLICY PROVISIONS

#### STATE ENVIRONMENTAL PLANNING POLICY NO 55 – REMEDIATION OF LAND (SEPP 55)

Clause 7(1) of SEPP 55 requires the consent authority to consider whether the land is contaminated. If the land is contaminated, the consent authority must be satisfied the land will be suitable in its contaminated state, or will be suitable after remediation, for the purpose for which development is proposed.

The development, the subject of this application, retains the residential use of the property and is unlikely to incur any issues relating to contamination of the land. As a result, no further investigation of the Site's potential contamination is required.

#### STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009

The State Environmental Planning Policy (Affordable Rental Housing) 2009 (SEPP ARH) aims to facilitate the increase in the amount and diversity of affordable housing in NSW by encouraging homeowners, social housing providers and developers to invest and create new affordable rental housing to meet the needs of the growing population and existing residents.

The proposed development has been assessed against the relevant development standards of the ARH SEPP. The results of the assessment are detailed in Table 3, below.

TABLE 3 | SEPP ARH INFILL AFFORDABLE HOUSING COMPLIANCE

CLAUSE	PROPOSAL	COMPLIES
10 Development to which Division Applies	The proposal is classified as multi dwelling development and the proposed works are permissible with consent.	Yes
13 Floor Space Ratio (FSR)	<p>The proposed Gross Floor Area is 699.5m<sup>2</sup>. The proposal has allocated 158.6m<sup>2</sup> (Units 7 &amp; 8) as affordable dwellings and therefore provides the required 20% minimum of affordable housing (22.38% provided).</p> <p>The permissible FSR under the SEPP (CLEP of 0.50:1 plus 0.22:1) is therefore 0.72:1. The proposal exhibits a proposed FSR of 0.637:1 and is compliant with the control.</p>	Yes
<p>14 Standards that cannot be used to refuse consent:</p> <p>(1) Site and Solar Access Requirements</p> <p>(b) site area if the site area on which it is proposed to carry out the development is at least 450 square metres.</p> <p>(c) landscape area at least 30 per cent of the site area is to be landscaped.</p> <p>(d) deep soil zones if, is 15% of the site area, can support trees and has a minimum dimension of 3m. (where practical behind the building)</p>	<p>The Site area is 1098m<sup>2</sup></p> <p>The proposal includes 33.46% of the Site as landscaped area.</p> <p>The proposed plans illustrate 20.36% of the Site being provided as deep soil landscaping.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

CLAUSE	PROPOSAL	COMPLIES
(e) solar access if living rooms and private open spaces for a minimum of 70 per cent of the dwellings of the development receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter.	The Solar Access Plans provided by Morphosis Architects Pty Ltd indicate that 6 of the 8 dwellings (75%) will achieve the direct sunlight requirements.	Yes, meets the requirement of the SEPP ARH
(2) General		
(a) parking if: at least 0.5 parking spaces are provided for each dwelling containing 1 bedroom, at least 1 parking space is provided for each dwelling containing 2 bedrooms and at least 1.5 parking spaces are provided for each dwelling containing 3 or more bedrooms,	Based on the stated parking rate, at least 10 spaces are required. Fifteen parking spaces have been provided on Site.	Yes
(b) dwelling size if each dwelling has a gross floor area of at least: 35 m <sup>2</sup> – studio, 70m <sup>2</sup> - 2 bedrooms, 95m <sup>2</sup> - 3 or more bedrooms.	The apartments meet the minimum gross floor area requirements.	Yes
15 Design Requirements	Does not apply.	N/A
16 Continued Application of SEPP 65	Does not apply.	N/A
16A Character of Local Area	See discussion below under the heading <i>Character of local area.</i>	Yes, see discussion below
17 Must be used for affordable housing for 10 years	Council may wish to impose suitable conditions of consent to ensure compliance with this Clause.	Yes
18 Subdivision	This Clause is not applicable to the proposed development.	N/A

### 4.3 CHARACTER OF LOCAL AREA

CLAUSE 16(A) OF THE SEPP ARH STATES:

*A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.*

The 'character' of an area is defined by the physical appearance of a locality (building height, setbacks, landscaping, land use, vehicle access points, orientation etc.) and also by the reasonableness of impacts that result from new development on surrounding property. Of relevance to this assessment are the comments of Roseth SC in *Project Venture Development Pty Ltd v Pittwater Council* [2005] NSWLEC 191.

*"There are many dictionary definitions of compatible. The most apposite meaning in an urban design context is capable of existing together in harmony. Compatibility is thus different from sameness. It is generally accepted that buildings can exist together in harmony without having the same density, scale or appearance, though as the difference in these attributes increases, harmony is harder to achieve."*

Importantly, the term compatible does not mean sameness in built form but rather that development fit comfortably within its surrounding, urban context.

The built form of the surrounding locality primarily comprises one and two storey single dwellings and multi-dwelling housing. There are a number of substantial single dwellings fronting Moorefields Road, especially at the intersection of Roberts Street and Moorefields Road where there are two large dwellings. The character is also shaped by emerging new buildings, such as the multi dwelling development at the corner of Moorefields Road and Kingsgrove Road, which is of a more contemporary flat roof and parapet form. The proposed development also takes on this emerging character, a reflection of an area being in transition.

The subject site is located in a section of Moorefields Road wherein there is kerb side parking interspersed with driveway access to each allotment. The proposed development is consistent with this character in terms of driveway access. At present there is a double driveway servicing the subject site.

Front yards are predominantly landscaped with small – medium fences that line the front and side boundaries between lots. Similarly, the proposal incorporates driveway access and landscaped areas to the front setback, inclusive of trees and soft landscape planting.



In relation to the built form context of the Site, the proposed multi dwelling housing is considered to be of a suitable scale and form within the existing streetscape. The proposal is harmonious with the existing built form context. The proposed front setback has been designed to appear as a continuation of the desired spatial proportions of the street and works to define a clear street edge.

The Site is not located within a heritage conservation area nor is the existing building a heritage item. The architecturally designed proposal provides an articulated façade that utilises contemporary textural and material elements that work to complement the existing housing stock along the street.

In summary, the proposed development will not adversely affect the character of the local area, thus complying with Clause 16A of the SEPP ARH. Accordingly, the proposal complies with the relevant development standards of the SEPP.

#### 4.4 LOCAL ENVIRONMENTAL PLAN PROVISIONS

##### CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012 (CLEP 2012)

CLEP 2012 is the relevant local planning instrument applicable to the Site. The following assesses the proposal against the relevant objectives and controls of the CLEP 2012.

##### Clause 1.4 – Definitions

The proposed development is defined as '*multi dwelling housing*' which means: '*3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building*'.

The proposal is consistent with the abovementioned definition and permissible with consent under the zoning controls of the land.

##### Clause 2.1 – Land use zone

The Site is within zone R3 Medium Density Residential according to CLEP 2012 and its relevant zoning maps.

FIGURE 3 | ZONING MAP EXTRACT



SOURCE: CANTERBURY LEP 2012

### Clause 2.3 – Zone objectives and land use table

The relevant objectives of the zone 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.*

The proposal is a carefully considered response to the context of surrounding development and results in a multi dwelling housing estate that is consistent with the objectives of the R3 zone. The proposal provides a high-quality building design and will meet the day to day needs of residents whilst respecting the context of surrounding built forms and the character of the Kingsgrove area. It provides additional housing within proximity to public transport options and provides excellent access for all residents to surrounding services. The Site is approximately 800m north of Kingsgrove Station and within 400m of the Route 409 bus stop on Kingsgrove Road.

#### Clause 2.7 – Demolition requires consent

Demolition of existing structures is proposed and accordingly, the proposal seeks consent as part of this development application.

#### Clause 4.3 – Height of buildings

The height of buildings for the Site is 8.3m according to the CLEP 2012 and the relevant Height of Buildings map. The proposed maximum building height is approximately

#### Clause 4.4 – Floor space ratio

A maximum permissible FSR of 0.5:1 applies to the Site. The proposed FSR of 0.645:1 exceeds the CLEP 2012 control however, in this instance, Affordable Housing is proposed. Pursuant to Clause 13(2) of SEPP ARH, bonus FSR is provided to the development in return for allocating dwellings to a capped rental scheme. The proposal has allocated 22.38% of the proposed GFA to Affordable Housing, namely Units 7 & 8. The design complies with the development standard which dictates a permissible FSR of 0.5:1 under the CLEP 2012 and a further 0.22:1 under the SEPP, totalling 0.72:1.

#### Clause 5.10 – Heritage conservation

The Site is not identified as an item of heritage significance nor is the Site within a General Heritage Conservation Area. There are no nearby heritage items of Conservation Areas that will be impacted because of the proposal.

#### Clause 7.7 – Acid sulfate soils

The Site is not affected by any class of acid sulfate soils per the Acid Sulfate Soils Map.

### 4.5 DEVELOPMENT CONTROL PLAN PROVISIONS

#### CANTERBURY DEVELOPMENT CONTROL PLAN 2012 (CDCP 2012)

The CDCP 2012 provides additional guidelines and controls for specific types of development. An assessment of the proposed development's compliance with the relevant provisions of the CDCP 2012 has been provided in the Tables below.

Part B – General Controls for all development of the CDCP 2012 consists of general controls that relate to matters such as site and context, demolition, heritage, contamination, parking and landscaping (see Table 4).

Part C3 – Multi Dwelling Housing and Attached Dwellings of the CDCP 2012 provide specific guidelines and controls for multi dwelling housing developments and attached dwellings in the Canterbury LGA (see Table 5).

TABLE 4 | GENERAL CONTROLS OF THE CDCP 2012

CONTROL	COMMENT	COMPLIES
B1 Transport & Parking	<p>The proposal is subject to the parking provisions outlined in the SEPP ARH. Based on the stated parking rate, at least 10 spaces are required. Fifteen parking spaces have been provided on Site. The proposed parking spaces will be constructed to adhere to relevant Australian Standards.</p> <p>The proposed basement parking has been provided in order to satisfy parking requirements while not to accentuate the bulk and scale of the proposed multi dwelling housing development. The entrance of the driveway is of sufficient width per relevant DCP requirements.</p> <p>The proposal only relates to the development on 8 dwellings and therefore, does not warrant a Traffic Assessment Report.</p>	Yes.
B2 Landscaping	<p>A Landscape Plan has been provided by Greenland Design dated May 2021 which details all relevant aspects of the proposed landscaping on Site. The proposal includes 33.46% of the Site as landscaped area per the requirements of the SEPP ARH.</p> <p>The proposed landscape design provides functional attributes such as privacy, shade and wind protection. The landscaping will work to reduce the impact to neighbouring properties and natural waterways, of which none are in close proximity, from stormwater run-off. The proposal has included a detailed scheme that will soften the visual appearance of the dwellings and similarly provide a buffer between neighbouring dwellings and Moorefields Road.</p> <p>Deep Soil is provided and achieves an area of 223.56m<sup>2</sup> (20.36%) and exceeds the 164.7m<sup>2</sup> (15%) requirement.</p>	Yes.

CONTROL	COMMENT	COMPLIES
B3 Tree Preservation	There are no significant mature trees on the subject site. Significant landscaping and trees are proposed to ensure that the Site maintains high ecological and amenity benefits.	Yes.
B4 Accessible and Adaptable Design	<p>The proposed design complies with the relevant Australian Standards, the Building Code of Australia and the Disability Discrimination Act 1992.</p> <p>An Access Review Report has been prepared by Loka Consulting Engineers dated 25 March 2021 which sets out the relevant standards surrounding access.</p>	Yes.
B5 Stormwater and Flood Management	<p>Stormwater management has been appropriately addressed within the Stormwater Management Plans provided by Loka Consulting Engineers. The plans and associated Flood Assessment have confirmed that there will be no adverse impacts from stormwater runoff or flooding as a result of the development.</p> <p>Public infrastructure managed by the Council will not be adversely impacted a result of the proposal. Drainage systems will be implemented in accordance with the relevant Australian Standards.</p>	Yes.
B6 Energy and Water Conservation	A BASIX Certificate has been prepared as part of the Development Application submission.	Yes.
B7 Crime Prevention and Safety	The proposed design promotes the principles of Crime Prevention through Environmental Design (CPTED). Landscaping and built elements of the design allow for passive surveillance of the car park and trafficable areas of the development. The positioning of windows similarly provides residents with an outlook of Moorefields Road. The dwellings will be appropriately labelled, and sufficient lighting has been provided to ensure entry points are clearly defined. Materials that reduce the opportunity for vandalism will be included where necessary in the materials and finishes of the proposal.	Yes.

CONTROL	COMMENT	COMPLIES
B8 Heritage	The Site is not identified as an item of heritage significance nor is the Site within a General Heritage Conservation Area. There are no nearby heritage items or conservation areas that will be impacted as a result of the proposal.	Yes.
B9 Waste	Waste Bins are provided on site within the basement.	Yes
B11 Bushfire Risk	The Site is not identified as being bushfire affected.	Yes.

TABLE 5 | MULTI DWELLING HOUSING AND ATTACHED DWELLINGS OF THE CDCP 2012

CONTROL	COMMENT	COMPLIES
C3.1 General Objectives	The proposed works relate to a multi dwelling housing development within the R3 Medium Density Residential Zone. The development is synonymous with surrounding building typologies in the locality. The outcome provides a high-quality design solution that maximises development opportunity on Site while providing good amenity for both residents and neighbouring properties.	Yes.
C3.2 Site Planning		
C3.2.1 Minimum Lot Sizes and Frontage	According to the CLEP 2012 the minimum Lot Size applicable to the Site is 460m <sup>2</sup> . The Survey Plan prepared by RGM Property Surveys dated 17.10.17 indicates an existing site area of 1098 <sup>2</sup> with an existing frontage to Moorefields Road of 20.88m.  Moorefields Road is classified as a Secondary Road according to the RMS Schedule of Classified Roads. Whilst the road is not defined as a "major road" by the RMS, the CDCP does define the road as a "major road" whereby multi dwelling housing development and attached dwellings must achieve a minimum street frontage of 27m.	No, see response below table to this issue.

CONTROL	COMMENT	COMPLIES
C3.2.2 Isolated Sites	The development will not result in the isolation of adjoining or surrounding Sites. The design responds well to the context and built form of the immediate vicinity.	Yes.
C3.2.3 Private Open Space	The design provides adequate Private Open Space (POS) for all 8 Units. The siting and positioning of the allocation have considered environmental circumstances including solar access, views and breezes. The areas of POS are directly accessible from the main living area in dwellings. The proposed balconies for Units 1 – 6 provide adequate separation from boundaries and are positioned as to reduce the likelihood of overlooking. This outcome has been enhanced through the provision of return privacy screens along the sides of balconies in townhouses 3 to 6	Yes.
C3.2.4 Layout and Orientation	The orientation and layout of the units have been considered to maximize thermal efficiency from environmental factors. Likewise, the positioning of windows allows for adequate ventilation to dwellings and the proposed POS. Elements of CPTED are supported through the layout and orientation of the design.	Yes.

### C3.3 Building Envelope

C3.3.1 Floor Space Ratio	Superseded by the FSR control contained with the ARH SEPP.	Yes.
C3.3.2 Height	8.3m	Yes
C3.3.3 Setbacks	Front Setbacks The proposal provides adequate side setbacks for ground floor dwellings. Setbacks to the street exceed the 6.0m requirement by providing at least 9.0m to most of the frontage and by providing up to 10.27m in some locations.  Dwellings with ground floor habitable rooms with windows facing side boundaries exceed the 1.5m and 2.5m requirement respectively. There is a minor encroachment on the western side	Yes

CONTROL	COMMENT	COMPLIES
	<p>boundary for Unit 8, however, it includes a small section of the planter box and will not incur any adverse impacts as a result of the non-compliance.</p> <p>Rear Setback Setbacks of between 3.4m and 4.79m are provided.</p>	
C3.3.4 Building Depth	The development will provide adequate amenity for residents while protecting the amenity of adjoining structures. The bulk and scale of the design is compatible with surrounding built forms and will not result in a development that is uncharacteristic of the locality.	Yes.
C3.3.5 Building Separation	The two townhouses located at the rear of the site are approximately 3.0m from the main building on site. They are designed so that they are “perpendicular” to the main building which has a solid wall with no openings (the side of townhouse 6). Townhouses 7 and 8 also have multiple facades that provide light and outlook. The design meets the objectives to ensure adequate privacy and ventilation between buildings.	Yes, meets objectives
<b>C3.4 Building Design</b>		
C3.4.1 General Design	<p>The design outcome provides reasonable amenity in regard to solar access, privacy and natural ventilation. It presents a clear delineation between the public and private domain so as to maximise safety and security principles contained with CPTED principles.</p> <p>The building façade is compatible with the overall design and synonymous with the existing streetscape of Moorefields Road. The materials and finishes schedule are characteristic of development in the area.</p>	Yes.
C3.4.2 Roof Design and Features	The proposed roof design is not a dominant feature of the proposal and is synonymous with existing roof styles in the immediate locality.	Yes.



CONTROL	COMMENT	COMPLIES
C3.4.3 Dwelling Layout & Mix	The internal layout of the proposed dwellings is of sufficient dimensions to accommodate furniture that is appropriate to the room.	Yes
C3.5 Amenity		
C3.5.1 Solar Access and Overshadowing	The site has an elongated shape that runs north south. As a result, most of the dwellings perform well in terms of solar access, the building achieves more than 70% of dwellings retaining the required solar access.	Yes
C3.5.2 Visual Privacy	The siting of the design encourages the protection of visual privacy for residents. Windows have been situated as to avoid overlooking and setbacks are adequate to support visual privacy. The proposed development also allows for passive surveillance to the street so as to enhance safety and security for residents.	Yes.
C3.5.3 Acoustic Privacy	The architectural design of the proposal has been considered to avoid the transmission of ambient noise between Units and to adjoining properties. The proposed multi dwelling development will retain the existing residential use and will not incur any unreasonable acoustic impacts as a result of approval.	Yes.
C3.6 Fences and Ancillary Development		
3.6.1 Fences	A low fence is proposed at the front boundary to define the boundary between public and private space. The design of the fence resembles the predominate fence style on Moorefields Road and will be characteristic of the proposed development.	Yes.
C3.6.2 Building Services	The proposed development will require existing utility services to be upgraded and/or augmented to enable the future residential population to be accommodated.	

#### ALLOTMENT WIDTH

The CDCP has a provision around allotment width that seeks a wider frontage for allotments on roads defined in the DCP as “major roads”. The classification in the CDCP is not clarified but a search of the definition of classified roads suggests that the term encompasses most roads that are not otherwise Local Roads”. This covers a multitude of RMS classifications ranging from a Secondary Road (such as Moorefields Road) to major highways.

The only difference in requirement between the frontage of 27m allotment, and an allotment frontage of 20m, is whether the frontage is on a major road. The only difference in criteria is related to the road classification. An allotment of 20m, not on a major road, is deemed adequate for medium density housing in terms of landscaping and to provide adequate amenity for future occupants.

The only relevant objection to the control applicable to allotments that achieve the 20m frontage, but not the 27m frontage, is whether there is adequate area for vehicle access and parking. The reports prepared by Loka Consulting Engineers verifies that there is both adequate parking and access. The underlying objective relating to requiring an extra 7m of frontage is met by this development. Strict adherence to the 27m frontage is not required.

## 4.6 OTHER RELEVANT MATTERS

### SOCIAL IMPACT

Impacts to the built environment and social environments will be positive as the proposal will act as a catalyst for the redevelopment of the area in line with the envisaged character of the area. The social benefits associated with the proposal’s permanent increase in the local population are substantial.

Natural environmental impacts will be within normal community expectations. That is, the proposal will rely on typical construction techniques, while the sustainability measures prescribed by the BASIX SEPP will be met.

The permanent population associated with the proposal is likely to result in positive outcomes to the local economy. At a broader scale, the construction activity associated with the proposal will maintain local opportunities for employment.

### TRAFFIC

A Traffic Management Report has been prepared by Loka Consulting Engineers to accompany the application. The analysis reveals that while there is a very minor increase in net traffic generation of 4-5.2 peak hour vehicle trips, the change to the Level of Service is extremely minor.

There is no aspect of the traffic generation for the development that would warrant the extra site width required by the CDCP for "major road" sites. The existing driveway is a double width and will be replaced by a driveway that is also double width. There is a parking lane outside the subject site which aids in providing a buffer to the "traffic" lane and minimises the chance of conflict with vehicle entering or leaving the site.

The traffic generated by the proposal will not have a major impact on the surrounding traffic network. It is a suitable residential development outcome given the location of the Site.

#### 4.7 SUITABILITY OF THE SITE

The SEE has demonstrated, in detail, that the Site is suitable for the proposed development. In summary, suitability is achieved given:

- The proposed development is permissible and will be consistent with the relevant zoning objectives.
- The development will respect the character of the locality.
- Considerable compliance is achieved with the relevant non-statutory controls, and in those cases of non-compliance, the relevant objectives are satisfied.
- Likely impacts from the proposal are reasonable.
- There are no prohibitive constraints posed by the Site or those adjacent to the Site.

#### 4.8 THE PUBLIC INTEREST

The proposal is in the public's interest given:

- The proposed development will provide a new medium density residential development that will facilitate an increased stock of affordable rental housing that is consistent with the character of the locality.
- The proposed development is permissible and will be consistent with the relevant zoning objectives.
- The locality's supply of housing will be increased in a manner anticipated by the Indicative Layout Plan.
- The environmental impacts of the proposal are reasonable.

## 5 CONCLUSION

The proposal seeks consent for a multi dwelling housing development containing a total of 8 new dwellings for the Site at 26 Moorefields Road, Kingsgrove.

As outlined in the body of this report, the Site is capable of accommodating the proposed residential development and is not expected to have any detrimental impacts on the amenity of the locality. In this regard, the proposal is considered to be a suitable development on the Site.

The built form of the proposal is considered to respond appropriately to the desired future streetscape typology. The proposed development achieves considerable compliance with the relevant non-statutory controls and in the cases of non-compliance, the relevant objectives are satisfied.

Accordingly, the proposed development will be satisfactory from an environmental planning perspective and warrants the support of Council.