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DA – 448/2015

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Three (3) Storey Residential Flat Building Development Comprising of 16 Residential Apartments over 1 Basement Car Parking Level @

No 40-42 Shadforth Street Wiley Park

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DA- 448/2015
Section 4.55 part (1A)

June 2020

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TABLE OF CONTENTS

1.0 INTRODUCTION

The applicant seeks consent to carry out the following modifications t0 the development on land known as No 40-42 Shadforth Street Wiley Park;

1- *The staircase connecting the ground floor (units 1 -2) to levels 1 &2 (units 3-4-5-6) is to be deleted.*
2- *There is no addition to the deleted space, only a covered area to be added to the external north western space.*
No changes to the footprint of the roof.
A sprinkler system will be proposed to the entire building.
There is no need for the 6m travel distance between the fire exit stairs and the sole occupancy entry units. (Refer to CC03, CC04, CC05, CC06)
The FSR remain as approved 0.9/1. (Refer to CC10).
Technical cabinets (water, gas, NBN) are proposed on every level.

3- *Minor amendments to the roof, the building is always below the 10m total height.*
No changes or amendments to the approved envelope

4- *An electrical room and a room are added to the basement as required by the fire services and BCA.*
The 2 proposed rooms will be fully underground and accessible by the north eastern exit staircase.

The proposal will not have any adverse effect on the surrounding locality, and is consistent with the future character envisioned, while supporting the role of Wiley Park as a strategic centre. The proposal promotes the economic use and development of the land consistent with its zone.
The proposal will not have any overlooking or overshadowing.
There is no changes to the approved FSR.

The proposed development does not give rise to adverse amenity issues
The proposal will reinforce the town centre with an appropriately scaled
Building and increase in housing density consistent with the zone objectives.
In view of the above, the proposed development is desirable and appropriate.
Council approval is recommended.

The application has prepared a design having regard to the site analysis process and consideration of Council's planning controls. The applicant has developed a site specific design solution, which appropriately addresses the streetscape and reasonably maintains neighbour amenity in the context of a high density zone.

This statement of environmental effects is intended to assist Canterbury Council in its assessment of the modification of the development application and includes;

- A description of the site and the site context;
- A description of the proposal against the statutory framework in which the development application will be assessed;
- Conclusions relating to the proposed development.

This statement of environmental effects should be considered in conjunction with the architectural plans prepared by *Antonie J. Saouma.*

SECTION 4.55(1A) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Pursuant to Section 4.55 (1A) of the Act (Previously known as Section 961A), Council may consider an application to amend a development consent provided that it is substantially the same development and of minimal environmental impact.

An extract of Section 4.55 (1A) is provided below:

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

(a) it is satisfied that the proposed modification is of minimal environmental impact, and

(b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and

(c) it has notified the application in accordance with:

(i) the regulations, if the regulations so require, or

(ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and

(d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be

The application is substantially the same as the approved development, with the minor refinement of the scheme to reflect the detailed design work undertaken. The minor changes to the plans are reasonably and appropriately considered 'substantially the same development.

2.0 SITE ANALYSIS

2.1 Subject Site

The subject site is situated on the western side of Shadforth Street and can be identified as No 40-42 Shadforth Street Wiley Park and is legally identified as being Lot B in DP 341973 and Lot 71 in DP 7298.

The subject site is regular in configuration benefitting from a wide frontage to Shadforth Street of 28.04m and depth of site of 51.815m.

The total area of the land is approximately **1,453m^2**. A survey plan of the subject site accompanies the development plans.

Existing improvements on the subject land comprise of:

- No 42 Shadforth Street contains a single storey residential dwelling of fibro and tile construction and associated fibro garage located at the rear of the dwelling.

- No 40 Shadforth Street contains a single storey residential dwelling of clad and tile construction and associated fibro shed located at the rear of the dwelling.

The existing improvements are dated and have limited streetscape appeal in the context of the desired future character of the high density precinct supporting the Wiley Park town centre.

Subject Site

The existing improvements are not identified as having heritage significance. The subject site is not part of a conservation area.

With regards to topography the subject site is essentially level with a gentle slope from the street to the rear of the site. The subject site

Benefits from a Council easement across the rear of the property enabling stormwater to be directed to an existing pipe situated in the easement. Documentation obtained from Council confirms the above.

Tree removal is required to facilitate the proposal. There are no significant trees on the site.

There is no critical habitat on site or within the vicinity of the subject site.

There are no significant views available to be gained by future residents of the development or from adjoining properties across the subject site.

2.2 Site Context

The site is situated within an established medium density residential precinct, characterized by detached dwellings and 2 and 3 storey walk-up residential flat buildings.

The site is well-serviced by public transport, being approximately 370m north-west of Wiley Park station and within close proximity to bus services travelling to and from Sydney, Sydney Olympic Park, Lugarno, East Hills and Campsie running along King Georges Road. The subject site is also in the vicinity of several retail and commercial developments.

Existing development in the immediate proximity of the subject site comprises:

- Immediately adjoining the subject site to the south is a 2 storey residential flat building above a semi excavated parking level, known as No 34-38 Shadforth Street. This adjoining building is well setback from the common boundary and includes the driveway servicing the site along its northern boundary. The proposed development also maintains a generous varied setback from the common boundary. The proposed development has been well articulated along the southern elevation ensuring minimal viewing conflict will occur between competing levels in the respective buildings. Furthermore, rooms with windows have been recessed to ensure optimum separation between rooms is achieved. In relation to overshadowing, it is noted that shadows

will be cast in a sweeping motion across the southern adjoining property during the winter solstice. Fortunately the main body of the adjoining building is well setback from the common boundary and the driveway will capture the bulk of shadowing. In consideration of the high density zoning shadowing and privacy issues are well resolved through design.

Adjoining Site to the South

- Adjoining the subject site to the north is 2 residential flat buildings of yellow-brick construction, known as No 44 Shadforth Street. The adjoining building has a varied side setback from the common boundary and has a pedestrian path and landscaping beside the common boundary. Being situated to the north of the subject site will ensure that there are no overshadowing implications. Furthermore, the proposed development maintains substantial setbacks from the northern boundary and includes its driveway in-between properties.

Privacy considerations are also well resolved through design, the orientation of windows and apartment layouts.

Adjoining Site to the North

- Adjoining the site to the rear are two 2-3 level residential flat buildings identified as No 39 and 41 Cornelia Street. These buildings are well setback from the common rear boundary and will benefit from a substantial separation upon completion of the subject development.

PROPOSED DEVELOPMENT

3.0 Description of Proposal

The applicant seeks consent to carry out the following modifications t0 the development on land known as No 40-42 Shadforth Street Wiley Park;

1- The staircase connecting the ground floor (units 1 -2) to levels 1 &2 (units 3-4-5-6) is to be deleted.

2- There is no addition to the deleted space, only a covered area to be added to the external north western space.
No changes to the footprint of the roof.
A sprinkler system will be proposed to the entire building.
There is no need for the 6m travel distance between the fire exit stairs and the sole occupancy entry units. (Refer to CC03, CC04, CC05, CC06)
The FSR remain as approved 0.9/1. (Refer to CC10).
Technical cabinets (water, gas, NBN) are proposed on every level.

3- Minor amendments to the roof, the building is always below the 10m total height.
No changes or amendments to the approved envelope

4- An electrical room and a room are added to the basement as required by the fire services and BCA.
The 2 proposed rooms will be fully underground and accessible by the north eastern exit staircase.

3.1 Details of the Proposed Development

Provided below is a numeric summary of the proposed development. There is no changes or variation to the approved documents.

Issue	Proposed
Site area	1,453m^2
Frontage	28.04m
Minimum ceiling height	2.7m
Maximum building height	11m
Front setback	8.6m
Rear setback	6.1m
Side setbacks	4.5-6m
Floor space ratio	0.9:1
Private open space	Min. 12m^2/2 bedroom apartment 10.8m^2/1 bedroom apartment
Communal open space	340m^2
Total soft landscape area	40%
Parking	17 residential 3 visitor 2 disabled 1 wash bay

3.2 Amenity Considerations

Relationship to neighbouring properties

Overshadowing/privacy

In terms of overshadowing, shadows will be cast in a sweeping motion towards the southern adjoining property during the winter solstice. The extent of overshadowing is reasonable given that the proposed building is compliant with the height controls and is well setback from the southern common boundary. Ample solar access will continue to reach the adjoining property during the winter solstice. In a high density living environment context where taller buildings are envisaged and given the orientation of the site, a reasonable outcome in terms of overshadowing is achieved.

With regards to privacy, it is noted that the proposed building has been substantially articulated along its side boundaries and windows have been offset and recessed to maximise privacy between buildings.

In the context of the zone reasonable measures have been implemented in the design to minimise privacy loss to the adjoining residential properties and in the future desired context. The outlook from the proposed building/respective apartments is directed towards the street and towards the adjoining properties. The outlook towards the side boundaries will be partially screened by suitable landscape planting. No issues arise in terms of privacy loss at the rear of the site also, given that a substantial separation between buildings is maintained.

Internal amenity

The private balconies within the development will gain sufficient sunlight access and have an area and configuration, which is conducive to passive recreational use. The private balconies will also be supplemented by the provision of common open space provided centrally along the northern side of the site in a landscaped setting and benefitting from a regular configuration.

Internal living areas of all apartments receive reasonable solar access and all apartments achieve natural cross ventilation. All apartments have a dual aspect and access gaining northern, western or eastern sunlight.

Disabled access

The proposed development achieves appropriate ramp grades and access paths facilitating disabled access from the street. Two disabled parking spaces are provided in the basement as well as a lift access to all levels in the building.

Streetscape

The design solution provides suitable articulation of all elevations and provides a reasonable balance of horizontal and vertical elements.

The proposed development will be a feature building in its environment and replaces 2 redundant dwellings. The front setback will be suitably landscaped enhancing the site's presentation to the street.

4.0 CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012

4.1 Permissibility

The subject site is zoned **R4 High Density Residential** pursuant to Canterbury LEP 2012.

The proposed use is best defined as a **residential flat building**, which means:

a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.

Note. *Residential flat buildings are a type of* ***residential accommodation****—see the definition of that term in this Dictionary*.

The proposal complies with the above definition and is permissible in the zone with development consent.

4.2 R4 High Density Residential Zone Objectives

The specified zone objectives for the B4 zone are as follows:

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

- *To provide a variety of housing types within a high density residential environment.*

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

Comment:

The proposed development is highly consistent with the R4 High Density Residential zone objectives as outlined below:

- The proposed development suitably accommodates high density residential apartments on the subject site providing additional affordable housing opportunity to the community. The proposed development represents a varied built form and housing type of development in the street.
- The proposed development is compatible with and complementary to surrounding residential land uses. The proposed development is consistent with the desired future character of the locality as established by the zone objectives and the relevant development controls.
- The proposed development is a contemporary development, which is highly accessible by residents with prams, the elderly

and/or the disabled. The subject site is located within close proximity to the Wiley Park Railway Station and bus services running along King Georges Road thus minimising car dependency.

- The proposed development will contribute to the quality of residential housing stock in the precinct and act as a catalyst for future high quality development in the locality. The proposal will therefore be consistent with the desired future development character for the precinct and will establish an appropriate form of development to initiate continued redevelopment in the precinct.
- The proposal will greatly contribute to the public domain by providing one driveway servicing the development and landscape planting across the frontage of the site. The proposal will increase safety in the immediate precinct through increased pedestrian activity and surveillance thus enhancing the public domain.

Having regard to the above, the proposal is consistent with the zone objectives and represents a form of development that by virtue of the objectives is encouraged in the locality.

4.3 Building Height:

Clause 4.3 of the LEP sets a maximum height for development in accordance with the building height map.

The building height map specifies a maximum permissible height limit within the zone of 11.5 m.

The proposed minor modification to the development affecting the roof remain within the total building height of 11m.

4.4 Floor Space Ratio:

Clause 4.4 of the LEP establishes the maximum floor space ratio for the subject site in accordance with the floor space ratio map.

The stated objectives of the FSR control are as follows:

(1) The objectives of this clause are as follows:
(a) to provide effective control over the bulk of future development,
(b) to protect the environmental amenity and desired future character of an area,
(c) to minimise adverse environmental impacts on adjoining properties and the public domain,
(d) to optimise development density within easy walk of the railway stations and commercial centres.

The proposed development has an FSR of 0.9:1 or 1,305sqm, compliant with this control.

Proposed modification:
Site area = 1453sqm
Total *area of units = 1186 m²*
Total area of circulations = 119m²
Total =1186+119 = 1305 m²

FSR (site area=1453sqm) 0.9/1=1307.7 m² 1305=0.90/1

4.4 Other Relevant Clauses of the LEP

Clause 4.6 of the LEP relates to **Exceptions to development standards.**

Comment:

The proposed development does not breach a development standard and accordingly clause 4.6 is not relevant to the application.

Clause 6.1 of the LEP relates to **Acid Sulphate Soils.**

Comment:

The subject site is not constrained by acid sulfate soils.

Clause 6.2 of the LEP relates to **Earthworks.**

(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.
(2) Development consent is required for earthworks unless:
(a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or
(b) the earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given.
(3) Before granting development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters:
(a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,
(b) the effect of the development on the likely future use or redevelopment of the land,
(c) the quality of the fill or the soil to be excavated, or both,
(d) the effect of the development on the existing and likely amenity of adjoining properties,
(e) the source of any fill material and the destination of any excavated material,
(f) the likelihood of disturbing relics,
(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,
(h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.
Note. *The National Parks and Wildlife Act 1974, particularly section 86, deals with harming Aboriginal objects.*

Comment:

It is proposed to provide one level of basement parking, which is suitably set in from all boundaries. The applicant will abide by appropriate conditions of consent aimed at reducing stormwater run-off during excavation works and providing shoring.

It is unlikely that the site would contain relics or ground water within the drinking water catchment.

The applicant will implement appropriate sediment control measures and engineering techniques as required to ensure excavation is properly contained and the basement constructed without disturbance to adjoining properties.

4.5 LEP Summary
Provided below is a summary of controls:

Map	**Control**
Floor Space Ratio	0.9:1
Land Zoning	R4 High Density Residential
Height of Buildings	11.5m
Minimum Lot Size	460sqm applicable to Torrens subdivision - N/A
Land Reservation Acquisition	N/A
Land Application	Applies
Heritage	No heritage items on site. Not located within a heritage conservation area.
Acid Sulfate Soils	Not a constraint to the development.
Key Sites Map	N/A

5.0 CANTERBURY DEVELOPMENT CONTROL PLAN 2012

Canterbury Development Control Plan (DCP) 2012 was adopted by Council on 21st December 2012 and came into effect on 1st January 2013.

The DCP applies to all land within the Canterbury Local Government Area (LGA) that is zoned under the Canterbury Local Environmental Plan (LEP) 2012.

The DCP is to be read in conjunction with Canterbury LEP 2012.

If there is any inconsistency between the DCP and Canterbury LEP 2012, the LEP will prevail.

The purpose of this DCP is to supplement Canterbury LEP 2012 and provide more detailed provisions to guide development.

DCP PROVISIONS – RESIDENTIAL FLAT BUILDINGS	**COMMENT**	**COMPLIANT**
OBJECTIVES FOR RESIDENTIAL NEIGHBOURHOODS O1. All neighbourhoods are safe and comfortable, and accommodate a mix of households in a diversity of well-designed dwellings, which are relative to the density and function of each neighbourhood. O2. Residential streets and yards are green and leafy, with substantial tree canopy, and space between buildings for household activities and landscaping. O3. Good sunlight, privacy and general amenity is available to occupiers of new and existing buildings. O4. The appearance and performance of development is an important consideration in designing, rather than automatically building to the maximum building envelope.	The proposed development is site specifically designed to address the street frontage and ensure that the proposed apartments receive maximum solar access and cross ventilation. A prominent pedestrian entry is provided. Appropriate levels of landscaping will be provided within the front setback.	The proposed design initiatives are consistent with the objectives for the residential neighbourhood.

Avoid isolating undeveloped sites Objective O1. Land adjoining a development site is not left sterilised or isolated so that it is incapable of being reasonably developed under the applicable controls. Controls i. Do not isolate a neighbouring property so that it will be unable to reasonably accommodate redevelopment: • Isolation occurs where a property that adjoins a development site would be narrower or smaller than required and consequently would be incapable of accommodating any form of redevelopment, • In order to avoid the isolation of property, undertake negotiations with neighbouring owners to seek amalgamation and enable coordinated redevelopment, • If neighbouring landowners do not agree on terms for amalgamation, provide evidence of reasonable offers, including at least two recent independent valuations.	The subject site is surrounded by older style residential flat buildings.	Yes. All adjoining sites are developed and are unlikely to be redeveloped further without suitable incentives.
Minimum Frontage residential flat buildings (up to 3 storey) - Minimum 20m width measured across the street boundary on any other road	28.04m provided to Shadforth Street	Yes
Height Objective O1. New buildings have a scale that is visually compatible with adjacent buildings, and the intended character of the zone. Controls Basement and sub-floor projection i. Any parts of a basement or sub-floor area that project more than 1m above ground level comprise a storey.	The basement ceiling is contained to a height above natural ground level of less than 1m. Minor amendment to the roof not affecting the total height.	Yes

Attics and roof terraces ii. Attics and mezzanine floors do not comprise a storey. iii. Roof top terraces are not acceptable on any building or outbuilding in any residential zone.	A rooftop terrace is not provided.	
Residential flat buildings xi. Maximum 3 storey and a 10m maximum external wall height, where the height of buildings is 11.5m on the Map	As approved by the council DA448/2015 The proposed development contains 3 storeys and a maximum wall height measured to the top most ceiling of 10m. Also compliance is achieved with the overall height of the building being less than 11.5m.	Yes
Depth/footprint Objective O1. Natural daylight is available in all parts of a dwelling so that artificial light is not necessary during daylight hours. Residential flat building - 25m* Footprint may be increased to 35m for facades that incorporate deep soil courtyards and are: □ Parallel to front or rear boundaries (or that have an orientation which is generally parallel to those boundaries) provided that the adjacent deep soil setbacks each accommodate at least three major canopy trees, *or* e an orientation that is generally parallel to side boundaries) provided that the facades will incorporate deep soil courtyards that each have a minimum area 6m by 6m and will each accommodate at least one major canopy tree.	All apartments have a dual facade maximising solar access into the apartments including apartment 4 which is designed over two levels in a maisonette style. The proposed building length exceeds 25m given the site configuration - rectangular shape; and the need to service the development with a central access core. The proposed building length is approximately 36m.	Yes, the intent of the control is met by providing a common open space pocket of 6 x 6m centrally on-site. A deep soil zone cannot be provided directly under this space due to the basement location and design. Notwithstanding deep soil planting opportunities are provided across the front, rear and southern side of the development providing ample opportunity for tree planting.

Setback Objectives O1. Establish the desired spatial proportions of the street and define the street edge. O2. Limit the scale and bulk of new building, appropriate to the location and use, by retaining landscaped open space around. O3. Contribute to the green landscape by retaining adequate space for new trees and conserving any existing trees that are visually prominent. O4. Minimise stormwater run-off by retaining deep soil that allows rainwater infiltration. Attached dwelling, multi dwelling housing (R4 zone - with basement parking permitted) and **residential flat building** xxix. A minimum of 6m from the front and rear boundary. xxx. A minimum of 4m from the side boundary. xxxi. Step back upper storey elements (4 or more storey residential flat building) 3m from the outermost walls of the base element of the building	The proposed front setback to Shadforth Street is consistent with the setbacks which prevail currently. The proposed setback to Shadforth Street is approximately 8.6m from the building wall to the street. The proposed side setbacks vary between 4.5m and 6m. A consistent footprint between all levels is maintained for ease of construction and given that generous setbacks are provided from rear, front and side boundaries. Not applicable Deep soil planting opportunities is provided around the perimeter of the site.	No amendment to the approved setback Yes. The proposed design is site specifically derived based on a site analysis process and SEPP 65 design considerations. Yes Yes, the building is only 3 storeys high. Yes.

xxxii. Step back upper storey elements (4-6 storey residential flat building) 3m from the outermost walls of the podium (refer to table and diagram on the next page) xxxiii. Provide a minimum 2m width of deep soil along side boundaries and minimum 5m wide along front/rear boundaries	The front, southern side, rear boundaries and to a lesser extent the northern boundary contains deep soil planting opportunities greater than 2m in width.	
Building separation Objective O1. Reasonable sunlight and privacy is available to residents in new buildings and residents in existing buildings. 02. Taller buildings require greater separation to buildings on adjoining land to provide spatial relationships which are proportional to the heights of buildings. Residential flat buildings vii. Minimum 6m between buildings on one lot viii. Less than five storeys - at least 12m between windows and/or balconies ix. Five or six storeys - at least 18m between windows and/or balconies x. Setback unscreened windows facing side or rear boundaries, at least half of the separation distance that is specified above	A varied building separation is proposed between the proposed building and adjoining buildings. The control is met by protecting the privacy of adjoining sites and ensuring reasonable solar access is maintained to the adjoining southern property.	As approved by the council DA448/2015 Yes, the proposed building has been designed to comply with SEPP 65 design guidelines. The side elevations with less than 6m side setbacks suitably contain blank walls so as to protect the privacy of adjoining residents.
Required provision of car and bicycle parking, and delivery facilities Objectives O1. Parking is available for residents and their visitors on the site of the dwelling. O2. As much on-street parking as possible is retained. O3. Parking structures do not detract from the appearance of green streetscapes and residential	The applicant requires 19 car spaces (including 2 disabled car spaces) for the residents; 3 visitor car spaces and 1 wash bay within the basement parking level.	As approved by the council DA448/2015 Yes, the applicant has provided 19 resident spaces (including 2 disabled spaces), 3 visitor car spaces and 1 wash bay.

streets. Controls i. Provide parking on site as required in the following table. <u>residential flat building</u> 1 bedroom or studio: 1 space per dwelling 2 bedroom: 1.2 space per dwelling (the 0.2 space to remain as common property) 3 bedroom or more: 2 spaces per dwelling Visitor Parking: 1 space per 5		As approved by the council DA448/2015 2 disabled car spaces and 5 bicycle spaces are provided on-site. Total of 23 car spaces
Basement parking and ramps - attached dwellings, residential flat buildings xv. Provide basement parking for attached dwellings (unless above ground parking is required), residential flat buildings, and any other residential building that is three storeys or more to: • Maximise the amount of deep soil for canopy planting, • Give ground floor dwellings access to ground level courtyards, • Allow ground floor dwellings to address the street. xvi. Locate the entrance to basement parking below a terrace or veranda, or setback at least 1m from the façade to avoid a single vertical facade that is equal to three storeys.	A full basement parking level is provided. Deep soil planting is provided to the street frontage and is suitably maximised. Ground floor apartments have direct access to large balconies/courtyards. The driveway to the basement car parking level is suitably located in between landscaping and is separated from the pedestrian entry.	As approved by the council DA448/2015 Yes
Facade design and articulation Objectives O1. Effective modulation and variation of building design to reduce the appearance of scale and mass, provide interest, diversity or emphasis, and provide a comfortable feel for humans:	Achieved	As approved by the council DA448/2015 Yes

O2. All elements of the façade and roof are integrated into the architectural form and detail of the building, and present an appealing streetscape appearance. Controls Interpretation i. Facade controls apply to facades that are visible from the street - that may include an upper storey that faces a side boundary, or a façade that faces an internal driveway. ii. The dimensions of a facade are measured between the outermost walls, and do not include any uncovered balcony or terrace which projects beyond the line of the wall. General iii. Avoid long flat walls along street frontages - stagger the wall alignment with a step (not a fin wall of other protruding feature) of at least 1m for residential flat buildings and at least 0.5m for other residential buildings. iv. Address both street frontages with façade treatment, and articulation of elevations on corner sites. v. Use non-reflective materials, do not randomly mix light and dark coloured bricks, and treat publicly accessible wall surfaces with anti-graffiti coating. vii. Design facades to reflect the orientation of the site using elements such as sun shading devices, light shelves and bay windows.	The facade of the building is suitably punctuated with window openings, balcony projections and a symmetrical treatment. N/A	
Roof design Objectives O1. Roof design is compatible with the building style and use, and does not compete for attention with the building or other roofs in the locality. O2. Roof design assists in regulating climate with the building and associated open space. O3. Reduced impact of large areas of roof when seen from other buildings and public spaces.	A low pitched roof design is proposed with a contemporary appearance and is to a great extent generated by the building height control.	Minor amendments to the roof not affecting the to total height yes

Services and utility areas Objective O1. Reduce impact of services and utilities through their integration with the design of landscaped areas and buildings. Controls General i. Integrate services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping. ii. Facilities should not be visually obtrusive and should not detract from soft-landscaped areas that are located within the required setbacks or building separations. iii. Appliances that are fitted to the exterior of a building, and enclosures for service meters, do not detract from the desired architectural quality of new building, or the desired green character of streetscapes. iv. Service authorities and the applicable Australian Standards outline technical requirements for the location and installation of appliances and meters. v. Unscreened appliances and meters should not be attached to any facade that would be visible from a street, driveway or a principal communal area within the site: • Screen air conditioning units behind balcony balustrades, • Provide screened recesses for water heaters rather than surface- mounting them on exterior walls, • Locate meters in service cabinets. vii. Provide communal rooftop antennas rather than multiple individual antennas. viii. Screen or treat air conditioning units, TV antennae, satellite dishes, ventilation ducts and other like structures so they are not visible on the street elevation. ix. Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design. x. Location and design of service areas should	All necessary utility services are available to the site. Noted Noted Noted Noted Noted	As approved by the council DA448/2015

include: • Screening of clothes drying areas from public and semi-public places, • Space for storage that is screened or integrated with the building design. **Mailboxes - multiple dwelling developments** xi. Design and provide discretely located mailboxes at the front of the property.	Ground floor apartments benefit from opportunity to dry clothes in the private courtyards.. Storage compartments are provided in the basement. Noted	Yes Yes
Visual privacy Objectives O1. Reasonable levels of visual privacy are available for residents, inside a building and outside within the property, during the day and at night. O2. Visual privacy is not compromised while maximising outlook and views from principal rooms and private open space, and maintaining passive surveillance of public and semi-public areas. Controls General i. Locate and orient new development to maximise visual privacy between buildings, on and adjacent to the site, and to minimise direct overlooking of rooms and private open space: • Provide adequate building separation, and rear and side setbacks, • Orient windows of new living areas, and balconies or terraces, towards the street and rear of the lot, particularly on narrow sites (to use the street width and rear garden, or podium depth to increase the separation distance) and avoid directly overlooking neighbouring residential properties. ii. If the preferred orientations are not achievable, and living room windows or private open space	Achieved and an appropriate lighting scheme will be installed to illuminate common pedestrian areas. The outlook from apartments is directed to the street and inwards into the landscape setting on-site. Privacy is controlled through the selective placement of windows. Privacy considerations are well resolved	As approved by the council DA448/2015 Yes

would directly overlook a neighbouring dwelling: • Provide effective screening with louvres, shutters, blinds or pergolas, • Use windows that are less than 600mm wide or have sills that are at least 1.5m above the associated floor level, iii. On bedroom windows, where overlooking of neighbouring properties is less significant, screening is optional and dimensions are not restricted.		
Acoustic privacy Objectives O1. Reasonable levels of acoustic privacy are available for residents, externally and internally, during the day and at night. O2. The effect of excessive ambient noise is minimised by siting and architectural design and detailing. O3. The impact of rail and road noise and vibration is minimised to building occupants. O4. Protect new and existing dwellings from intrusive noise. Controls i. Protect sensitive rooms, such as bedrooms, from likely sources of noise such as major roads, neighbours' living areas, driveways and building lobbies. ii. Aboveground access to new dwellings does not include communal balconies that would be located immediately next to a bedroom window. iii. Bedroom windows in new dwellings that would be located at or close to ground level are be raised above, or screened from, any shared pedestrian pathway. iv. Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.	Noted The subject site is suitably distant from the railway line and/or a main road.	As approved by the council DA448/2015 Yes
Open space Objectives O1. All residents have access to private and functional open space on their land, such as private	Noted	

yards, courtyards and balconies or roof top terraces. O2. All residents in multiple dwelling building have access to consolidated, semi-private and functional communal open space on their land. O3. Private and communal open space is: • Tailored to the type of dwelling or dwellings, and provides residents and other users with active and passive recreation opportunities, • Designed to take advantage of environmental circumstances such as solar access, views and prevailing breezes, • Designed to promote the enjoyment of outdoor living, • Located and landscaped to provide a pleasant outlook and contribute to the attractiveness of a property, • Located so that there is passive surveillance from residences. Controls i. Provide the areas of open space identified in the following Table for each type of development, as a minimum. Residential flat building vi. Provide one or more balconies, or terraces, to each dwelling, that have a combined area of at least: • For one bedroom dwellings - 9m2 • For two bedroom dwellings - 12m2 • For dwellings with three or more bedrooms - 16m2 .	The apartments are provided with generous balcony space exceeding 12sqm in some instances. The balconies provide passive surveillance opportunities of the public domain. Each apartment has balcony in excess of 12sqm for a 2 bedroom apartment and 10.8sqm for the one bedroom maisonette apartment.	Yes
Communal open space Provide communal areas equivalent to at least 15% of the open space on a site that is created by the required setbacks and building separations.	Noted. Two large common open space areas are provided on-site designed to be a semi-private open space. Ample solar access will reach the communal open space.	As approved by the council DA448/2015

Internal dwelling space and design Objective O1. High standards of amenity by appropriate dimensions and configurations for habitable rooms and workspaces: Controls Adequate room dimensions i. Dimensions and design interiors to accommodate the range of furniture that is typical for the purpose of each room. ii. Each living area and principal bedrooms have a minimum width of 3.5m. iii. Secondary bedrooms have a minimum width of 3m: All dwellings have adequate storage: iv. Provide general storage in addition to bedroom wardrobes and kitchen cupboards in each dwelling and/or as lockable spaces within parking areas. v. The minimum amount of storage required is 6m3 for one bedroom dwellings 8 m3 for two bedroom dwellings, or 10m3 for dwellings with three or more bedrooms. These volumes may be accommodated by simple measures such as deep cupboards or increasing the depth of required parking spaces.	The apartments all have an open plan living environment with adequate bedroom dimensions and storage opportunities. Storage compartments are provided in the basement parking level and supplemented by spaces within each apartment.	As approved by the council DA448/2015 Yes Yes
Housing choice Objective O1. A variety of dwelling types to accommodate diverse households and meet diverse housing needs, with increased housing and lifestyle choices provided in apartment buildings. Controls Attached dwellings, multi dwelling housing, residential flat buildings i. Provide at least 10% of dwellings in any new multiple unit development as accessible or adaptable to suit residents with special needs. Note: Factors that influence dwelling types include: • The number of bedrooms and/or the number and size of	Two apartments are designed to be adaptable.	As approved by the council DA448/2015

living areas, • The location of private entrances - either direct from a ground level courtyard or walkway, or indirectly from a hallway or balcony that is accessed from a communal lobby, • The number of storeys in any dwelling - single level or two storey with indoor stairs, • Two storey dwellings that have living areas and at least one bedroom situated on the same level (dwellings that are accessible or adaptable for special needs), • The size and type of private open spaces that are provided for each dwelling - either balconies or terraces or courtyards.		

6.0 SECTION 79(C) CHECKLIST

The following provides an assessment of the proposal against the provisions of Section 79(C) of the Environmental Planning and Assessment Act 1979.

1. Matters for consideration – General

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:
(i) any environmental planning instrument, and
(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,

Comment:

The proposal is permissible in the zone and satisfies the zone objectives. The proposal is compliant with the principal LEP 2012 development standards and meets the performance requirements of the DCP 2012.

SEPP 55 Remediation of Land

The subject site has been used for residential use for a considerable time and there is no notable activity visible on-site to suggest that the site is contaminated.

SEPP No 65 – Design Quality of residential Flat Buildings

The proposed development has been designed by a registered Architect .
Refer to attached SEPP65 assessment.

SEPP (Infrastructure) 2007

The subject site does not front and is not near a classified road.

Accordingly no specific considerations need apply in this instance.

(a) The likely impacts of that development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality.

Comment:

The proposed development provides for the orderly redevelopment of the subject land.

The proposed development responds to the desired character and development pattern of the locality in respect of building form, height, mass, bulk, scale and setbacks as generated by the LEP controls.

The proposal has positive social and economic implications providing good amenity housing and increasing the vibrancy of the Wiley Park town centre. The proposed development will positively contribute to the evolution of the Town Centre.

In terms of social and economic impacts, the proposal represents a substantial reinvestment in this location and provides contemporary and affordable housing opportunities within a well-established locality with strong public transportation.

The proposal is reasonable in the context of the zone.
(b) The suitability of the site for the development.

Comment:

The subject site has an area and configuration suited to the form of development proposed. The design solution is based on sound site analysis and responds positively to the characteristics of the site and locality. The

subject site is also zoned specifically to encourage higher density mixed use development; therefore the proposal is consistent with Council's broad objectives for the precinct.

(c) Any submissions made in accordance with the Act or the regulations.

Comment: Nil

(d) The public interest

Comment:

No adverse matters relating to the public interest arise from the proposal. The proposal has the favourable outcome of furthering the principles of urban consolidation and urban renewal. The proposal will provide additional employment through the construction phase.

7.0 CONCLUSION

The proposed modification to the development appropriately responds to the circumstances of the site and its context and the provisions of Council planning controls.

In conclusion it is considered that the amendments to the approved development concept are acceptable under the considerations of Section 4.55(1A) of the Environmental Planning & Assessment Act 1979. The following conclusions are made in relation to the development proposal:

- The minor amendments does not result in any discernible environmental impacts and Council can be satisfied the proposal is of minimal environmental impact.

- The development proposal remains substantially the same development.

- The amended proposal remains consistent with the relevant planning controls contained within State Environmental Planning policies , State Environmental Plan No. 65, Canterbury city council LEP 2012 , Canterbury City Council DCP 2012

For reasons outlined in this Statement of Environmental Effects it is my opinion that The proposed modifications to 40 Shadforth Street Wiley Park should be supported by Council.

ANTOINE J. SAOUMA
Architect 7412

ASSESSEMENT /COMPLIANCE TABLE
SEPP 65 RESIDENTIAL FLAT DESIGN CODE
Lot 71 DP 7298& Lot B DP 341973
No 40-42 Shadforth Street Wiley Park NSW

23/06/2020

DESIGN VERIFICATION STATEMENT
Section 4.55 Part (1A)

This statement has been prepared by Antoine J.Saouma registered architect No 7412 with the respect to:

The proposal is for Demolition of existing structures and erection of a 3 storey residential flat building development containing 16 units with associated car parking and landscaping
Lot 71 DP 7298& Lot B DP 341973
No 40-42 Shadforth Street Wiley Park NSW

In accordance with the requirements of State Environmental Planning Policy No 65, Design Quality of Residential Flat Building I verify that:

a) I directed the design of the proposed residential flat development at the above site.
b) That the design quality principles set out in part 2 of SEPP 65 , Design Quality of Residential Flat are achieved for the above Development.

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Architect 7412

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ASSESSEMENT /COMPLIANCE TABLE
SEPP 65 RESIDENTIAL FLAT DESIGN CODE
Lot 71 DP 7298& Lot B DP 341973
No 40-42 Shadforth Street Wiley Park NSW

The design quality principles are achieved as described below

Principle 1 : Context and neighbourhood character

Good design responds and contribute to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined.it also includes social economic health and environmental conditions. Responding to context involves identifying the desirable element of an area existing or future character.
Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neibourhood. Consideration of local context is important for all sites including sites in established areas, those undergoing change or identified for change.

The proposal is for a new residential development at the site described as Lot 71 DP 7298 & Lot B DP 341973 Known as No 40-42 Shadforth Street Wiley park and is considered to be appropriate. The area is in a state of undergoing transition with low density residential being developed and replaced with high density residential development.
The proposal is consistent with the desired character of the locality and will not result in any unreasonable impacts on the surrounding properties.
The site is a consolidation of 2 detached housing lots.
The development bulk and scale is offset by quality articulation and modulation so as to promote an aesthetically pleasing form when viewed from the street and surrounding properties.
Overall the proposal will nicely integrate into the existing context.

Principle 2 : Built form and scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the buildings purpose in terms of building alignment, proportions, building types, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks including their views and vistas and provides internal amenity and outlook.

The proposed design took into consideration the constraint of the site and design the building to present well to the surrounds.
The street is characterised by existing single dwelling and long gun barrel buildings.
The proposal is a typical design response, with a basement parking and a 3 storey development. The proposal is well articulated and the flat roofing form promotes a well-balanced design.
The building is designed to promote excellent opportunities for passive surveillance over the public and the private domain

ANTOINE J. SAOUMA
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ASSESSEMENT /COMPLIANCE TABLE
SEPP 65 RESIDENTIAL FLAT DESIGN CODE
Lot 71 DP 7298& Lot B DP 341973
No 40-42 Shadforth Street Wiley Park NSW

Principle 3 : Density

Good design achieves a high level of amenity for residents and each apartment resulting in a density appropriate for the site and its context. Appropriate densities are consistent with area existing off or projected population .appropriate densities can be sustained by existing or proposed infrastructure , public transport , access to jobs community facilities and the environment

The proposal complies with the maximum FSR of 09:1 which is permitted under Canterbury Council Local Environmental Plan 2012.The density of dwellings and floor space yield proposed is considered appropriate for the site and its location. The area is in state of transition with higher demand for housing. The availability and capacity of local infrastructure, public transport and recreational opportunities supports the density of the proposal. The site is located close to bus stop on King George Road and around 400m from Wiley Park Station

Principle 4 : Sustainability

Good design combines positive environmental social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

The proposal provides good opportunities for solar access and cross ventilation.
Each unit floor plate is relatively small and cross ventilated while more than 70% of units receive 2 or more hours a day of direct solar access.
All units have a good size balconies with shade devices on the west and eastern façade.
Insulation will be installed in between units.
The proposal meets the NSW government BASIX requirements for water, energy and thermal efficiency.
The building will be provided with natural gas, dual flush toilet system.

Principle 5: landscape

A landscape design should :

- *Improve the amenity of open space*
- *Contribute to the streetscape character.*
- *Improve the energy efficiency and solar efficiency of the public domain.*
- *Contribute to the sites characteristics.*
- *Contribute to water and stormwater efficiency*
- *Provide a sufficient depth of soil for planting*

Minimise maintenance

The landscape plan proposes the planting of good landscaping species in accordance with council guidance DCP that directs applicants to provide appropriate species that will survive in this hot, dry climate.
The proposal has a significant amount of landscaped amenities .34.5% =502sqm of the site is deep soil planting.

ANTOINE J. SAOUMA
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ASSESSEMENT /COMPLIANCE TABLE
SEPP 65 RESIDENTIAL FLAT DESIGN CODE
Lot 71 DP 7298& Lot B DP 341973
No 40-42 Shadforth Street Wiley Park NSW

Principle 6: Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living and resident's wellbeing. Good amenity combines appropriate room dimensions and shapes, access to sunlight natural ventilation outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degree of mobility.

The internal layout of the units maximise the opportunity for the balconies to be an extension of the living areas trough wide openings. A high level of privacy is ensured .living spaces and open spaces faces north east and west.
The units will access 2 hours of sun daily.
The apartment sizes comply with the ADG.
The privacy is well maintained with privacy louvre proposed on balconies and windows facing the neighbours.
Passive Surveillance is maximise on Shadforth street.

Principle 7 : Safety

Good design optimise safety and security within the development and the public domain. It provided for quality public spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive Surveillance of public and communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access and well-lit and visible areas that are easily maintained.

The development will be lit throughout with use of low level lighting facilities along pedestrian access points into *the* building from the street
The basement parking will be lit avoiding dark spots.
One clear entry is proposed to residents.
Car entry is secure and independent from pedestrian

Principle 8: housing diversity and social interaction

Good design achieves a mix of apartment design sizes providoi9ng housing choices for different demographics living needs and household budgets. Well-designed apartment respond to social context by providing housing and facilities to suit the existing and future social mix.

The proposal is for 16 units over 3 levels.
There is 1x1 bedroom units and 15x2 bedroom units including 2 adaptable units.
A central lobby with a vertical circulation will connect all levels.

Principle 9: Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of well-designed apartment responds to the existing or future local context, particularly desirable elements and repetition of the street scape.

The building has been designed in a contemporary style in materials.
A variety of materials, textures are used to create a building with a consistent theme.
The development will provide a positive contribution to the streetscape of Shadforth street.

ANTOINE J. SAOUMA
Architect 7412

ASSESSEMENT /COMPLIANCE TABLE
SEPP 65 RESIDENTIAL FLAT DESIGN CODE
Lot 71 DP 7298& Lot B DP 341973
No 40-42 Shadforth Street Wiley Park NSW

The following guidelines must be read in conjunction with detailed text contained in the apartment design guide

Part 3 : siting the development	.
Objectives	**comment**
3A Site Analysis *Objective 3A-1* *Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relations to the surrounding context*	A site analysis is approved by council DA448/2015A
Objective 3B -1 Orientation *Building types and layouts respond to the streetscape while optimising solar access within the development*	The proposed development defines the street by incorporating units with balconies and windows which overlook the street with 2 units with direct access from the street. The front landscaping and fences assist in defining the street and providing a delineation between the public and private domain. The building is designed to optimise solar access.
Objective 3B-2 *Overshadowing of neighbours properties is minimised during mid-winter*	Solar Access to living rooms and private open spaces of neighbors has been considered. The shadowing on the neighbors properties has been minimized in that the development complies with the 11.5m height and a minimum of 4.5 m setback. An elevational shadow diagram on the 21st of June is submitted
Objective 3C-1 *Transition between private and public domain is achieved compromising safety and security*	Direct street entry is provided to 2 ground floor units. And to the main building lobby
Objective 3C-2 *Amenity to the public domain is retained and enhanced*	Street access and pedestrian path are well defined. The mail boxes are easy to access from the street. Ramping for accessibility is minimized.

3D Communal and public open space *The communal open space has an area equal to 25% of the site.* *Development achieve a minimum of 50% direct sunlight to the principle usable part of the communal space for a minimum of 2 hours between 9am and 3pm mid-winter.* *The communal open space should have a minimum dimension of 3m.*	As approved by council DA448/2015 All ground floor units have a private open space of more than 25sqm. The communal open space is equivalent To 339sqm = 23.4% of the site area. It is on 2 parts and receive a minimum of 2 hours sunlight for the 50% of its northern part. It has a minimum dimension of 3m. It will be appropriately lit.

ANTOINE J. SAOUMA
Architect 7412

ASSESSEMENT /COMPLIANCE TABLE
SEPP 65 RESIDENTIAL FLAT DESIGN CODE
Lot 71 DP 7298& Lot B DP 341973
No 40-42 Shadforth Street Wiley Park NSW

3E Deep soil

Deep soil zones to meet the following minimum requirements

Site area	Minimum dimension	Deep soil % of site
Less than 650sqm	-	7%
650sqm to 1500sqm	3m	
Above 1500sqm	6m	

A minimum of 3m is provided
The total deep soil area proposed is equal to 502sqm = 34.5% of the site area

As approved by council DA448/2015

3F Visual privacy

Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from building to the side and rear boundaries are as follows

Building height	Habitable rooms & balconies	Non habitable rooms
Up to 12m (4 storeys)	6m	3m
Up to 25 m (5-8storeys)	9m	4.5
Over 25m (9+storey)	12m	6m

Separation distances between buildings on the same site should combine required building separation depending on the type of room. Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.

A minimum 6m separation setback is provided between windows and boundaries.
Fixed louvres privacy screens are provided for balconies and windows.
Landscape has been used to provide separation between the communal open space and the private spaces.
Balconies are proposed in front of living rooms to increase internal privacy.

As approved by council DA448/2015

ANTOINE J. SAOUMA
Architect 7412

ASSESSEMENT /COMPLIANCE TABLE
SEPP 65 RESIDENTIAL FLAT DESIGN CODE
Lot 71 DP 7298& Lot B DP 341973
No 40-42 Shadforth Street Wiley Park NSW

3G Pedestrians access and entries **Objective 3G-1** *Building entries and pedestrian access connects to and addresses the public domain* **Objective 3G-2** *Access , entries and pathways are accessible and easy to identify*	One main central entry is proposed to the building. Private entries to ground floor units have been provided to activate the street edge and address the public domain. Entries are clearly defined and identified. A secondary service entry is provided on the northern side All entry are accessible
3H Vehicle access **Objective 3H-1** *Vehicle access points are designed and located to achieve safety , minimize conflicts between pedestrians and cars and create high quality streetscapes*	The car park entry is locate behind the building line and the access driveway is designed to be integrated with the building overall façade with a planter proposed over a part of it. The pedestrian and vehicle access do not intersect and are separate. The 2 existing driveways will be consolidated into one driveway allowing for more on street parking
3J Bicycle and car parking **Objective 3J-1** *For development in the following locations:* • *On sites that are within 800m of a railway station or light rail stop in the Sydney metropolitan area or* • *On land zoned and sites within 400m of land zoned B3 commercial core B4 mixed use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the guide to traffic generating developments or the car parking requirements prescribed by the relevant council whichever is less* *The car parking needs for a development must be provided off street*	The proposed car parking provision is based on the car parking rates in the Canterbury Council Development Control Plan. 15x2beds x1.2+ 1 x1bed x1 + 16/5 visitors +1car wash bay = 23 car spaces Secure undercover bicycle racks parking are provided in the basement. Common circulation areas are well lit. A visible and defined lobby is provided to lift and stairs. The car park does not exceed 1m above NGL. As approved by council DA448/2015

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ASSESSEMENT /COMPLIANCE TABLE
SEPP 65 RESIDENTIAL FLAT DESIGN CODE
Lot 71 DP 7298& Lot B DP 341973
No 40-42 Shadforth Street Wiley Park NSW

Part 4 designing the building **Objective** **4A Solar and daylight access** *To optimise the number of apartments receiving sunlight to habitable rooms primary windows and private open spaces* *70% of the living rooms and private open space in a building receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid-winter.* *A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm mid-winter.* **4B Natural ventilation** *At least 60% of apartments are naturally cross ventilated overall depth of a cross over or cross through apartment does not exceed 18m measured glass line to glass line*	**Comment** More than 70% of the proposed units receive more than 2 hours sun mid-winter between 9am and 3 pm. The proposed development incorporate shading devices such pergolas, balconies external louvre and planting. A sun view diagram on the 21st June between 8am and 4pm is provided. 81.2% of units receive more than 2 hours a day sun mid winter. More than 60% of proposed apartments are cross ventilated.
4C Ceiling heights **Objective 4C-1** *Measured from finished floor level to finished ceiling level minimum ceiling heights are:* • *Habitable room 2.7m* • *Non habitable room 2.4m* • *2storey apartments 2.7m for main living area and 2.4 for 2nd floor where its area does not exceed 50% of the apartment area*	All habitable rooms in the building have a floor to ceiling height of at least 2.7m.
4D Apartment size and layout **Objective 4D-1** *Apartments are required to have the following minimum internal areas:* • *Studio 35sqm* • *1 bedroom 50sqm* • *2 bedroom 70sqm* • *3 bedroom 90sqm* *A fourth bedroom and further additional bedrooms increase the minimum internal area* *2 bedroom 70sqm by 12sqm each*	As approved by council DA448/2015 All apartment sizes exceed or are equal to the minimum requirement. Refer to architectural floor plans. Every habitable room has an external window with a total minimum glass area of not less than 10%the floor area of the room.

ANTOINE J. SAOUMA
Architect 7412

ASSESSEMENT /COMPLIANCE TABLE
SEPP 65 RESIDENTIAL FLAT DESIGN CODE
Lot 71 DP 7298& Lot B DP 341973
No 40-42 Shadforth Street Wiley Park NSW

Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room .daylight and air may not be borrowed from other rooms. *Master bedroom have a minimum area of 10sqm and other bedrooms 9sqm excluding ward robes* *Bedrooms have a minimum dimension of 3m excluding wardrobe.* *Living rooms or combined living /dining rooms have a minimum width of:* *3.6m for studio and 1 bedroom* *4m for 2 and 3 bedrooms* **Objective 4D-2** *Habitable room depths are limited to a maximum of 2.5x the ceiling height.* *In open plan layouts where the living dining and kitchen are combined the maximum habitable room depth is 8m from a window*	The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5sqm each As approved by council DA448/2015
<u>4E Private open space and balconies</u> **Objective 4E-1** *All apartments are required to have primary balconies as follows:* • *1 bedroom 8sqm 2m depth* • *2 bedroom 10sqm 2m depth* • *3 bedroom 12sqm depth 2m* *The minimum depth to be counted as contributing to the balcony area is 1m* *For ground level apartment or on a podium a private open space is provided instead of a balcony. it must have a minimum area of 15sqm and a minimum depth of 3m.*	Primary balconies in the development meet the minimum required size and depth. The ground floor units private open space exceed 15sqm Primary open space and balconies within the proposal are located adjacent to living areas. The design and details of the balconies avoids opportunities for climbing and falls

ANTOINE J. SAOUMA
Architect 7412

ASSESSEMENT /COMPLIANCE TABLE
SEPP 65 RESIDENTIAL FLAT DESIGN CODE
Lot 71 DP 7298& Lot B DP 341973
No 40-42 Shadforth Street Wiley Park NSW

4F Common circulation and spaces **Objective 4F-1** *The number of units accessible from a single core Corridor should be limited to eight.* *For building of 10 storeys and over the maximum number of apartments sharing a single lift if 40*	The proposed development provides natural light to each core and associated corridor Maximum of 5 units are accessed from a single level of the common circulation space 6 units are proposed on the second floor only
4G Storage **Objective 4G-1** *In addition to kitchen cupboards and bedroom wardrobes,* *provide accessible storage facilities at the following rates:* • *Studio apartments: 4m3* • *One bedroom apartments: 6m3* • *Two bedroom apartments: 8m3* • *Three plus bedroom apartments: 10m3* *At least 50% of the required storage is to be located within the apartment* **4H Acoustic privacy** **Objective 4H1** *Noise transfer is minimised through the siting of building and building layout*	Dedicated storage are provided for each unit in the basement and within the unit. Basement storage are secure and clearly allocated. As approved by council DA448/2015 Noisy areas in the building such as corridor are located above each other and quieter areas similar. The party wall will be insulated and treated as per the BCA
4J Noise and pollution **Objective 4J-1** *In noisy or hostile environment the impacts of external noise and pollution are minimised through siting and layout of buildings*	The proposed development is located in a quiet area not within a noisy or hostile environment
4K Apartment mix **Objective 4K-1** *A Range of apartment types and sizes is provided to cater for in different household types now and into the future*	A variety of apartment mix is provided. The proposal is for 15x2 bedroom units and 1x1 bedroom units. Unit 4 is a 2 storey 1 bedroom unit with a study
4L Ground floor apartments **Objective 4L-1** *Street frontage activity is maximized where ground floor apartments are located*	Direct street access is provided to 2 units. Privacy and safety are provided to the ground floor units through fencing of private open spaces and front fences.

ANTOINE J. SAOUMA
Architect 7412

ASSESSEMENT /COMPLIANCE TABLE
SEPP 65 RESIDENTIAL FLAT DESIGN CODE
Lot 71 DP 7298& Lot B DP 341973
No 40-42 Shadforth Street Wiley Park NSW

4M Facades **Objective 4M-1** *Building façade provide visual interest along the street while respecting the character of the local area.*	The proposed façade incorporate a varied composition achieved through the use of a material mix of textures and colours.
4N Roof design **Objective 4N-1** *Roof treatment are integrated into the building design and positively respond to the street.*	The roof treatments have been integrated with the building design and roof material compliment the building Service element have been properly integrated within the roof design
4O Landscape design **Objective 4O -1** *Landscape design is viable and sustainable*	A landscape plan prepared by a qualified landscape architect accompany this submission
4P Planting on structures **Objective 4P-3** *Planting on structures contributes to the quality of communal and public open space*	The proposal includes planting on the podium and provides appropriate soil volume to facilitate plant growth.
4Q Universal design **Objective 4Q-1** *Development achieve a benchmark* **of** *20% of the total apartments incorporating the liveable housing guideline* *A variety of apartment with adaptable Design are provided*	The proposed development achieve a benchmark of 20% of the total units incorporating the liveable housing guideline. 2 units out of 16 are adaptable
4U Energy efficiency **Objective 4U-1** *Development incorporate passive environmental design* *Adequate natural ventilation minimise the need for mechanical ventilation*	Adequate natural light is provided to habitable rooms. Shading devices and roof overhang are proposed. The natural ventilation is optimised
4V Water management and conservation **Objective 4V-1** *Potable water use is minimized* *Urban storm water is treated on site before being discharged to receiving waters*	The development will incorporate water efficient fittings appliances
4W Waste management **Objective 4W-1** *Waste storage facilities are designed to minimise impacts on the streetscape , building entry and amenity of residents*	Adequate storage size for rubbish arte proposed as required by the CCDCP A waste management plan accompany this submission.