



**Land & Housing
Corporation**

STATEMENT OF ENVIRONMENTAL EFFECTS

Accompanying a development application for

Demolition of four existing dwelling houses, tree removal, and construction of a two storey seniors housing development comprising 20 units and car parking for 6 vehicles, associated landscaping and consolidation into a single lot



at
2 - 8 Macpherson Street, Hurstville,
NSW 2220
Lots 55, 56, 57 and 58 DP35124

August 2020

Department of Family and Community Services
Land & Housing Corporation
Postal address: Locked Bag 4009, Ashfield BC NSW 1800
W www.facs.nsw.gov.au | **E** facsinfo@facs.nsw.gov.au
T (02) 8753 9000

ABN 45 013 643 721

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1. Executive Summary

This Statement of Environmental Effects (SEE) has been prepared under Section 4.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to accompany a Crown Development Application (DA) being lodged by the NSW Land & Housing Corporation (LAHC).

The subject site is located at 2 – 8 Macpherson Street, Hurstville, and is legally described as Lots 55, 56, 57 and 58 DP 35124.

The proposed development is described as follows:

Demolition of four existing dwelling houses, tree removal, and construction of a two storey seniors housing development comprising 20 units and car parking for 6 vehicles, associated landscaping and consolidation into a single lot.

Development for the purposes of seniors housing is made permissible under the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (Seniors SEPP).

The Development will be carried out by or on behalf of the Crown and has a Capital Investment Value (CIV) of \$5.79 million. As the CIV is greater than \$5m it qualifies as Regionally Significant Development and will need to be determined by the Sydney South Planning Panel.

The proposal is consistent with the objectives and provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) as well as relevant State Government policies.

Furthermore, as demonstrated by the environmental impact assessment, the development will not have any adverse impacts and therefore it is recommended that this DA be approved subject to any conditions Council may wish to impose.

2. Introduction

This SEE has been prepared under Section 4.12 of the EP&A Act to accompany a Crown DA being lodged by the New South Wales LAHC for a Seniors Housing development at 2-8 Macpherson Street, Hurstville.

LAHC provides social housing for people living in NSW on low incomes who are unable to rent privately. LAHC therefore plays a key role in implementing the objective of providing and maintaining affordable (social) housing under the EP&A Act.

The proposed development will contribute to LAHC's implementation of the State Government's *Future Directions for Social Housing* which requires growth of the social housing portfolio that is fit for purpose, well located, and offers a better tenant experience.

The proposed development is also consistent with the Greater Sydney Commission's (GSC) *Greater Sydney Region Plan* and *Central City District Plan* by accelerating the supply of housing in suitable locations.

The proposed development comprises :

- Demolition of four (4) dwelling houses and associated structures, including garages, sheds, pathways, driveways, and four (4) existing vehicular access driveways onto Macpherson Street;
- Removal of twenty three (23) trees, including one (1) in the adjacent road reserve;
- Construction of a two (2) storey seniors housing development, providing for twenty (20) self-contained dwellings, consisting of eight (8) x one bedroom dwellings, and 12 x two bedroom dwellings;
- Car parking for six (6) vehicles, including four (4) accessible spaces in the form of a communal car parking court;
- Vehicular access to the site from Macpherson Street.
- Landscaping; and
- Consolidation of four (4) lots into one (1) allotment.

The following sections of this report describe the site and analysis of the surrounding locality, details the proposed development and provides an assessment of the proposal against the statutory planning framework.

Existing Site & Locality

2.1 Location and Title

The site consists of four (4) Torrens title lots, legally described as Lots 55, 56, 57 & 58 in DP 35124, known as No's 2-8 Macpherson Street, Hurstville, and located within the Georges River Local Government Area (LGA). Details of the land are shown in **Table 1** and **Figure 1** below:

Table 1: Legal Description

Address	Property description	Area (m ²)
2 Macpherson Street, Hurstville	Lot 55 DP35124	567.4m ²
4 Macpherson Street, Hurstville	Lot 56 DP35124	677.8m ²
6 Macpherson Street, Hurstville	Lot 57 DP35124	569.7m ²
8 Macpherson Street, Hurstville	Lot 58 DP35124	566.2m ²

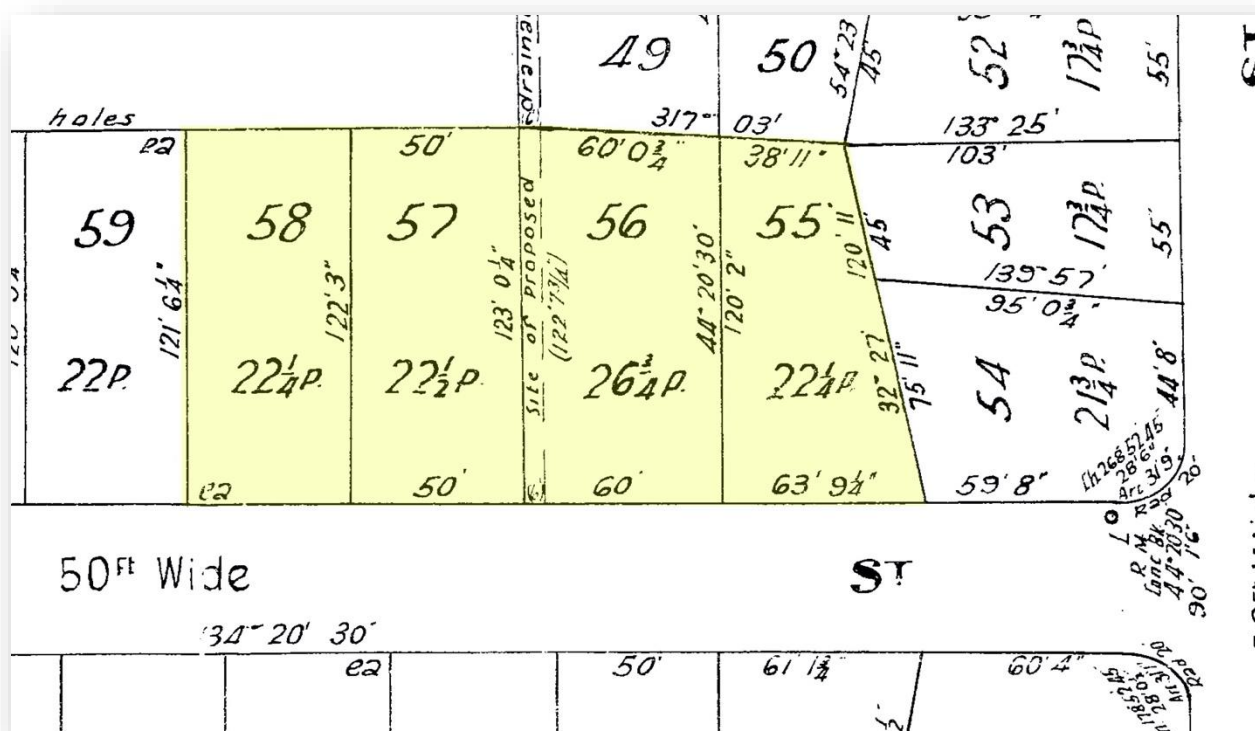


Figure 1: Extract from Deposited Plan 35124.

The subject site is situated in a residential area, located approximately, 13.7km southwest of the Sydney central business district, 1.7km north of Hurstville CBD, 1.2km south of the Kingsgrove CBD, and 500m east (walking distance) of the Kingsway neighbourhood shopping village. The site is also within close proximity to regular public bus services in Barnards Avenue and Stoney Creek Road and several parks/reserves. The closest main road is Stoney Creek Road, located to approximately 240m to the north. The contextual location of the site can be seen below in **Figures 2 & 3**.

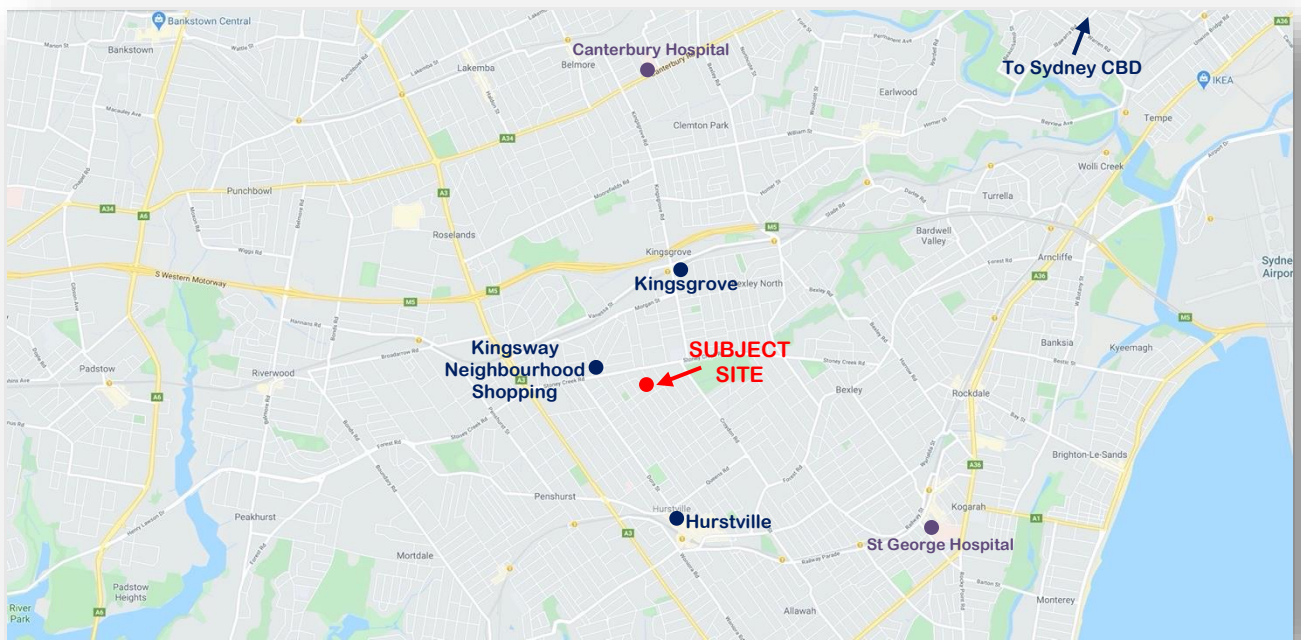


Figure 2: Locality Map
(Source: Map data ©2020 Google)

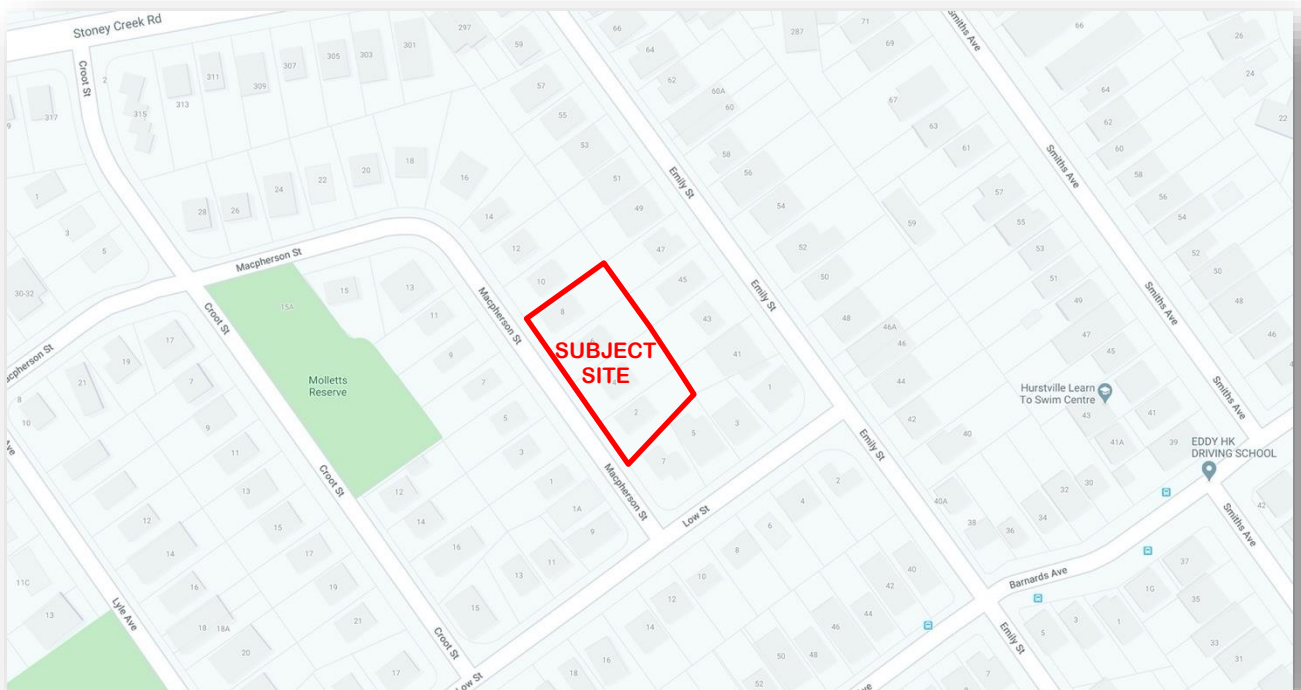


Figure 3: Neighbourhood Map
(Source: Map data ©2020 Google)

2.2 Site Description

The development site has a total area of 2,381.1m². The development site is positioned on the eastern side of Macpherson Street, having a total frontage of 68.2m. It has a northern, southern and eastern boundary adjoining neighbouring residential developments of 37m, 36.9m and 60.6m respectively.

Copies of the Section 10.7 Planning Certificates for the site are provided in **Appendix A**.

The site currently contains four (4) single storey brick dwelling houses, with tile roofs and associated structures, which are proposed to be demolished to make way for the proposed development, refer to **Figures 4-6**.

The site has moderate fall, from the rear boundary towards the street of approximately 2-2.5m, from a level of RL 47.03 to a low point of approximately RL 44.6.

The site contains 33 trees and as part of this application 22 trees on the site and one (1) in the adjacent road reserve are proposed to be removed. Vegetation on the remainder of the site is limited to mixed grasses and groundcovers and species typical of domestic residential gardens.

Water, electricity, sewer and telephone facilities are available to the subject site (refer to the submitted Survey Plan in **Appendix B** for the location of available services). A sewer main traverses the site, located within the immediate frontage of the site, off Macpherson Street.

There are no other encumbrances on the title or indicated on the submitted survey or site analysis plans, refer to **Appendix B**.



Figure 4: Aerial Photograph of the subject site.

(Source: Imagery ©2020 CNES/ Airbus, Maxar Technologies, Map data ©2020 Google)



Figure 5: Looking northeast toward the subject site.
(Source: Google Maps: Image capture Dec 2009©2020 Google)



Figure 6: Looking southeast toward the subject site.
(Source: Google Maps: Image capture Dec 2009©2020 Google)

2.3 Surrounding Development and Locality

The subject site adjoins on all sides, and is opposite, residential dwellings in a variety of single and two storey forms, refer to the *Context Analysis Plan* in **Appendix C**. This surrounding development is a mixture of modern developments and older style dwelling houses.

The site is located within an established residential area which is predominantly characterised by older style detached dwelling houses, however it appears that the character of the area is transitioning, with the emergence of modern 2 storey infill development amongst the detached single storey dwellings historically typical of the area. It would appear that due to the demand for housing and the fact that older style dwelling houses are reaching the end of their economic lifespan these dwellings are being demolished and replaced with a variety of 2-storey dwelling houses, dual occupancies and multi-unit housing developments, (refer to **Figures 7-16**)



Figure 7: Looking southeast down Macpherson St noting the modern 2 storey development on the left of the photo which adjoins the subject site at No. 10 Macpherson St.
(Source: Google Maps: Image capture May 2019©2020 Google)



Figure 8: Looking northeast from the corner of Macpherson St & Low St toward the developments opposite the subject site.
(Source: Google Maps: Image capture May 2019©2020 Google)



Figure 9: Looking north from the corner of Macpherson St & Low St towards No.s 3-7 Low St (No's 5 & 7 adjoin the site to the south).

(Source: Google Maps: Image capture May 2019©2020 Google)



Figure 10: Development in Emily St at the rear of the subject site showing the mixture of modern 2 storey infill development amongst traditional older style single storey developments.

(Source: Google Maps: Image capture May 2019©2020 Google)



Figure 11: Example of multi dwelling housing development non the corner of Macpherson St and Croot St.
(Source: Google Maps: Image capture May 2019©2020 Google)

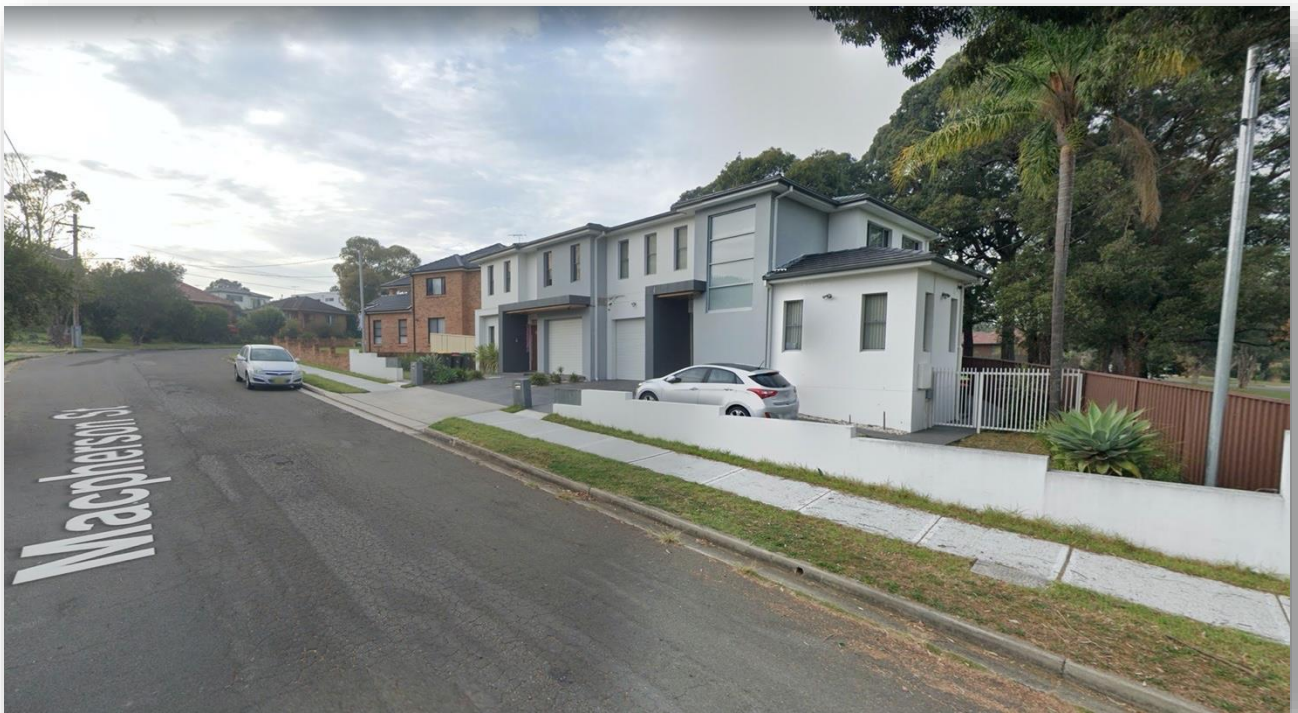


Figure 12: Example of dual occupancy at 15 Macpherson St.
(Source: Google Maps: Image capture May 2019©2020 Google)



Figure 13: Examples of modern infill developments in Low St, just south of the subject site.
(Source: Google Maps: Image capture May 2019©2020 Google)



Figure 14: Examples of modern infill development in Emily St amongst older style development typical of locality.
(Source: Google Maps: Image capture May 2019©2020 Google)



Figure 15: Examples of modern infill development in Emily St amongst older style development typical of locality.
(Source: Google Maps: Image capture May 2019©2020 Google)



Figure 16: Examples of modern infill multi dwelling housing developments and dwelling houses amongst older style development typical of locality in Smiths Ave.
(Source: Google Maps: Image capture May 2019©2020 Google)

3. Proposed Development

3.1 Overview

The main features of the development are summarised as follows:

- Demolition of four (4) dwelling houses and associated structures, including garages, sheds, pathways, driveways, and four (4) existing vehicular access driveways onto Macpherson Street;
- Removal of twenty three (23) trees, including one (1) in the adjacent road reserve;
- Construction of a two (2) storey seniors housing development, providing for twenty (20) self-contained dwellings; consisting of eight (8) x one bedroom dwellings, and 12 x two bedroom dwellings;
- Private Open Space areas in the form of courtyards and balconies;
- Car parking for six (6) vehicles, including four (4) accessible spaces, in the form of a communal car parking court;
- Vehicular access to the site from Macpherson Street.
- Onsite detention of stormwater in an underground tank with overflow connected to the street stormwater system;
- 1m wide diversion swale, with 150mm uPVC Pipe, and stormwater pits
- Underground rainwater tank connected to the site irrigation system;
- Landscaping and fencing; and
- Consolidation of four (4) lots into one (1) allotment.

Refer to the Development Plans contained in **Appendices C, D, E & F** of this report and **Figures 17-20**.

3.2 Proposed Unit Details

Key details of the proposed units are provided in the table below:

Table 2: Proposed Unit Details

Unit No.	Type	Bedroom no.	Dwelling Area (m ²)	POS / Balcony Area (m ²)	Total Area (m ²)
G01	Ground	2 Bed	71m ²	42m ²	113m ²
G02	Ground	1 Bed	53m ²	74m ²	127m ²
G03	Ground	2 Bed	70m ²	42m ²	112m ²
G04	Ground	2 Bed	73m ²	36m ²	109m ²
G05	Ground	2 Bed	72m ²	37m ²	109m ²
G06	Ground	1 Bed	53m ²	46m ²	99m ²
G07	Ground	2 Bed	71m ²	81m ²	152m ²
G08	Ground	2 Bed	70m ²	49m ²	119m ²
G09	Ground	1 Bed	53m ²	34m ²	87m ²
G010	Ground	1 Bed	52m ²	44m ²	96m ²
101	First Floor	2 Bed	73m ²	14m ²	87m ²
102	First Floor	1 Bed	53m ²	12m ²	65m ²
103	First Floor	2 Bed	71m ²	14m ²	85m ²
104	First Floor	2 Bed	73m ²	14m ²	87m ²
105	First Floor	2 Bed	71m ²	14m ²	85m ²
106	First Floor	1 Bed	53m ²	12m ²	65m ²

Unit No.	Type	Bedroom no.	Dwelling Area (m ²)	POS / Balcony Area (m ²)	Total Area (m ²)
107	First Floor	2 Bed	72m ²	15m ²	87m ²
108	First Floor	2 Bed	71m ²	15m ²	86m ²
109	First Floor	1 Bed	53m ²	11m ²	64m ²
110	First Floor	1 Bed	52m ²	11m ²	63m ²



Figure 17: Extract from Architectural Plans showing a 3D render of part of the proposed development



Figure 18: Extract from Architectural Plans showing part of the front elevation of the development.



Figure 19: Extract from Architectural Plans showing the proposed streetscape view of the development.

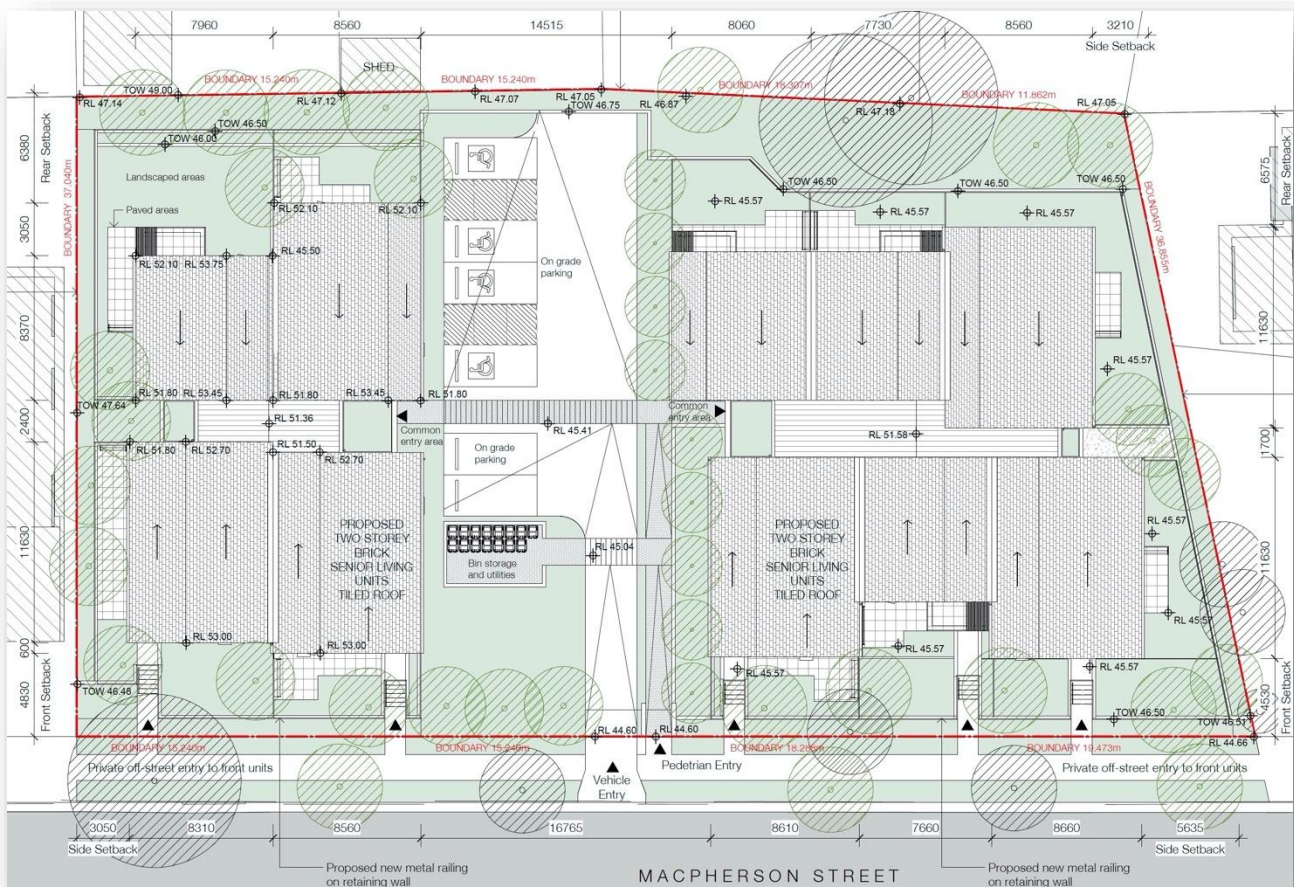


Figure 20: Extract from Architectural Plans showing the proposed site layout

4. Land Use Zoning and Permissibility

The site is R2 Low Density Residential zone under Hurstville Local Environmental Plan (HLEP2012). The proposed development is for a '*seniors housing*' development, which is prohibited in the R2 zone.

However, pursuant to Clause 2(2) of the Seniors Housing SEPP, local environmental planning instruments are set aside where they would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in the SEPP. This is subject, among other considerations, to the following:

- that the development occurs on land which is zoned '*primarily for urban purposes*', or on land which adjoins land zoned '*primarily for urban purposes*' where development is permitted for dwelling-houses;
- that the land is not excluded by *Clause 4 - Land to which Policy applies* and,
- that the land is not subject to any of the environmental constraints listed in *Schedule 1 (Environmentally sensitive land)* of the SEPP.

The Seniors Housing SEPP applies to the subject site as it is zoned primarily for urban purposes, is not excluded from the applicability of the SEPP by Clause 4 and is not subject to any of the environmental constraints listed in Schedule 1 of the SEPP. Seniors housing is therefore permissible on the site.

5. Planning and Design Framework

5.1 Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (BC Act) came into effect on 25 August 2017, superseding the previous *Threatened Species Conservation Act 1995* (TSC Act). In this regard, the site is not identified as being within an area of Outstanding Biodiversity Value, and the extent of clearing for the development will not exceed the biodiversity offsets scheme threshold.

The Arboricultural Impact Report advises that Tree No. 26 *Eucalyptus scoparia* (Wallangarra White Gum, Willow Gum), which is proposed to be retained, is listed on the Schedules of the NSW Biodiversity Conservation Act 2016. This species is listed as an endangered species in Part 1 Schedule 1 of that Act. *Eucalyptus scoparia* is also listed as a nationally vulnerable species under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999.

The Report notes that the specimen of Wallangarra White Gum, Willow Gum is considered to be a planted specimen rather than remnant vegetation as this species not recorded as occurring naturally at this locality.

Taking this into account the Report concludes that there will not be a significant impact on threatened species arising from the proposal when applying the relevant test under Section 5A of the Environment Planning and Assessment Act 1979.

Based on these factors, it is considered that the proposed development is unlikely to significantly affect threatened species or ecological communities, or their habitats and therefore no further assessment is necessary under this Act.

5.2 Environmental Planning and Assessment Act 1979

5.2.1 Objects of the Act (Section 1.3)

The objects of this Act are as follows:

- (a) *to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) *to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) *to promote the orderly and economic use and development of land,*
- (d) to promote the delivery and maintenance of affordable housing,**
- (e) *to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) *to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) *to promote good design and amenity of the built environment,*
- (h) *to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) *to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) *to provide increased opportunity for community participation in environmental planning and assessment.*

In response to rising housing costs and a decline in housing affordability, the NSW Government amended the Environmental Planning and Assessment Act 1979 in 1999 to make provision and maintenance of affordable housing a specific objective of the Environmental Planning & Assessment

Act 1979 (EP&A Act). The proposed development is consistent with the Objects of the Act as it will provide affordable housing, which has been designed to be consistent with the parameters of the local planning controls and environmental legislation. It will make best use of existing urban land and infrastructure and will support the social and economic wellbeing of the Georges River Local Government Area.

5.2.2 Sydney Regional Panels

Pursuant to *Section 2.15 Functions of Sydney district and regional planning panels*, the development application is to be determined by a Sydney District Panel, as the development application is a Crown related development with a Capital Investment Value (CIV) over \$5M.

State Environmental Planning Policy (State and Regional Development) 2011 (SEPP SRD) includes provisions that identify State and Regionally Significant Development. This SEPP identifies that Development carried out by or on behalf of the Crown with a capital investment value (CIV) of more than \$5 million is specified as Regionally Significant Development.

The CIV of the proposed project has been calculated as \$5.79M and would be considered Regionally Significant Development for the purposes of a Development Application.

5.2.3 Evaluation

Section 4.15 of the EP&A Act requires a consent authority to consider various matters in regard to the determination of a Development Application.

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 Secretary 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 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
 - (v) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*
 - (v) *(Repealed)**that apply to the land to which the development application relates,*
- (b) *The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality;*
- (c) *The suitability of the site for the development,*
- (d) *Any submissions made in accordance with this act or the regulations,*
- (e) *The public interest.*

5.3 Environmental Planning Instruments

5.3.1 SEPP No. 55 Remediation of Land

The site is located within a developed residential area of Hurstville. A desktop analysis did not reveal any information about the past use of the site beyond that of its existing residential use. LAHC has been able to confirm through the review of its LAHC historical layout plan for the area (L749/09 – **Appendix M**), that the area was being developed for residential purposes from as early as 1947. As such, given the long-term continuous use of the land for residential purposes, the highly disturbed nature of the site and given that the Section 10.7 Planning Certificates indicate the site has not been identified as being subject to any matters arising from the Contaminated Land Management Act, it is unlikely that the subject land is affected by contamination.

The demolition of all structures will be undertaken in accordance with AS2601. This includes the preparation of a Work Plan, outlining the identification of any hazardous materials, including asbestos that may be found in the houses, or buried in the ground, surfaces coated with lead paint, method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.

5.3.2 SEPP Building Sustainability Index: BASIX 2004

A BASIX Certificate has been obtained for the development proposal, as required under the SEPP, and demonstrates a Project score of 48 for Water (target 40), Energy 49 (target 45) and a Pass for Thermal Comfort refer to **Appendix K**.

5.3.3 Greater Metropolitan Regional Environmental Plan No 2 - Georges River Catchment (GMREP)

The subject site falls within land covered the by the GMREP, which has the following aims and objectives:

(1) *The general aims and objectives of this plan are as follows:*

- (a) *to maintain and improve the water quality and river flows of the Georges River and its tributaries and ensure that development is managed in a manner that is in keeping with the national, State, regional and local significance of the Catchment,*
- (b) *to protect and enhance the environmental quality of the Catchment for the benefit of all users through the management and use of the resources in the Catchment in an ecologically sustainable manner,*
- (c) *to ensure consistency with local environmental plans and also in the delivery of the principles of ecologically sustainable development in the assessment of development within the Catchment where there is potential to impact adversely on groundwater and on the water quality and river flows within the Georges River or its tributaries,*
- (d) *to establish a consistent and coordinated approach to environmental planning and assessment for land along the Georges River and its tributaries and to promote integrated catchment management policies and programs in the planning and management of the Catchment,*
- (e) *(Repealed)*
- (f) *to provide a mechanism that assists in achieving the water quality objectives and river flow objectives agreed under the Water Reform Package.*

Clause 7 of the GMREP requires the general planning principles set out in Clause 8 and the specific planning principles set out under Clause 9 to be taken into consideration where a development has the potential to adversely affect the water quality, river flows, flood regime or ecosystems within the catchment.

An assessment of the proposed development against these criteria has been undertaken and it is considered that the development activity is unlikely to significantly impact on the environment of the Georges River and/or its Catchment in either a local or regional context.

The property is located within an established urban/residential area and the proposed development will replace four (4) existing dwelling houses. The development incorporates a stormwater management system for the site designed in accordance with Council's requirements and incorporates litter and leaf grates and an on-site detention tank fitted with a filter screen which will assist in ensuring untreated stormwater, nutrients and sediments, do not enter the waterway.

The assessment did reveal that as the construction of the proposed development will necessitate earthworks being carried out it is possible that incidences of erosion and stormwater pollution may arise from the movement of machinery and exposure of natural earth. To mitigate any potential impacts erosion and sediment control measures will be installed and maintained until the works have been completed to prevent the movement of any runoff or sediment onto adjoining properties, the road or stormwater system. Refer to the Concept Stormwater Drawings in *Erosion and Sediment Control Plan Sheet Appendix F*.

5.3.4 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

HLEP 2012 is the principal planning instrument used to control the use and development of the site, as the site was previously located within the Hurstville Local Government Area.

An assessment of the proposed development in terms of the relevant provisions of the Seniors SEPP is provided below.

Location and access to facilities [Clause 26]

The proposed development is considered to be acceptable in terms of Clause 26 of the Seniors SEPP. This relates to the accessibility of the site to services and facilities such as shops, banks and other retail and commercial services, community services and recreation facilities, and the practice of a general medical practitioner, which are accessible from the site by public transport services.

The site is not within 400m walking distance of the facilities and services listed in Clause 26(1) of the SEPP and therefore access to public transport services must be considered.

The nearest bus stop is located on Barnards Avenue. The southbound bus stop is located in front of No. 5 Barnards Avenue whilst the northbound bus stop is located in front of 42 Barnards Avenue. These bus stops are approximately 235m and 206m walking distance from the subject site, respectively; refer to Survey Plan in **Appendix D** and **Figure 21**.



Figure 21: Aerial photo of locality showing the path of travel to nearby bus stops

(Source: Imagery ©2020 CNES/ Airbus, Maxar Technologies, Map data ©2020 Google)

These bus stops are serviced by one (1) regular scheduled Transdev NSW bus service (Route 455), which includes frequent accessible services, during weekdays and on weekends. Bus Route 455 meets the frequency requirements of the SEPP and would take residents to and from facilities and services, as prescribed by the SH SEPP. The northbound service will take residents to the Kingsway West Shops, the Kingsgrove CBD and train station. Whilst the southbound service will take residents to Hurstville CBD and Westfield shopping centre, Hurstville Library, Hurstville train station, St George Hospital, Kogarah CBD and train station. These aforementioned train stations are accessible and provide links to Sydney CBD.

An assessment of the proposed development by access consultant Cheung Access (refer to the “Disability Access Report” in **Appendix G**) has confirmed that gradients and distances to these bus stops are compliant.

Water and Sewer [Clause 28]

The subject site is serviced with reticulated water and sewer. The sewer main traverses the site, just inside the front boundary running parallel to Macpherson Street whilst, the water main is located within the road reserve adjacent to the site.

Site compatibility criteria [Clause 29]

The proposed development is considered to be compatible with the surrounding land uses having regard to the following criteria:

- the proposed development is located in an established residential area and there are no known natural environmental considerations affecting the subject land (including known significant

environmental values, resources or hazards) and the existing use of land in the vicinity of the proposed development is for residential purposes; and

- there are services and infrastructure that will be available to meet the demands arising from the proposed development (particularly retail, community, medical and transport services) having regard to the location and access requirements set out in Clause 26 of the Seniors SEPP.
- The impact of the bulk, scale, built form and character of the proposed development is considered to be compatible with the existing uses and the likely future character of land in the vicinity of the development.

Site analysis [Clause 30]

In accordance with Clause 30 of the SEPP, a site analysis was undertaken prior to the design of the proposed development (refer to “*Context Analysis Plan*” in **Appendix C**). The information about the site and its surrounds identified in the plan have been taken into account in the design of the development in conjunction with the submitted “*Survey Plan*” **Appendix B**.

Design of in-fill self-care housing [Clause 31]

An assessment of the project against the requirements of the *Seniors Living Policy: Urban Design Guidelines for Infill Development* is provided at **Appendix N**. The architect has certified that the development complies with the Guidelines, except in relation to a few minor variations where justification has been provided.

Design principles [Clauses 33-39]

In accordance with the requirements of Clause 32, it is considered that adequate regard has been given to the design principles contained within Part 3, Division 2 of the SEPP (Clauses 33-39). This is demonstrated in the assessment below.

Neighbourhood amenity and streetscape [Clause 33]

It is considered that the proposed development will create an attractive residential environment sympathetic with the existing and future residential development in the surrounding area, as it has been designed to address the following design principles for neighbourhood amenity and streetscape set out in Clause 33 of the SH SEPP:

- ***Recognise the desirable elements of the location’s current character (or, in the case of precincts undergoing a transition, where described in local planning controls, the desired future character) so that new buildings contribute to the quality and identity of the area***

Comment: The proposal consists of a contemporary 2-storey residential development consistent with trending redevelopment occurring in the area. The development complies with the Council’s prescribed height limit of 9m, for the location.

The proposed development is also consistent with Council’s desired character and densities for the locality as the development has an FSR of 0.61:1, which is generally consistent with Council’s prescribed FSR limit for this location, which is 0.6:1. As such this density is considered compatible with the existing and desired future density of residential development in the surrounding area. This is consistent with the conclusions of the Clause 4.6 Variation Request (**Appendix O**), finding *the proposed development, with the floor space ratio non-compliance, will not result in a built form that will be out of character with surrounding residential development and will be consistent with the emerging character of the area. Additionally, any potential impacts of the proposed development on surrounding dwellings will not be noticeably different when compared to the impacts of a scheme achieving the 0.6:1 floor space ratio control.*

- ***Retain, complement and sensitively harmonise with any heritage conservation areas in the vicinity and any relevant heritage items that are identified in a local environmental plan***

Comment: A search of the Department of Agricultural , Water and the Environment's Australian Heritage Database and the Department of Premier and Cabinet's Heritage NSW Inventory revealed the site does not contain any Commonwealth, Local or State Heritage Items nor is it located within a heritage conservation area.

- ***Maintain reasonable neighbourhood amenity and appropriate residential character by:***
 - ***providing building setbacks to reduce bulk and overshadowing***

Comment: The setbacks of the dwellings comply with, and in many instances exceed, the Hurstville Development Control Plan No.1 minimum setback requirements. Due to the orientation and location of the site and proposed development layout, which has incorporated staggered facades and generous side setbacks on the southern side of the site, the proposed development will ensure adjoining properties still receive adequate solar access during the winter solstice. Overshading impacts associated with the proposed development in mid-winter can be seen in the *Shadow Diagrams* in **Appendix D**.

- ***using building form and siting that relates to the site's land form***

Comment: A balance of cut and fill is proposed to address the access requirements of the Seniors Housing SEPP without creating impacts on adjoining properties or the streetscape. Any required cut and fill will be stabilised with engineered retaining walls, refer to **Appendix E** for retaining wall structural detail. Is this consistent with Council's requirements?

- ***adopting building heights at the street frontage that are compatible in scale with adjacent development***

Comment: The buildings along the street frontages will be 2-storey which is consistent with the new development in, and the emerging transitioning character of, the locality. The proposed height of 8m is consistent with the maximum height of 9m prescribed in the HLEP 2012 for the site.

- ***considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours***

Comment: No buildings are proposed to be located on boundaries.

- ***be designed so that the front building of the development is set back in sympathy with, but not necessarily the same as, the existing building line***

Comment: The front building line of the proposed development is staggered resulting in setbacks ranging between 4.5m and 8m. This is generally consistent with the established building line in the street, including the setbacks of newer infill development in the street, which have setbacks approximately between 4m - 6m.

Furthermore, as it is clear the area is transitioning in character it is considered that the setback of the proposed development will be consistent with the desired future character of the area as it is in accordance with the setback controls prescribed by HDCP 2012.

- ***embody planting that is in sympathy with, but not necessarily the same as, other planting in the streetscape***

Comment: A comprehensive landscaping scheme for the entire site has been prepared in consideration of the streetscape and surrounding locality and incorporates native and endemic species. The landscaping proposed will enhance the appearance of both the site and streetscape. Refer to the submitted Landscape Plans in **Appendix D**.

- ***retain, wherever reasonable, major existing trees***

Comment: One (1) existing tree has been identified as having high landscape significance and as a priority for retention (Tree No. 26). This tree is proposed to be retained in accordance with the recommendations of the *Arboricultural Impact Report, with specific tree protection measures made (Appendix H)*.

- ***be designed so that no building is constructed in a riparian zone***

Comment: Not applicable, as the site is not located within or adjacent to a riparian zone.

It is therefore considered that the proposed development would be unlikely to have a detrimental visual impact upon the streetscape. Conversely, it will make a positive contribution to the streetscape and neighbourhood character and amenity of surrounding residential environment.

Visual and acoustic privacy [Clause 34]

The proposed development has been designed to maintain visual and acoustic privacy to adjoining properties and within the development. Design solutions to ensure visual and acoustic privacy within the development and to adjoining properties include:

- incorporating appropriate building setbacks from boundaries,
- considered dwelling layouts, including the placement and sizes of window/door openings and the positioning of POS areas,
- provision of fencing that is appropriately located and designed (materials/height etc),
- provision of landscaping, including mature 200L tree specimens plantings along boundary lines, especially the western (rear) boundary, that will reach mature heights of between 8m-12m,
- retention of some of the existing mature trees along boundaries,
- setback of dwellings from adjoining driveway and carparking areas,
- positioning of carparking area to the rear of the site and location of driveway within the centre of the site,
- privacy screens to all first floor balcony areas, and
- privacy screens to first floor windows where they could potentially overlook a neighbouring dwelling within the development or an adjoining property.

The proposed dwellings have been designed in accordance with the requirements of the *Building Code of Australia* for sound and impact transmission so that acceptable noise levels between dwellings are achieved.

Solar access and design for climate [Clause 35]

The design and siting of the proposed development will provide adequate daylight access to the proposed dwellings' living areas and private open spaces and the private open spaces of adjoining properties. Due to the orientation of the subject site and as indicated by the submitted shadow diagrams, (refer to the Shadow Diagrams in **Appendix C**), the proposed building will result in some additional overshadowing of adjoining properties to the south.

The proposed building will result in some additional overshadowing of the adjoining properties to the south, No's 5-7 Low Street, at the mid-winter solstice, however they will continue to receive a minimum 3 hours of sunlight to living areas and POS areas between 9.00am and 3.00pm at the mid-

winter solstice as demonstrated in the Shadow Diagrams in **Appendix C**. Furthermore, it should be noted that the subject properties experience overshadowing in these areas from established existing vegetation, refer to **Figure 21**, and therefore there would be very minimal additional impact to these properties.

Northern and eastern orientation of proposed internal living areas and open space areas has been incorporated where possible in the development to maximise solar access. Landscaping will assist in microclimate management.

Fourteen (14) of the 20 (70%) proposed dwellings will receive a minimum of three hours sunlight between 9am and 3pm on June 21 to both living areas and to their private open space areas.

Stormwater [Clause 36]

Impervious surfaces have been minimised where possible to reduce the impact from stormwater. Site stormwater will be drained as shown on the submitted stormwater drainage plans and incorporates on-site detention and a rainwater tank connected to an irrigation system (refer to the submitted “*Concept Stormwater Drawings*” plans in **Appendix F**).

Furthermore, the plans have been prepared following an analysis of the upstream catchment, and proposes to divert upstream catchment sheet flow around the site, to Macpherson Street, via a 1m wide swale. The swale incorporates a 150mm uPVC Pipe, and stormwater pits.

On-site stormwater management includes Onsite Storage Detention (OSD) designed in accordance with Councils DCP. The size of the OSD proposed ensures that the run-off from the site after development will not exceed the run-off from the total site prior to the development, for all storm durations including 5 year, 20 year and 100 year ARI storm events.

Crime prevention [Clause 37]

Where dwellings are accessed off the common lobby / hallways the doors will incorporate door viewers to permit residents to observe approaches to their dwelling.

The shared entries to each building will be secured with locks.

Fencing will be constructed along all site boundaries, and along boundaries of the proposed dwellings private open space areas to provide an appropriate level of safety and security to residents.

The design of the proposed development will allow for general surveillance of all common areas and the street from dwellings. This includes the balconies of the first floor units 1.01, 1.04, 1.05, 1.06 and 1.07 all fronting Macpherson Street, with the first floor balconies of units 1.03, 1.04, 1.05 and 1.10 facing the communal car parking area.

Accessibility [Clause 38]

The proposed development allows for obvious and safe pedestrian links from the site that provide access to transport services / local facilities. Within the site, pedestrian paths have been separated from vehicle manoeuvring areas. The proposed development will provide an attractive and safe environment for pedestrians and motorists with convenient access to car parking areas for residents.

Waste management [Clause 39]

One (1) screened common bin storage area is proposed, adjoining the driveway and car parking area. The enclosure will accommodate a combination of general waste and recycling bins, comprising 10 x 240 litre bins and 5 x 240 litre bins, respectively.

Development standards [Clauses 40, 41 and Schedule 3]

The Seniors SEPP contains general development standards relating to minimum site size, site frontage and building height (Clause 40), which must be complied with for all developments, and development standards specifically for self-contained dwellings (Clause 41 & Schedule 3), which must also be complied with.

Table 3: Minimum site size, site frontage and building height standards [Clause 40]		
Development Standard	Required	Proposed
Site size (cl 40(2))	At least 1,000m ²	2,381.1m ² , although not applicable to LAHC (cl 40(5)(a))
Site frontage (cl 40(3))	At least 20m	68.2m, although not applicable to LAHC (cl 40(5)(a))
Height in zones where residential flat buildings are not permitted: - height (cl 40(4)(a)) - buildings adjacent to site boundary (cl 40(4)(b)) - buildings located in the rear 25% of the site (cl 40(4)(c))	8m or less (ground to ceiling level) 2 storeys Not to exceed 1 storey	Max 8m Max 2 storeys in height Not applicable to LAHC (cl 40(5)(a))

An assessment of the development's compliance in this regard has been undertaken by *Cheung Access*, refer to the "*Disability Access Report*" in **Appendix G**, which confirmed that the proposed development plans are compliant and/or the development is capable of achieving compliance.

Compliance with the development standards for accessibility set out in Clause 41 and Schedule 3 is demonstrated in the Disability Access Report, with the report finding that "*on the basis of our assessment, we confirm that the Development Application plans for the LAHC Hurstville development have the capacity to meet:*

1. *Performance Requirements of the Disability (Access to Premises-Buildings) Standards 2010 and Part D3 of the Building Code of Australia (BCA) 2019 through the deemed-to-satisfy provisions.*
2. *NSW Land and Housing Corporation Design Standards 2014 (Rev 1).*
3. *All dwellings to meet Schedule 3 Standards concerning accessibility and useability for hostels and self-contained dwellings, SEPP (Housing for Seniors or People with a Disability) 2004."*

It should be noted that pursuant to Clause 41(2), LAHC is exempt from the provisions of Clauses 2, 7 to 13 & 15 to 20 of Schedule 3 in relation to a dwelling or part of a dwelling that is located above the ground floor in a multi-storey building.

Standards for self-contained dwellings that cannot be used to refuse development consent [Clause 50]

The following table outlines the standards that cannot be used by councils to refuse development consent for self-contained dwellings as set out in Clause 50 of the Seniors SEPP.

Table 4: Standards that cannot be used for refusal for self-contained dwellings			
Development Standard	Required	Proposed	Complies
Building Height: (cl 50(a))	8m or less	8m	Yes

Table 4: Standards that cannot be used for refusal for self-contained dwellings

Development Standard	Required	Proposed	Complies
Density and Scale: (cl 50(b))	Floor Space Ratio 0.5:1 or less	0.61	No, refer to 'Comments' below table.
Landscaped Area: (cl 50(c))	Minimum 35m ² per dwelling (20 x 35m ² = 700m ²) (29% of total site area)	941m ² or 39.5% of site	Yes
Deep Soil Zone: (cl 50(d))	Minimum 15% of area of site (15% x 1970m ² = 295.5 m ²) Minimum two thirds (66%) to be preferably located at rear of site (2/3 x 295m ² = 197m ²) Minimum dimension 3m	413m ² or 17% 56% of deep soil area located in rear of site (232m ²) Complies – minimum dimension 3m	Yes No, refer to 'Comments' below table. Yes
Solar Access: (cl 50(e))	Seventy percent (70%) of living areas & main private open space to receive minimum 3 hrs sunshine between 9 am and 3 pm at mid-winter	70% (14 out of 20 units) of living areas and private open space areas will have 3 hours of sunlight between 9am and 3pm mid-winter.	Yes
Private Open Space: (cl 50(f))	Ground level: Minimum 15m ² per dwelling One area minimum 3m x 3m, accessible from living area	34m ² – 81m ² All Units incorporate a POS area within minimum dimensions 3m x 3m directly accessible from a living area.	Yes Yes
	Upper level/s: 1 bedroom: Minimum 6m ² Minimum dimensions 2m 2 or more bedrooms: Minimum 10 m ² Minimum dimensions 2m	Minimum 11m ² All Units incorporate balconies with minimum dimensions of not less than 2m. Minimum 14m ² All Units incorporate balconies with minimum dimensions of not less than 2m.	Yes
Car parking: (cl 50(h))	Minimum 1 car parking space for each 5 dwellings (LAHC concession) – 4 car parking space required	A total of 6 carparking spaces are proposed	Yes

Comments:

Density and Scale cl. 50(b):

Clause 50 prescribes that developments with an FSR of 0.5:1 or less cannot be refused on the basis of density and scale. Despite the density of the proposed development being higher than this standard, at 0.68:1 in this instance it is considered that the density of the development is still appropriate to and compatible with the development site and locality, despite this exceedance, for the following reasons:

- The exceedance has not compromised the developments ability to achieve compliance with the majority of other development standards relevant to the development. This level of

compliance demonstrates that the size, orientation and shape of the lot can adequately accommodate the proposed development without compromising the amenity of the dwellings themselves or that of adjoining properties, the surrounding area or the streetscape.

- The FSR is considered consistent with Council's desired future character and densities for the locality. The development, when assessed in accordance with the HLEP 2012 generally complies, with the FSR control of 0.6:1 as it achieves an FSR of 0.61:1. The degree of variation is negligible, being only 1.67% above the prescribed floor space ratio of the LEP, equating to an additional 23.4m². In this regard a Section 4.6 assessment under the HLEP has been undertaken, refer to **Appendix O**, to support this variation.

**Note: The Seniors Housing SEPP and the HLEP 2012 utilise different methods to calculate GFA.*

As such this density is considered compatible with the existing and desired future density of residential development in the surrounding area.

Deep Soil Zone (cl 50(d)):

Clause 50(d) stipulates that two thirds of the deep soil zone (DSZ) should preferably be located at the rear of the site however, given that:

- the overall deep soil zone area exceeds minimum requirement and achieves the minimum dimension requirement,
- the overall landscaped area substantially exceeds minimum requirement, and
- the "*Landscape Plan*" has demonstrated that there are additional areas (not designated as being a DSZs) in the rear of the site that are also capable of sustaining larger vegetative plantings, i.e. trees with mature heights of up to 8m.

it is not considered that the shortfall of deep soil zone at the rear of the site will have any significant negative impact upon the amenity within the development or its' ability to assist in absorbing stormwater runoff or supporting the growth of trees and shrubs.

5.3.5 Other Legislation

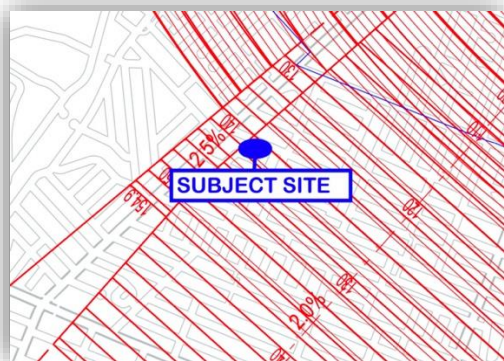
No other State or Commonwealth legislation is applicable to the proposed development.

5.4 Local Planning Controls

Consideration of the relevant provisions of HLEP 2012, not already considered in Section 6.3.4, are demonstrated in **Table 5** below.

Table 5: Hurstville Local Environmental Plan 2012 Relevant Provisions /			
Clause	Provision / Development Standard	Required	Provided
6.9	Airspace operations	(1) The objective of this clause is to protect airspace around airports. (2) The consent authority must not grant development consent to development that is a controlled activity within the meaning of Division 4 of Part 12 of the Airports Act 1996 of the Commonwealth unless the applicant has obtained approval for the controlled activity under regulations made for the purposes of that Division.	The subject site is identified by the <i>Sydney Airport prescribed Airspace Obstacle Limitation Surface Map</i> as having an OLS limit of 126-128m. The proposed development will not exceed this limit and therefore no controlled activity approval is required.

**Table 5: Hurstville Local Environmental Plan 2012
Relevant Provisions /**

Clause	Provision / Development Standard	Required	Provided
			

5.5 Local Development Control Plan

The general controls for all development set out in Part 4 of HDCP 2012, have generally been addressed elsewhere in various sections of this SEE, particularly in consideration of the Seniors Housing SEPP in Section 6.3.4.

5.6 Draft Environmental Planning Instruments

There are no known draft Environmental Planning Instruments applicable to the site, or the development.

5.7 Planning Agreements

No Planning Agreements are applicable.

5.8 Any Matters Prescribed by the Regulations

For the purposes of Section 4.15(1)(a)(iv) of the EP&A Act, Clause 92 of the EP&A Regulations specifies the additional matters a consent authority must take into consideration when determining a DA. In this regard, as the development involves the demolition of a structure, Council must consider (b) AS2601, The Demolition of Structures – 1991.

In considering Clause 92, LAHC would undertake demolition of all structures in accordance with AS2601. This includes the preparation of a Work Plan, outlining the identification of any hazardous materials, including surfaces coated with lead paint, method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.

An appropriate condition can be imposed by Council to ensure compliance with this standard.

5.9 Any Likely Impacts of the Development

A review of other likely impacts associated with the proposed development that have not previously addressed are provided below:

5.9.1 Context and Setting

The proposed development is compatible with the bulk and scale of the existing and desired future character of the locality. The buildings have been designed to minimize bulk and scale. This includes provided landscaping, changes in roof profiles and staggering and modulation of elevation alignments which have minimized the impact of the bulk and scale of the buildings on the streetscape and adjoining properties. Refer to Section 6.3.4 for further detail.

5.9.2 Access, Transport and Traffic

Traffix - Transport and Traffic Planners has prepared a Traffic Report, refer to **Appendix I**. The report finds that there will be no adverse traffic impacts to the local road network because of the development. There is a negligible increase in traffic generation, compared to the existing conditions, with a maximum of one vehicle trip per 15 minutes during the critical afternoon peak period.

The report also finds that the development will not affect the environmental amenity of any residential streets, based on the threshold criteria established within the RMS Guide to Traffic Generating Development.

Furthermore, the report finds that the development provides a driveway width of 3.0 metres, which complies with the minimum requirements of AS2890.1 (2004). A sweep path analysis was also undertaken with a B99 design vehicle that demonstrated satisfactory vehicle movements.

A total of 6 car parking spaces (including 4 accessible car parking spaces) are proposed and will be provided at-grade, as illustrated in the architectural drawings. The proposed number of car parking spaces exceed the non-refusal number required under the SH SEPP.

5.9.3 Aboriginal Heritage

An Aboriginal Heritage Information Management System (AHIMS) search, dated 24 June 2020, (refer **Appendix L**) has not found any record of Aboriginal Sites or Places on the site or in the surrounding locality. Should any aboriginal relics be discovered during development activities, those activities will stop with the appropriate regulatory authority notified of the discovery.

5.9.4 Resources

It is considered that the proposed development will not result in any significant depletion or degradation of natural resources. The proposal has been designed to meet water and energy efficiency targets as demonstrated by the BASIX certificate for the proposal (refer to **Appendix K**).

The redevelopment of the site will make efficient use of existing land resources and infrastructure and the proposed development will provide contemporary housing that will satisfy current State Government environmental sustainability requirements, particularly through improved energy and water efficiency. These factors will ensure reduced depletion and degradation of natural resources in the long term.

5.9.5 Soils

Soil erosion and sediment control measures have been designed in accordance with the guidelines set-out in the Blue Book *Managing Urban Stormwater: Soils and Construction* (4th edition, Landcom, 2004). All soil erosion and sediment control measures required to be put in place prior to the commencement of demolition / construction works will be maintained during the entire period of the works until disturbed areas are restored by turfing, paving or revegetation.

Refer to the Concept Stormwater Drawings in **Appendix F – Erosion and Sediment Control Plan Sheet**, for specific details.

Salinity

The “*Site Investigation Report*” in **Appendix J**, confirms that the site’s electrical conductivity values are consistent with non-saline soils.

Acid Sulfate Soils

The subject site has not been identified by the HLEP 2012 Acid Sulfate Soils Maps, to be affected by acid sulfate soils.

5.9.6 Air Quality

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

Appropriate mitigation measures will be put in place to ensure any potential impacts are minimised, including site watering or damp cloth fences, requiring all vehicles transporting loose materials and travelling on public roads to be secured (i.e. closed tail gate and covered) to minimise dust generation. Any spraying of paint and other materials with the potential to become air borne particulates will only be undertaken in light wind conditions.

5.9.7 Flora and Fauna

The site is not identified as containing any mapped areas of biodiversity sensitivity, Biodiversity Values or Critical Habitat.

Black Beetle has prepared the proposed landscape design for the site. Refer to the landscape plans at **Appendix D**.

The concept for the landscape scheme is to create spaces that allow for different uses throughout the site, including areas for outdoor seating, shading, grassed areas and resident integration.

The majority of selected plant species will be drought tolerant and have low water requirements. Plants will be a mix of indigenous, native and exotic species.

Landscape Matrix was engaged to provide an Arboricultural Impact Report to assess the health and condition of 33 trees located within and adjacent to the site. Refer to the report at **Appendix H**.

To accommodate the proposal, 23 trees are required to be removed. Of these trees; 13 have a very low retention value, and are recommended for removal owing to their very short useful life expectancy, are structurally unsound or are a weed species; five (5) have a low retention value; and the remaining (5) have a moderate retention value*.

* The five (5) the trees having a moderate retention value are required to be removed in order to facilitate the development, being located within the proposed building footprint, or within close proximity to site infrastructure.

One of the trees proposed to be removed (identified as tree No.9) is located in the nature strip to the front of No. 4 Macpherson Street. The tree is not considered significant and is proposed to be removed under this development application. A suitable replacement tree will be planted.

The Report identifies one (1) tree as having high priority for retention, that being Tree No. 26, which is a 13m high *Eucalyptus scoparia*, located in the nature strip to the front of No. 8 Macpherson Street. This tree is listed as an endangered species in Part 1 Schedule 1 of the NSW Biodiversity Conservation Act 2016. *Eucalyptus scoparia* is also listed as a nationally vulnerable species under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999.

This Tree is to be retained, and although the proposed works will encroach on 15-20% of the Tree Protection Zone, the Arborist Report concludes that this will result in a moderate level of impact and within an acceptable threshold for this tree. The Report, in Section 10 outlines specific Tree Protection Measures, which will be adopted to ensure the preservation/protection of Tree No. 26.

More appropriate tree plantings, including mature specimens (200L pot sizes) capable of reaching a mature height of between 5m and 12m, will be provided as part of the proposed landscaping scheme to compensate for the loss of these trees, refer to the Landscape Plan in **Appendix D**.

It is not considered that there will be any significant impact on fauna as a result of the proposed development.

5.9.8 Waste

Demolition

This development includes demolition of the four (4) single storey detached dwelling houses and associated structures existing on the site, as identified in the Demolition Plan in **Appendix A**.

On-site materials will be reused and recycled where possible, and the remainder of materials will be transported to a suitable recycling yard for reprocessing.

During Construction

The construction contract for the buildings and landscaping will specify the following requirements to be fulfilled by the construction contractor:

- Compliance with statutory obligations;
- Separate removal of any contaminated soil and disposal at sites licensed for receipt of contaminated soil;
- Removal and disposal of asbestos or other contaminants in accordance with applicable regulations;
- Collection, containment and removal of general building waste, food scraps and similar materials; and
- Collection, containment and removal of recyclable materials such as cardboard, scrap plasterboard, masonry, metals and plastics.

During Occupation

Domestic waste will be separated and disposed of by residents. Bin storage is shown on plans of the proposal, which is able to cater for separate storage of general waste, and recyclable materials.

The bins in the garbage area will be wheeled manually from the area to the kerb before Council pickup on the designated collection days.

5.9.9 Noise and Vibration

Construction

Any noise generated during the construction of the development will not exceed the limits specified in the July 2009 Interim Construction Noise Guidelines, published by the Department of Environment and Climate Change (now Environment and Protection Authority).

Construction work will be carried out in accordance with the NSW Interim Construction Noise Guidelines, recommended standard hours of work, being Monday to Friday 7 am to 6 pm, Saturday 8 am to 1 pm, No work on Sundays or public holidays.

During Occupation

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

Buildings will be constructed to comply with the deemed-to-comply provisions of the National Construction Code with respect to noise transmission.

5.9.10 Social Impact in the Locality

It is considered that the proposed development will have a number of positive community and social effects. The proposed development will:

- assist LAHC in meeting its' significant, long-standing and continually growing demand for social housing in the Georges River local government and surrounding areas.
- assist LAHC in improving the amenity of accommodation for its tenants, by providing new, more appropriate housing aligning with demand for seniors housing.
- improve the environmental sustainability of housing on the site, particularly through improved thermal performance, solar access, natural ventilation, energy and water efficiency.
- assist LAHC to grow its social housing portfolio in line with the NSW Government's Future Directions for Social Housing in NSW.

5.9.11 Economic Impact in the Locality

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

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

5.9.12 Cumulative Impacts

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

- the proposed development activity will not result in any adverse cumulative impact when considered in conjunction with any other proposals or developments in the area

- there will be no synergistic effects of individual project impacts from the proposed development activity when considered in combination
- there are no known environmental stresses in the area affected by the proposed development activity or likely contribution of the proposed activity to increasing or decreasing those stresses.

5.10 Suitability of Site for the Proposed Development

The suitability of the site for the proposed development has been addressed in the above sections of this report. There are no prohibitive constraints posed by adjacent developments. There does not appear to be any zoning, planning or environmental matters that should hinder the proposed development of the site. In this regard, it can be concluded that the proposal fits into the locality and the site attributes are conducive for the development.

5.11 The Public Interest

The proposed development will provide housing to meet the needs of the community, assisting LAHC in meeting its' significant, long-standing and continually growing demand for social housing in the Georges River local government and surrounding areas. For example, at June 2019 there were over 46,000 households on the waiting list for social housing in NSW, whilst the waiting list in the St George allocation zone (CS09) is approximately 1,750, where the wait time for one and two bedroom units greater than 10 years.

The development will also assist in allowing LAHC to grow its social housing portfolio in line with the NSW Government's Future Directions for Social Housing in NSW.

Furthermore, the development will assist LAHC to improve the amenity of accommodation for its tenants, by providing new, more appropriate housing aligning with demand for seniors housing. The development will also improve the environmental sustainability of housing on the site, particularly through improved thermal performance, solar access, natural ventilation, energy and water efficiency.

Therefore, considering the above, it is believed the development is in the public interest.

6. Conclusion

It is recommended that the proposed seniors' housing development at Lots 55, 56, 57 & 58 in DP 35124, known as No. 2 – 8 Macpherson Street, Hurstville, be supported on the following grounds:

- The proposal is considered acceptable in terms of the provisions of Section 4.15 of the *Environmental Planning and Assessment Act 1979*;
- The proposal is consistent with the requirements of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004;
- The proposed development will provide housing to meet the needs of the community, assisting LAHC in meeting its' significant, long-standing and continually growing demand for social housing in the Georges River local government and surrounding areas;
- The proposed development is not anticipated to generate any adverse impacts in the locality; and
- The proposed development is considered suitable for the site and it's surrounds.

7. APPENDIXES

7.1 APPENDIX A – SECTION 10.7 PLANNING CERTIFICATES

7.2 APPENDIX B – SURVEY PLAN, TITLES & DEPOSITED PLAN

7.3 APPENDIX C – ARCHITECTURAL PLANS

7.4 APPENDIX D – LANDSCAPE PLANS

7.5 APPENDIX E – CIVIL WORKS DRAWINGS

7.6 APPENDIX F – CONCEPT STORMWATER DRAWINGS

7.7 APPENDIX G – DISABILITY ACCESS REPORT

7.8 APPENDIX H – ARBORICULTURAL IMPACT REPORT

7.9 APPENDIX I – TRAFFIC IMPACT STATEMENT

7.10 APPENDIX J – GEOTECHNICAL INVESTIGATION

7.11 APPENDIX K - BASIX CERTIFICATES

7.12 APPENDIX L – AHIMS SEARCH

7.13 APPENDIX M – LAHC LAYOUT PLAN

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

7.15 APPENDIX O – CLAUSE 4.6 VARIATION REQUEST