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ROCKEMAN TOWN PLANNING

Development Application Statement of Environmental Effects 142 Lambeth Street, Panania



**Demolition of the existing dwelling
and structures on site and
Construction of a three (3) storey
Boarding House, commercial
premises and associated parking**

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Introduction

This Statement of Environmental Effects has been prepared on behalf of the Client. This Statement has been prepared pursuant to Section 4.12 of the Environmental Planning and Assessment Act (EPA Act), 1979 and Clause 50 of the Environmental Planning and Assessment Regulation, 2000.

This Statement accompanies a Development Application (DA) for the construction of a new three (3) storey Boarding House with associated parking at No.142 Lambeth Street, Panania.

The purpose of this document is to provide a context of the subject site and its surrounding local environment, provide a detailed description of the proposed development, assess the compliance of the proposal in relation to subject planning policies and controls and examine the environmental, social and economic effects of the proposal against the Evaluation Criteria prescribed under Section 4.15 of the EPA Act, 1979.

The proposed development is permissible with Council's consent in the B1 Neighbourhood Centre zone under Bankstown Local Environmental Plan 2015. The proposal is consistent with the aims and objectives of the relevant environmental planning instruments and an assessment of the proposal has not identified any adverse impacts that are likely to result from the proposed development.

Strategic Framework

Housing Strategy 2041: NSW Housing Strategy

Housing 2041 represents a 20-year vision for housing in NSW. The strategy discusses government's goals and ambitions to deliver better housing outcomes by 2041— *housing in the right locations, housing that suits diverse needs and housing that feels like home*. The 20 year vision focuses on the following four pillars and in which each pillar is interrelated: • *supply—housing supply delivered in the right location at the right time* • *diversity—housing is diverse, meeting varied and changing needs of people across their life* • *affordability—housing that is affordable and secure* • *resilience—housing that is enduring and resilient to natural and social change*. The Housing Strategy 2041 indicates that affordable housing is a necessary form of development to accommodate changing population patterns and demographics and recognising affordable housing as essential social infrastructure, in communities near employment and educational opportunities, can support wellbeing, inclusivity and economic sustainability (Housing Strategy NSW 2041, 2021).

The Strategy states good outcomes can be achieved by working with community partners and the private sector to test affordable housing solutions and deliver innovative solutions that go beyond current NSW Government housing policy and planning frameworks to better reflect housing need. The vision also defines that changing population patterns, unprecedented economic and social conditions have strengthened the need for changing housing configurations and increased affordability concerns; *"In Greater Sydney, the proportion of three bedroom homes within the mix of all homes has fallen for at least 20 years. However, the proportion of larger dwellings (four or five bedrooms) as well as smaller dwellings (studio and one-bedroom homes) in Greater Sydney increased from 1996 to 2016.³⁰ These trends are influenced by financial incentives for individual investors to purchase smaller dwellings, coupled with affordability challenges and lower rates of downsizing by older people"* (Housing Strategy NSW 2041, 2021).

The proposed development is for a boarding house development designed for co-living to be constructed on a regular shaped site. The site's context within a typical low-density residential locality and nearby a local centre that accommodated community facilities such as schools, retail strips and high levels of transportation and liveability for local residents allows opportunity for affordable living options nearby a centre that is driven with local families, key workers and people requiring accommodation near medical facilities. The proposed boarding house development achieves the pillars

of the Housing Strategy NSW 2041 by increasing or contributing the supply of affordable housing in a residential locality that is situated in an accessible location to community needs and wants.

Pre-DA Comments

A pre-DA meeting was conducted on 30 June 2022 between Novo Design and Bankstown Council. The pre-DA discussed issues of urban design, landscaping controls, parking, setbacks, amenity concerns and neighbourhood character. The proposal has been amended in accordance with the pre-DA discussion. No pre-da minutes were provided but there was an effort in to providing solar access to the subject site and adjoining northern property as this was Councils main concern. The development includes an atrium design to connect two building portions to maximise northern sun.

Draft

Site Location and Description

Site Locality

The subject site is in Lambeth Street in the suburb of Panania. Panania is located to the south-west of Sydney's CBD, has a train station and is linked through major arterial roads such as the M5 Motorway, Henry Lawson Drive and other roads that connect Panania with other southern and south-western Sydney suburbs. As property prices have increased in the local area over the past decade and the intensification of development throughout Sydney's south-west, Panania has become a sought-after suburb in the locality. Panania is a local centre within the Bankstown local government area (LGA) providing local cafes, restaurants, proximity to Liverpool hospital and many community and health services that key workers are employed in. An aerial of the subject site is shown below.

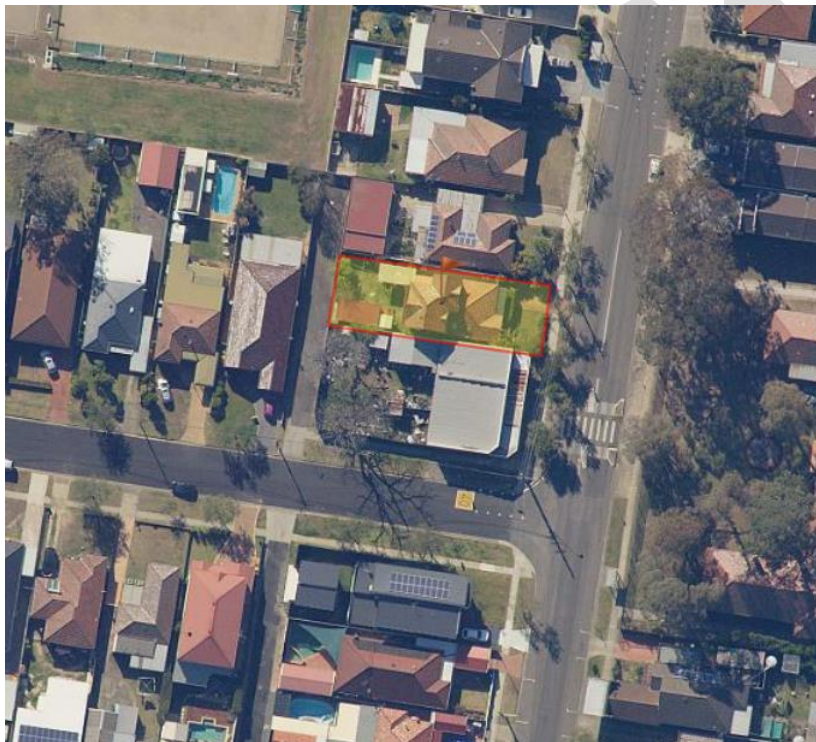


Figure 1: Aerial photo of Site - subject site outlined in red

Source: Six Maps NSW, 2022

Subject Site

The site is legally described as Lot 3 DP 13772, Lot 4 DP 13772 and is known as No.142 Lambeth Street, Panania. The subject site has an area of 446.6m², a frontage of 12.19m to Lambeth Street and a boundary length of 36.635m. The site has a single storey dwelling and not identified as a heritage item or within a conservation item under the Bankstown Local Environmental Plan 2015. A survey plan of the site is shown below:

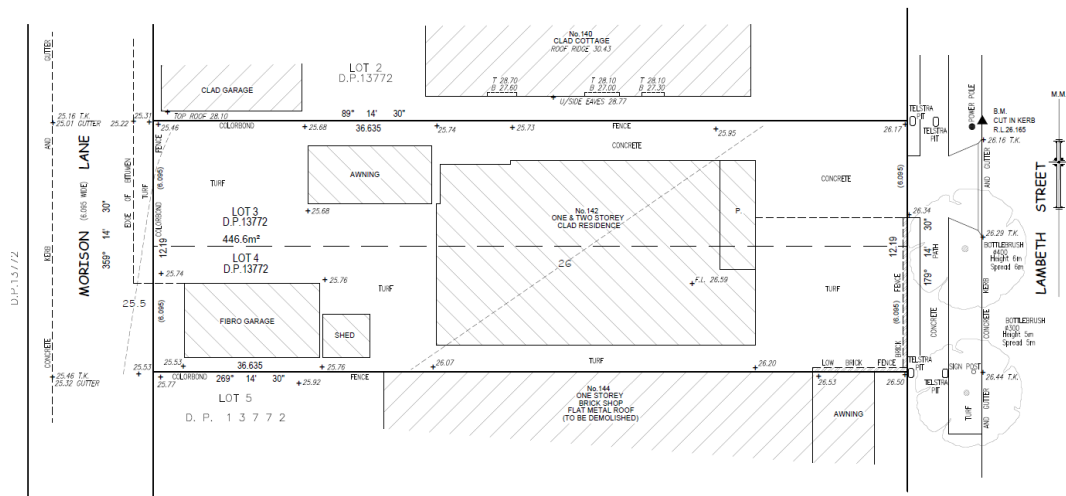


Figure 2: Survey Plan of site



Figure 3: Image of subject site
Source: Google Maps, 2022



Figure 4: Image of dwellings to the south.
Source: Google Maps, 2022

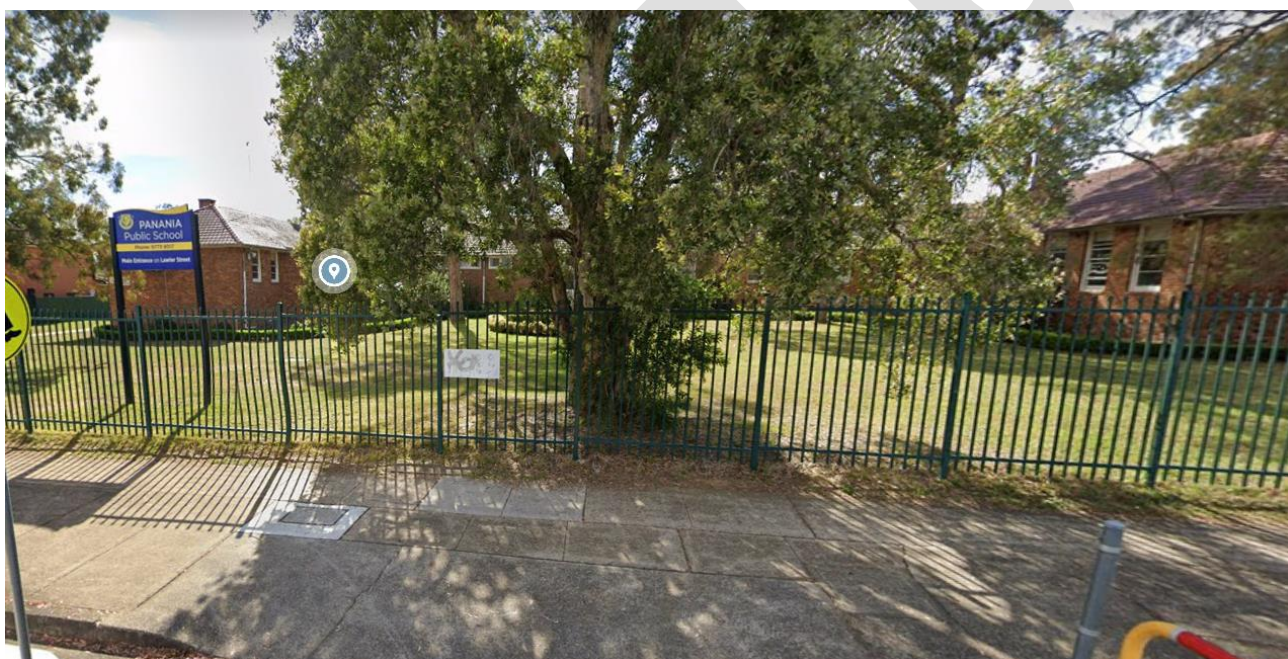


Figure 5: Panania Public School opposite site
Source: Google Maps, 2022



Figure 6: Dual Occupancies to the north
Source: Google maps, 2022

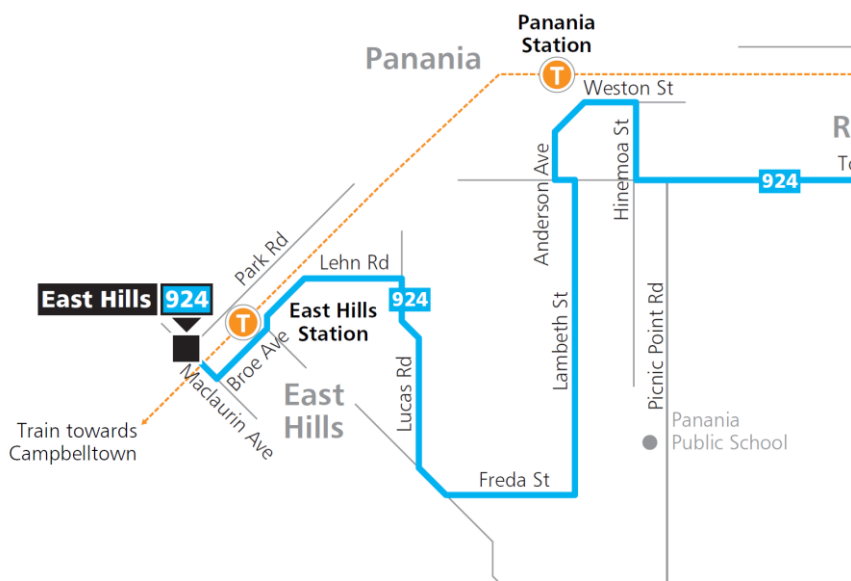


Figure 7: Subject sites walking distance to local bus stop servicing Route 924 serviced twice per hour every day of the week
Source: Transport NSW Timetable Route 924

Development Proposal

Overview

The proposal is for the demolition of the construction of a three (3) storey Boarding house at No.142 Lambeth Street, Panania.

Detailed Description

The proposal is for the construction of a three (3) storey Boarding house to provide low-cost affordable accommodation to people living or wanting to live in the local area and close to amenities and transport.

The proposal includes:

- Three (3) storey boarding house with 16 x self-contained boarding rooms ranging from 19.98m² to 24.54m² each to include bed space, ensuite, kitchenette and access to communal laundry facilities.
- One (1) indoor communal area to the rear of the first floor with an area of 50.97m²;
- Outdoor communal space area between the eastern and western elevation of the site.
- Pedestrian access from Lambeth Street (Eastern) and Morrison Lane (Western)
- Four (4) car parking spaces accessed from the laneway along the western boundary to include a shared and accessible space, bike racks and motorcycle parking.
- Front fence and access along Lambeth Street. Rear access via Morrison Lane.

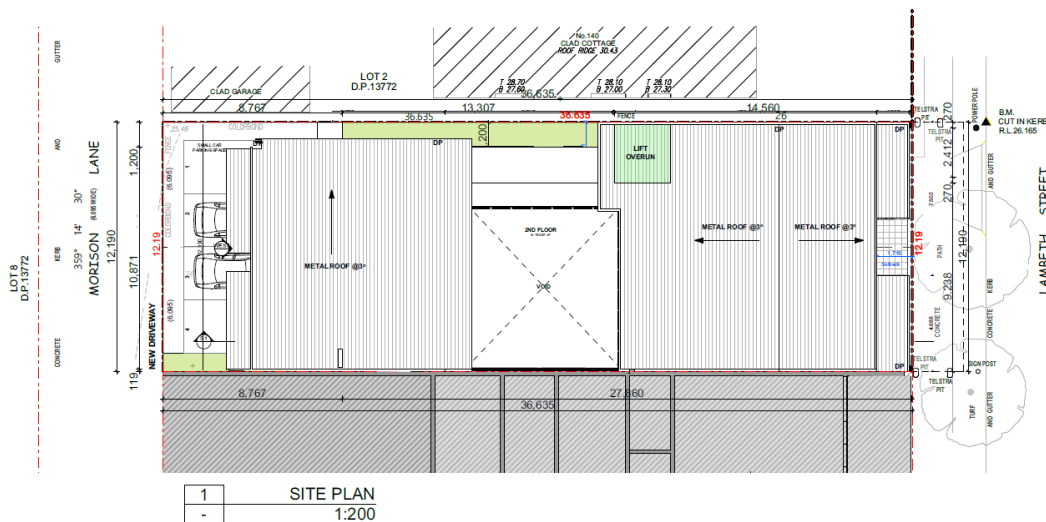


Figure 8: Proposed site plan

Source: Novo Design Architects

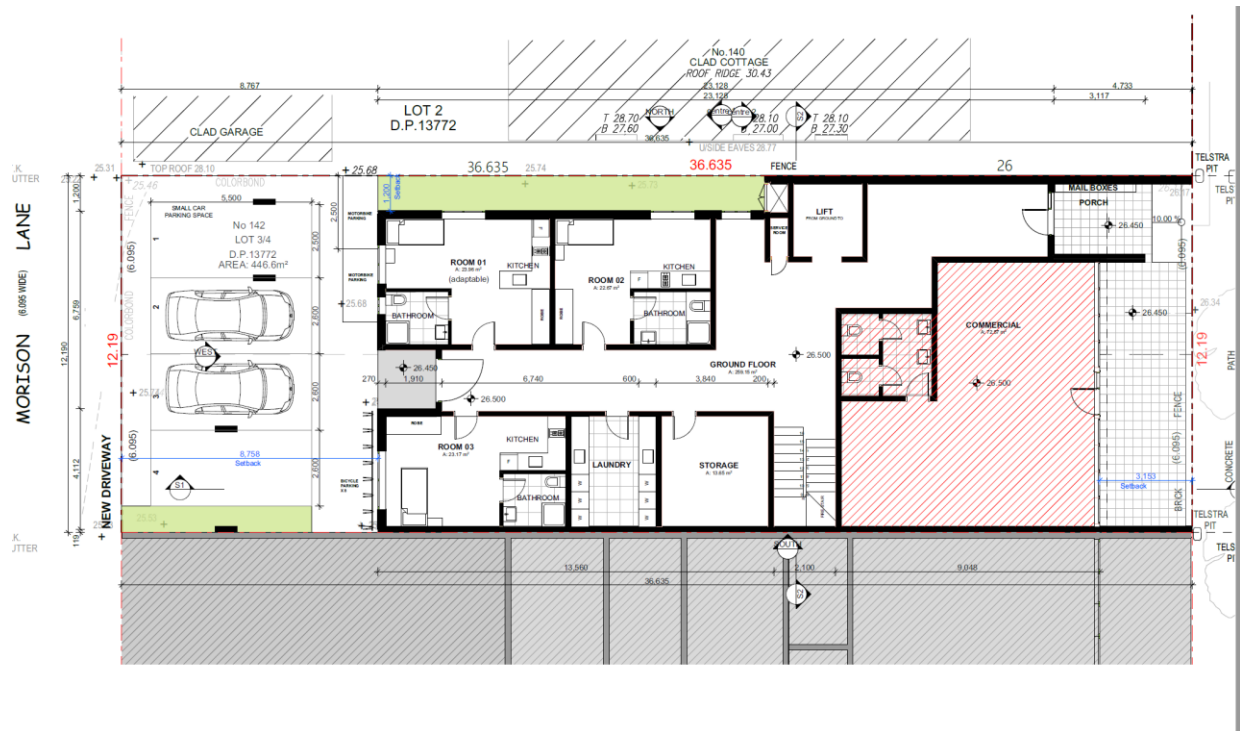


Figure 9: Proposed ground floor plan
Source: Novo Design Architects

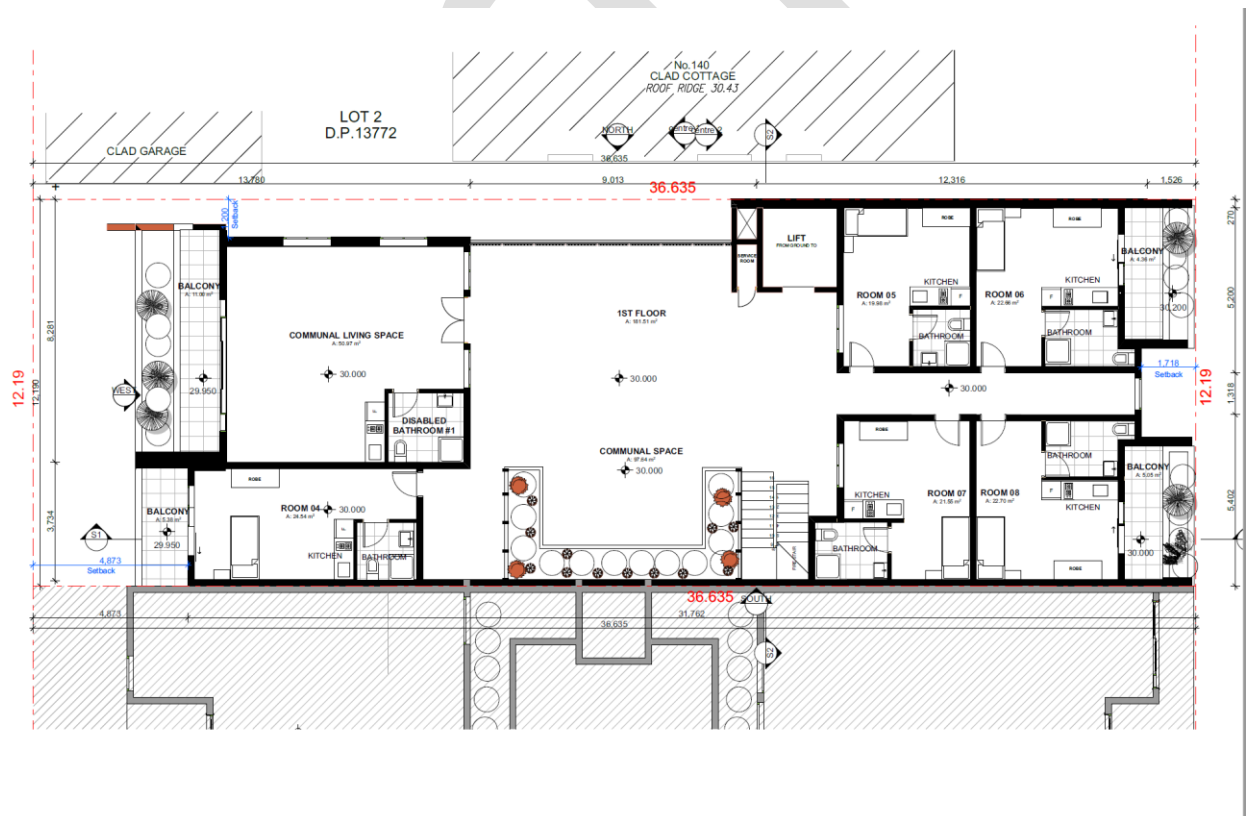


Figure 10: Proposed first floor plan
Source: Novo Design Architects

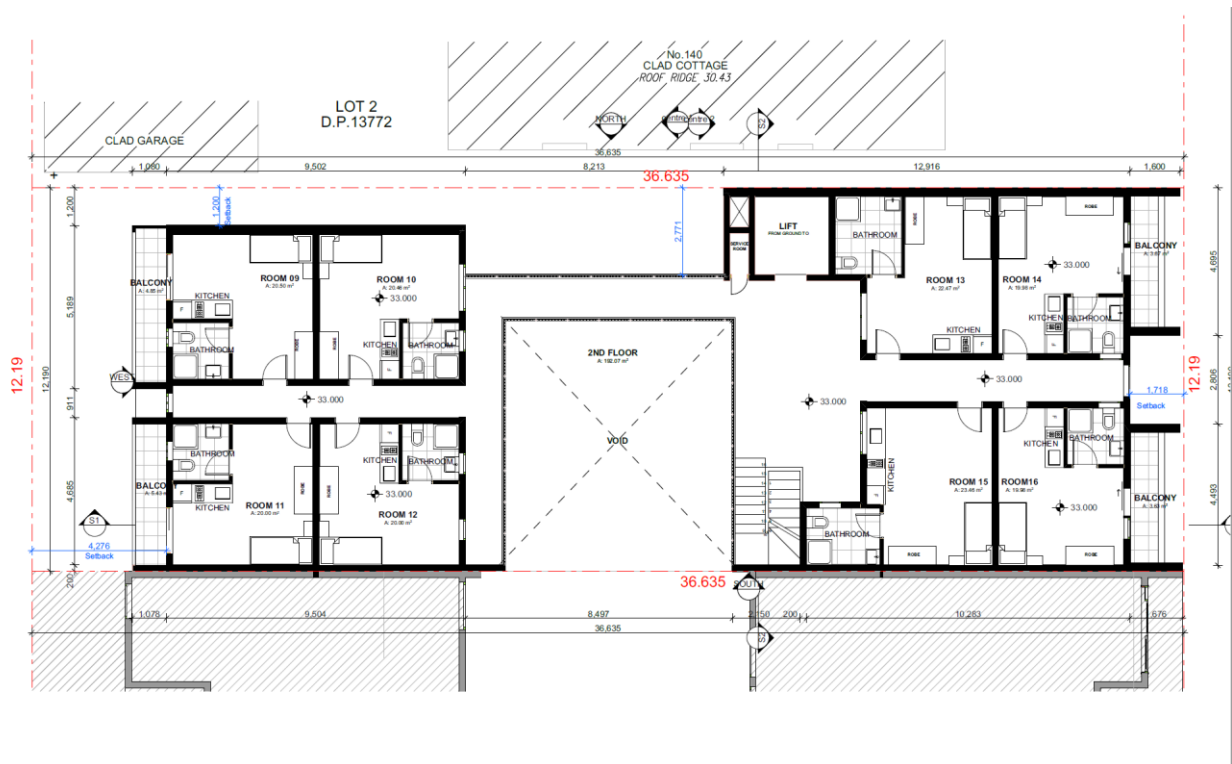


Figure 11: Proposed second floor plan
Source: Novo Design Architects

Table 1: Building Configuration and Mix

Element	Proposed
Site Area	446.4m ²
Gross Floor Area	632.73m ²
Floor Space Ratio	1.4:1
Height	10.1 m
Storeys	Three (3)
Front Setback	Nil-Boundary
Side Setbacks	North – Nil - 1.2m South – Nil built to boundary
Rear Setback	8m
Communal Open Space	97.64m ²
Car parking spaces	Four (4) car parking spaces, two (2) motorcycle space and 16 (16) bicycle space.
Deep soil landscaping	N/A

Detailed Description

The proposal is for a three (3) storey boarding house fronting Lambeth Street. The proposed boarding house is designed in a two-building module along Lambeth Street & Morrison Lane which includes sixteen (16) self-contained boarding rooms within a dwelling style building that remains consistent within the streetscape. Each boarding room will include bed space, ensuite, kitchenette and access to laundry facilities on the ground floor. The proposal includes one (1) communal space on the first floor closest to the western boundary for use by occupiers of the building.

The proposal consists of a flat roof form and the building aligns the front setback of the adjoining eastern dwelling. The building appears as shop-top housing from the streetscape with the inclusion of balconies and glass treatments along the laneway. The proposal has been designed to have a centralised atrium to maximise solar access and complimentary façade treatments to create a compatible residential building within the streetscape by incorporating a simple and modern design and compatible building setbacks to alleviate privacy, noise and solar concerns on to the adjoining southern property.

The building is accessed from Lambeth Street and has rear access from Morrison Lane. The design activates the laneway creating a casual surveillance and pedestrian activity with the use of first and second floor balconies, windows and glass treatment. The proposal respects the dominant building

rhythm and provides a positive contribution to the transitioning character of the locality and a suitable and functional response to the sites context and positioning.

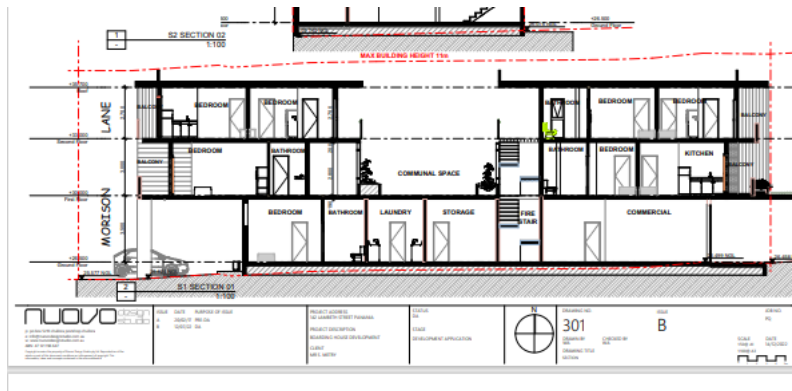


Figure 12: Proposed section plan illustrating atrium and built to boundary setbacks.
Source: Novo Design Architects

Materials and Finishes

The proposal includes face brick, weatherboard and render to create a modern style and compatible dwelling form the streetscape. The palette of colours and finishes are considered to add character to the streetscape. Details of the proposed colours, materials and finishes are provided within the attached Schedule of Finishes.

Access and Parking

The car spaces will be accessed by the existing vehicular crossing at the rear end of the site and located at the rear of the boarding house at natural ground level. The car spaces will have rear direct entry in the building. The proposed development has four (4) car spaces for the boarding house development of sixteen (16) rooms and the Lambeth Street has on-street parking and within close proximity to local bus and train services.



Figure 13: Proposed car spaces

Waste Management

The proposed boarding house use will be subject to residential waste removal and a Waste Management Plan has been provided to detail the volume and type of waste to be generated; building materials and design techniques; and the operation of ongoing waste management.

Privacy

The building is constructed in two (2) modules with pedestrian bridge access between ground, first and second-floor rooms to connect the two through the atrium. The proposal has been designed to alleviate overlooking and acoustic concerns on to the adjoining neighbour. The proposed bedroom windows and balconies face the street and laneway and is built mostly to boundary to ensure the northern dwelling is not affected. The building elements of the proposal is consistent with the approved adjoining southern development.

Safety and Security

The site adjoins a laneway with minimal pedestrian activity and activation. The site building includes windows and balconies and a glass treatment facing the laneway to activate causal surveillance and increase security in the immediate locality. The application aims to improve the functionality, safety and visibility of the site for occupants along the laneway and has incorporated a design to create a clear line of sight from the building to the street. A security system for access will be used from the front and rear entrances and the proposal will implement the required security measures Council imposes.

The proposed development has incorporated the Crime Prevention by Design Principles as a fundamental concept design for the building to create a territorial reinforcement of the entrance at the front of the site and access control which reinforces the difference between private and public spaces. The western boundary setback defines and activates a space that reduces opportunity for loitering and detrimental activity.

Streetscape Impact

The proposed boarding house will appear as three (3) storeys dwelling from the street. The proposed building is designed to reduce potential adverse impacts on to the southern and northern adjoining residential neighbours whilst maximising solar access on the subject site and the northern property through the atrium design. The bulk and massing of the building has been reduced through the atrium design and modulated facades on the north and southern boundaries and glazed vertical treatment to activate and create visual interest from the laneway.

Environmental Management Plan

An environmental management plan can be included as a condition of consent prior to the issue of a Construction Certificate and will detail how the impacts of the construction of the building will be mitigated.



Figure 14: Lambeth Street elevation

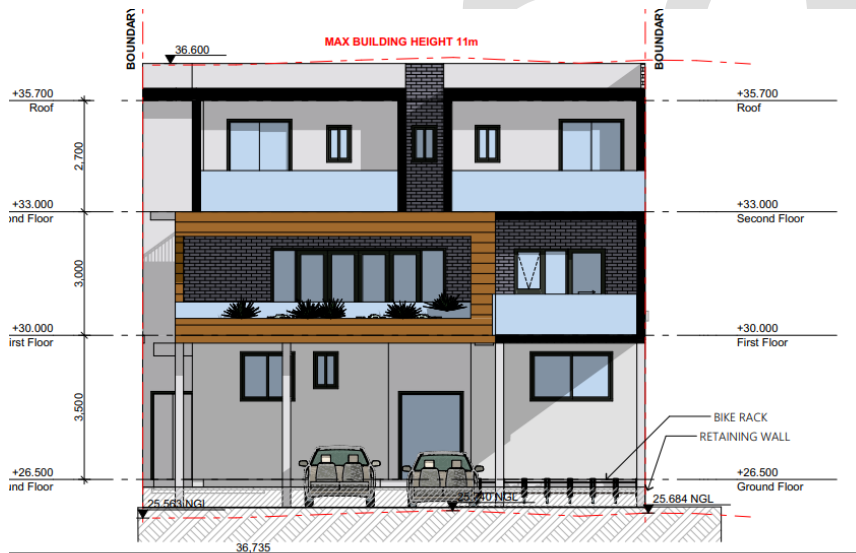


Figure 15: Morrison Lane elevation

Statutory Planning Framework

State Environmental Planning Policy (Affordable Rental Housing) 2021

Affordable housing means housing for very low, low or moderate income households as defined when gross income is less than 120% of the median household income of the Sydney Statistical Division and paying no more than 30% of income in rent. State Environmental Planning Policy (Affordable Rental Housing) 2009 (SEPP) provides the objectives and controls for creating new affordable rental housing including in-fill affordable housing, secondary dwellings, boarding houses and supportive accommodation. The SEPP commenced on 1 February 2021 and aims to create affordable housing for low income earners.

The application proposes a boarding house and is therefore subject to the provisions and controls of the SEPP. A table outlining the relevant controls of the SEPP and an assessment of the proposals compliance against those controls has been provided below.


**Table 2: Draft State Environmental Planning Policy (Affordable Rental Housing) 2021
Assessment Table**

Standard	Requirement	Proposal	Comply
Affordable Rental Housing SEPP 2021			
Division 3 Boarding houses			
Definition In this Division— <i>communal living room</i> means a room within a boarding house or on site that is available to all lodgers for recreational purposes, such as a lounge room, dining room, recreation room or games room.			
26 Land to which Division applies	This Division applies to land within any of the following land use zones or within a land use zone that	The site is zoned B1 Neighbourhood Centre Zone.	Yes

	<p>is equivalent to any of those zones—</p> <p>Zone R1 General Residential,</p> <p>Zone R2 Low Density Residential,</p> <p>Zone R3 Medium Density Residential,</p> <p>Zone R4 High Density Residential,</p> <p>Zone B1 Neighbourhood Centre,</p> <p>Zone B2 Local Centre,</p> <p>Zone B4 Mixed Use.</p>		
<p>27</p> <p>Development to which Division applies</p>	<p>This Division applies to development, on land to which this Division applies, for the purposes of boarding houses. Despite subclause (1), clauses 29, 30 and 30A do not apply to development on land within Zone R2 Low Density Residential or within a land use zone that is equivalent to that zone in the Sydney region unless the land is within an accessible area. Despite subclause (1), clauses 29, 30 and 30A do not apply to development on land within Zone R2 Low Density Residential or within a land use zone that is equivalent to that zone that is not in the Sydney region unless all or part of</p>	<p>Not applicable – site is zoned B1 Neighbourhood Centre</p>	<p>Yes</p>

	the development is within 400 metres walking distance of land within Zone B2 Local Centre or Zone B4 Mixed Use or within a land use zone that is equivalent to any of those zones.		
28 Development may be carried out with consent	Development to which this Division applies may be carried out with consent	Lodged to Canterbury-Bankstown Council	Yes
29 Standards that cannot be used to refuse consent	<p>(1) A consent authority must not refuse consent to development to which this Division applies on the grounds of density or scale if the density and scale of the buildings when expressed as a floor space ratio are not more than—</p> <p>(a) the existing maximum floor space ratio for any form of residential accommodation permitted on the land, or</p> <p>(b) if the development is on land within a zone in which no residential accommodation is permitted—the existing maximum floor space ratio for any form of development permitted on the land, or</p> <p>(c) if the development is on land within a zone</p>	<p>The permitted floor space ratio is 1.5:1.</p> <p>The proposed gross floor space ratio – 632.72m².</p> <p>Proposed gross floor area – 1.4:1.</p>	Yes

	<p>in which residential flat buildings are permitted and the land does not contain a heritage item that is identified in an environmental planning instrument or an interim heritage order or on the State Heritage Register—the existing maximum floor space ratio for any form of residential accommodation permitted on the land, plus—</p> <p>(i) 0.5:1, if the existing maximum floor space ratio is 2.5:1 or less, or</p> <p>(ii) 20% of the existing maximum floor space ratio, if the existing maximum floor space ratio is greater than 2.5</p>		
	<p>(2) A consent authority must not refuse consent to development to which this Division applies on any of the following grounds—</p> <p>(a) building height if the building height of all proposed buildings is not more than the maximum building height permitted under another environmental planning instrument for any</p>	<p>Permissible height limit – 11m</p> <p>Proposed height – 11m maximum rear elevation</p>	Yes

	building on the land,		
	<p>(b) landscaped area if the landscape treatment of the front setback area is compatible with the streetscape in which the building is located,</p>	The site is a zoned B1 and built to boundary along the front and side boundaries. The proposal only includes a narrow 1.2m wide landscaping strip at the rear portion along the northern elevation.	Yes
	<p>(c) solar access where the development provides for one or more communal living rooms, if at least one of those rooms receives a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter,</p>	The building has been designed with an atrium between two building modules. The proposal achieves three solar access between 12pm and 3pm.	Yes
	<p>(d) private open space if at least the following private open space areas are provided (other than the front setback area)— (i) one area of at least 20 square metres with a minimum dimension of 3 metres is provided for the use of the lodgers, if accommodation is provided on site for a boarding house manager—one area of at least 8 square metres with a minimum dimension of 2.5 metres is provided</p>	<p>A proposed communal open space area of 96m² with dimensions of 12.19m x 9.1m is proposed within the first floor with an open atrium above.</p>  <p>No boarding house manager proposed.</p>	Yes

	adjacent to that accommodation,		
	<p>(e) parking if—</p> <p>(i) in the case of development carried out by or on behalf of a social housing provider in an accessible area—at least 0.2 parking spaces are provided for each boarding room, and</p> <p>(ii) in the case of development carried out by or on behalf of a social housing provider not in an accessible area—at least 0.4 parking spaces are provided for each boarding room, and</p> <p>(iia) in the case of development not carried out by or on behalf of a social housing provider—at least 0.5 parking spaces are provided for each boarding room, and</p> <p>in the case of any development—not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site,</p>	<p>The proposal is for the use by a social housing provider and therefore requires 3.2/4 parking spaces. Four parking spaces are provided along the rear lane.</p>	Yes
	<p>(f) accommodation size if each boarding room has a gross floor area (excluding any area used for the purposes of private</p>	<p>Each boarding room exceeds 19m² and is for a single lodger only.</p>	Yes

	<p>kitchen or bathroom facilities) of at least—</p> <p>12 square metres in the case of a boarding room intended to be used by a single lodger, or</p> <p>16 square metres in any other case.</p>		
	<p>(3) A boarding house may have private kitchen or bathroom facilities in each boarding room but is not required to have those facilities in any boarding room.</p>	<p>Provided – self contained rooms.</p>	<p>Yes</p>
	<p>A consent authority may consent to development to which this Division applies whether or not the development complies with the standards set out in subclause (1) or (2). In this clause—</p> <p><i>social housing provider</i> does not include a registered community housing provider unless the registered community housing provider is a registered entity within the meaning of the Australian Charities and Not-for-profits Commission Act 2012 of the Commonwealth.</p>	<p>Provided – details to be provided by the owner.</p>	<p>Yes</p>
<p>30 Standards for boarding houses</p>	<p>(1) A consent authority must not consent to development to</p>	<p>The boarding house includes 16 single lodger boarding rooms.</p> <p>The proposal includes a communal living space on the first floor of 50m2.</p>	<p>Yes</p>

	<p>which this Division applies unless it is satisfied of each of the following—</p> <p>a) if a boarding house has 5 or more boarding rooms, at least one communal living room will be provided,</p> <p>(b) no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25 square metres,</p> <p>(c) no boarding room will be occupied by more than 2 adult lodgers,</p> <p>(d) adequate bathroom and kitchen facilities will be available within the boarding house for the use of each lodger,</p> <p>(e) if the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on site dwelling will be provided for a boarding house manager,</p> <p>(f) (Repealed)</p> <p>(g) if the boarding house is on land zoned primarily for commercial purposes, no part of the ground floor of the boarding house that fronts a street will be used for residential</p>	<p>All rooms are self-contained.</p> <p>A ground floor laundry is provided for communal use.</p> <p>All rooms are single lodger with a maximum of 16 lodgers.</p> <p>The proposal includes a ground floor commercial premises fronting Lambeth Street.</p>	
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	<p>purposes unless another environmental planning instrument permits such a use,</p> <p>(h) at least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms</p>		
	<p>(2) Subclause (1) does not apply to development for the purposes of minor alterations or additions to an existing boarding house.</p>	N/A	N/A
30AA Boarding houses in Zone R2 Low Density Residential	<p>A consent authority must not grant development consent to a boarding house on land within Zone R2 Low Density Residential or within a land use zone that is equivalent to that zone unless it is satisfied that the boarding house has no more than 12 boarding rooms</p>	N/A – b zone.	Yes
30A Character of local area	<p>A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.</p>	<p>The proposal is consistent with the objectives of the B1 zone and provides a development that is similar to the approved shop top housing next door. The proposal does not hinder the adjoining northern property from developing a similar development.</p>	Yes

Bankstown Local Environmental Plan 2015

Zoning

The site is zoned B1 – Neighbourhood Centre Zone under Bankstown LEP 2015.

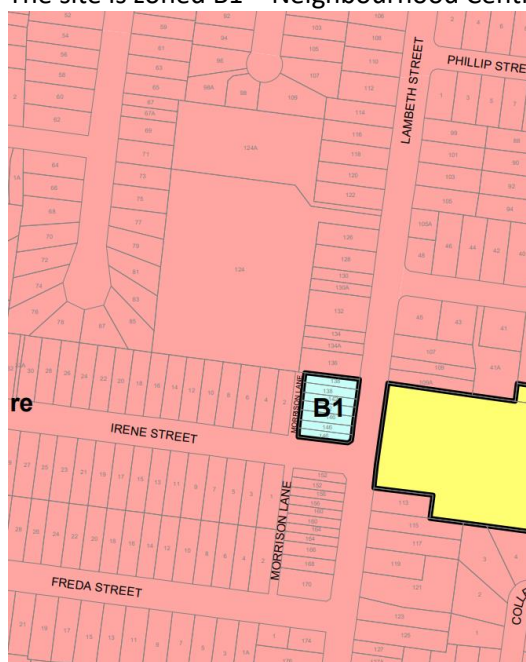


Figure 14: Zoning Map extract

Source: Bankstown LEP 2015

Zone B1 Neighbourhood Centre

1 Objectives of zone

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.
- To provide for certain residential uses that are compatible with the mix of uses in neighbourhood centres.

2 Permitted without consent

Nil

3 Permitted with consent

Boarding houses; Building identification signs; Business identification signs; Business premises; Car parks; Centre-based child care facilities; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Garden centres; Hardware and building supplies; Health services facilities; Home businesses; Information and education facilities; Kiosks; Landscaping material supplies; Markets; Medical centres; Neighbourhood shops; Neighbourhood supermarkets; Office premises; Oyster aquaculture; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Research stations; Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Seniors housing; Service stations; Shop top housing; Shops; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Tourist and visitor accommodation; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Water supply systems

4 Prohibited

Pond-based aquaculture; Any other development not specified in item 2 or 3

The proposed use is permissible with consent and achieves the objectives of the zone.

Height

The site has a maximum permissible height limit is 11m.



Figure 15: Height of Buildings Map extract

Source: Bankstown LEP 2015

The proposed height of the building is 11m and therefore complies.



Figure 16: Proposed northern elevation with maximum HOB 11 metres

Floor Space Ratio

The permissible floor space ratio (FSR) for the site is 1.5:1 as prescribed by the LEP. The permissible gross floor area is 675m² and proposed gross floor area is 642.73m² and overall FSR is 1.4:1



Figure 17: Floor Space Ratio Map

Source: Bankstown LEP 2015

Heritage

The site is not heritage listed and is not located within a Heritage Conservation Area.



Figure 18: Heritage Map extract

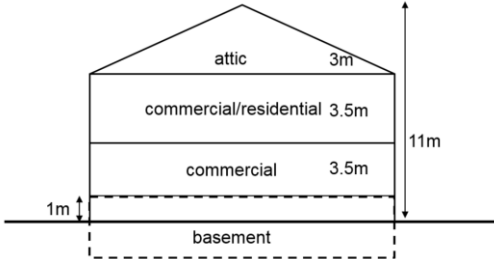
Source: Bankstown LEP 2015

Acid Sulphate Soils

The site is impacted by Class 5 acid sulphate soils. The proposal does not include excavation.

Bankstown Development Control Plan 2015

Table 4: Bankstown Development Control Plan 2015 Assessment Table

Bankstown DCP 2015	Control	Proposal	Complies							
Lot Widths										
2.1	The minimum primary frontage for commercial development, shop top housing (containing a single dwelling), and mixed-use development (that do not contain dwellings) is 6 metres.	Frontage is 12.190m.	Yes							
2.2	The minimum primary frontage for shop top housing and mixed-use development that contains dwellings is 26 metres.	The proposal is for a boarding house.	N/A							
2.3	The minimum primary frontage for residential flat buildings is 30 metres.	The proposal is for a boarding house.	N/A							
Storey limit (not including basements)										
2.4	<div><div>Development must comply with the storey limit that corresponds with the maximum building height shown for the site on the Height of Building Map as follows:</div><table><thead><tr><th>Maximum building height as shown on the Height of Buildings Map (Bankstown LEP 2015)</th><th>Storey limit (not including basements)</th></tr></thead><tbody><tr><td>11 metres for the following neighbourhood centres:<ul style="list-style-type: none">255A–257 Hector Street Bass Hill259 Hector Street Bass Hill360–366 Hector Street Bass Hill826 Hume Highway Bass Hill884–906 Hume Highway Bass Hill207–231 Miller Road Bass Hill35–55 Arlewis Street Chester Hill172 Hector Street Chester Hill178 Hector Street Chester Hill63–79 Middleton Road Chester Hill81–91 Miller Road Chester Hill68–70B Miller Road Chester Hill27 Woodville Road Chester Hill35 Woodville Road Chester Hill47 Woodville Road Chester Hill101–109 Denman Road Georges Hall21A–25A Hector Street Sefton251 & 253 Hector Street Sefton</td><td>3 storeys (no attic)</td></tr><tr><td>11 metres for all other neighbourhood centres</td><td>2 storeys (plus attic)</td></tr><tr><td>14 metres</td><td>4 storeys (no attic)</td></tr></tbody></table><div><div>Illustration to clause 2.4: Example of development with a 2 storey limit plus attic.</div></div></div> <div>The maximum building height is 10.1 m. The following development is 2 stories plus ground floor.</div>	Maximum building height as shown on the Height of Buildings Map (Bankstown LEP 2015)	Storey limit (not including basements)	11 metres for the following neighbourhood centres: <ul style="list-style-type: none">255A–257 Hector Street Bass Hill259 Hector Street Bass Hill360–366 Hector Street Bass Hill826 Hume Highway Bass Hill884–906 Hume Highway Bass Hill207–231 Miller Road Bass Hill35–55 Arlewis Street Chester Hill172 Hector Street Chester Hill178 Hector Street Chester Hill63–79 Middleton Road Chester Hill81–91 Miller Road Chester Hill68–70B Miller Road Chester Hill27 Woodville Road Chester Hill35 Woodville Road Chester Hill47 Woodville Road Chester Hill101–109 Denman Road Georges Hall21A–25A Hector Street Sefton251 & 253 Hector Street Sefton	3 storeys (no attic)	11 metres for all other neighbourhood centres	2 storeys (plus attic)	14 metres	4 storeys (no attic)	Yes
Maximum building height as shown on the Height of Buildings Map (Bankstown LEP 2015)	Storey limit (not including basements)									
11 metres for the following neighbourhood centres: <ul style="list-style-type: none">255A–257 Hector Street Bass Hill259 Hector Street Bass Hill360–366 Hector Street Bass Hill826 Hume Highway Bass Hill884–906 Hume Highway Bass Hill207–231 Miller Road Bass Hill35–55 Arlewis Street Chester Hill172 Hector Street Chester Hill178 Hector Street Chester Hill63–79 Middleton Road Chester Hill81–91 Miller Road Chester Hill68–70B Miller Road Chester Hill27 Woodville Road Chester Hill35 Woodville Road Chester Hill47 Woodville Road Chester Hill101–109 Denman Road Georges Hall21A–25A Hector Street Sefton251 & 253 Hector Street Sefton	3 storeys (no attic)									
11 metres for all other neighbourhood centres	2 storeys (plus attic)									
14 metres	4 storeys (no attic)									
2.5	The minimum floor to ceiling height for a living area is 2.7 metres.	Ceiling heights range from 2.7-3.5 metres.	Yes							
Setback to the primary and secondary frontages of										

allotments			
2.6	The minimum setback to the primary and secondary frontages of an allotment is zero setback for the basement level, the first storey (i.e. the ground floor), and the second storey.	Nil setback. The commercial spaces on ground floor have a built to boundary setback.	Yes
Setback to the side and rear boundaries of allotments			
2.7	Where development is adjacent to residential zoned land, Council may increase the minimum setbacks to the side and rear boundaries.	Adjacent to B1 zoned land.	N/A
2.8	For blank building walls with no window or balcony, the minimum setback to the side and rear boundaries of an allotment is zero setback for the basement level, the first storey (i.e. the ground floor), and the second storey.	Nil proposed along the south and north facades.	Yes
2.9	The maximum depth for cross-through dwellings (i.e. single or dual aspect dwellings where the side building walls do not contain a window or balcony) is 14 metres.	Maximum depth is 6m for Room 04.	Yes
2.10	<ul style="list-style-type: none"> For building walls with a window or balcony in commercial development, shop top housing, and mixed use development that contains dwellings, the minimum setbacks to the side and rear boundaries of an allotment are: (a) 3 metres for the first storey (i.e. the ground floor). Council may allow a setback less than 3 metres provided it complies with the Building Code of Australia; and (b) 3 metres for the second storey. 	Ground floor setback from dwelling to boundary is 8.758m at the rear.	
2.11	For building walls with a window or balcony in residential flat buildings, the minimum setback to the side and rear boundaries of an allotment is 5 metres for all storeys.	N/A	N/A
Setbacks within an allotment			
2.12	The minimum setbacks between two or more habitable buildings on an allotment in the neighbourhood centres are: (a) 9 metres between the external enclosing walls of dwellings; and (b) 6 metres between the balconies, above ground decks, and the like of dwellings.	The proposal has a 9m setback between dwellings between the front and rear building portions on the	Yes

		first and second floor.	
2.13	Council applies the design quality principles of State Environment Planning Policy No. 65—Design Quality of Residential Apartment Development and the Apartment Design Guide to residential flat buildings, shop top housing, serviced apartments, boarding houses and mixed use development (containing dwellings). This includes buildings that are two storeys or less, or contain less than four dwellings.	Compliant with ADG.	Yes
Building design (substations)			
2.14	The location and design of substations must be shown on the plans.	N/A	
2.15	Substations should locate underground. Where not possible, substations are to be integrated into the building design and concealed from public view.	N/A	N/A
2.16	Substations must not locate forward of the front building line.	N/A	N/A
Building design (utilities and building services)			
2.17	The location and design of utilities and building services (such as plant rooms, hydrants, equipment and the like) must be shown on the plans.	Provided	Yes
2.18	Utilities and building services are to be integrated into the building design and concealed from public view.	To be complied with.	Yes

General Planning Considerations			
Crime Prevention through environmental design			
Surveillance			
	1. Active spaces and windows of habitable rooms within buildings are to be located to maximise casual surveillance of streets, laneways, parking areas, public spaces and communal courtyard space. 2. In commercial,	The subject site has a frontage to Lambeth Street and secondary frontage to Morrison lane. The proposal has taken careful consideration in proposing a building envelope that encourages pedestrian activity in the right spaces. The	Yes

	<p>retail or public buildings, facilities such as toilets and parents rooms are to be conveniently located and designed to maximise casual surveillance to facility entries.</p> <p>3. Minimise blind-corners, recesses and other external areas that have the potential for concealment or entrapment.</p> <p>4. Building entries are to be clearly visible, unobstructed and easily identifiable from the street, other public areas and other development. Where practicable lift lobbies, stairwells, hallways and corridors should be visible from the public domain.</p> <p>5. Ground floors of non-residential buildings, the non-residential component of mixed use developments, and the foyers of residential buildings, are to be designed to enable surveillance from the public domain to the inside of the building at night.</p> <p>6. Pedestrian routes from car parking spaces to lift lobbies are to be as direct as possible with clear lines of sight along the route.</p>	<p>building has been shifted to the eastern boundary to create a pedestrian walkway along the northern boundary for access in to the building modules. The western façade has a 1.2m setback from the western boundary to discourage pedestrian activity along the laneway. The eastern façade also includes windows and balconies to create an active and passive surveillance. The front façade also includes large windows to encourage casual surveillance along Lambeth Street. The proposal will also include CCTV surveillance.</p>	
Access Control			
	7. Where dwelling units have individual	The proposal encourages individual	Yes

	<p>main entries directly from a public space, the entry is to include a clearly defined transitional space between public and private areas.</p> <p>8. Development should comprise elements that contribute to effective access control by creating:</p> <ul style="list-style-type: none"> i Landscapes and physical locations that channel and group people into public areas; ii Public spaces that attract, rather than discourage people from gathering; and iii Restricted access to high crime risk areas such as car parks and other rarely visited areas. <p>9. Building details such as fencing, drainpipes and landscaping are to be designed so that illegitimate access is not facilitated by the opportunity for foot or hand-holds, concealment and the like.</p>	<p>entries from the laneway as the parking is provide form the rear. The lane is activated through access to the units and then through the individual building modules.</p> <p>Access will be restricted to residents of the building only through access cards/ keys.</p>	
Territorial Reinforcement			
	<p>10. Development should incorporate design elements that contribute to the creation of a sense of community ownership of public spaces by:</p> <ul style="list-style-type: none"> i Encouraging people to gather in public 	<p>The proposal has carefully considered defining building placements and boundaries. The building entry form Lambeth Street is clearly marked from the streetscape with a pedestrian entrance</p>	Yes

	<p>spaces and feel some responsibility for its use and condition;</p> <p>ii Clearly defining transitions and boundaries between public and private spaces;</p> <p>and</p> <p>iii Clearly defining the use of public spaces.</p>	<p>and access gate, the ground floor terrace reinforces the Unit boundaries on the ground floor, the building modules reinforces individual units, the small setback along the eastern façade clearly defines the public and private boundary and a gate along the rear portion of the laneway can be proposed to further define that only cars of the buildings occupants can enter. The proposal will also include perimeter lighting, identification signs and swipe card/ key access.</p>	
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Section 4.15 Evaluation

S4.15(1)(a) The provisions of any planning instrument, draft environmental planning instrument, development control plan or regulations

The development proposal is pursuant to SEPP Affordable Housing 2021 and Bankstown LEP 2015. The assessment shows that the proposed development is generally consistent and compliant with the objectives, performance criteria and the controls of the planning instruments.

S4.15(1)(b) Impacts on the environment

Context and Setting

The proposed development is considered to be compatible with the scale and character of buildings within the context of the subject site. The proposed development is not considered to affect the surrounding area in regards to its current context and settings. The proposed use is considered to be suitable within the local area considering the scale of nearby developments and uses and the local services and transport in close proximity. The building design has taken regard for the current and evolving character of the locality, activation of the laneway and density and scale upon adjoining dwellings. Furthermore, the site is a regular site that does meet the minimum lot size for a dwelling house or other permissible developments in the B1 Neighbourhood Centre Zone that would be compatible with the transitioning streetscape. The site is in a prime position for a boarding house which is in walking distance to transport and local service and facilities and a perfect opportunity to provide affordable housing options for workers in the area.

Access, transport and traffic

The proposed development will not result in any adverse impact on traffic and parking because an adequate number of car parking spaces has been provided for the proposed development. The site is also located within an accessible area and within walking distance to many transport options in the locality.

Utilities

Existing utility services will adequately service the development.

Flora and fauna

No flora or fauna will be affected by this application.

Waste collection

Normal domestic waste collection applies to this development.

Natural hazards

The site is not affected by any known hazards.

Economic impact in the locality

The proposed development will provide temporary employment through the construction of the development and therefore benefit the surrounding businesses.

Site Design and Internal Design

The scale of the development is appropriate having regard to the context of the site, the objectives of the relevant planning provisions and is compatible with the scale of development in the local area. The use will contribute positively to the surrounding locality. The proposed building design, façade treatments and schedule of finishes for the building have been considered in order to alleviate impacts on to adjoining properties, activate the laneway and create a suitable and functional response to the

site's context and positioning.

Construction

The development will be carried out in accordance with the provisions of the Protection of the Environment Operations Act 1997. Normal site safety measures and procedures will ensure that no site safety or environmental impacts will arise during construction.

S.4.15(1)(c)The suitability of the site for the development

The subject site does not have any constraints that would affect the proposals suitability to the site.

S.4.15(1)(d)Any submissions received in accordance with this Act or the regulations

Submissions that will be received by Council will be assessed in accordance with the EPA Act, 1979 and other relevant planning controls.

S.4.15(1)(e) The public interest

The proposed development is considered to be compatible with the surrounding development and is generally consistent with the objectives of the relevant planning controls. The proposed use will provide low-cost accommodation within the locality. Overall the application does not pose any adverse impacts on to the surrounding neighbours and locality and approval of this application is considered to be within the public interest.

Conclusion

The proposed development application seeks consent for the construction of a three (3) storey Boarding house with associated car parking at No.142 Lambeth Street, Panania.

The proposed development is permissible with consent and is considered to generally satisfy the controls, objectives of the relevant planning instruments and the absence of any adverse environmental impacts. The proposed development provides a suitable character and scale within its surrounding context. The proposal will provide low-cost accommodation in a highly sought-after location. The proposal will achieve the objectives of the strategic vision for the State's affordable housing policies.

In summary, in consideration of the merits of the proposal and the absence of any adverse environmental impacts, it is recommended to Council to grant consent to this development, subject to appropriate conditions.

Draft