

Statement of Environmental Effects

Demolition of existing structures and
construction of a 4 & 5-storey affordable
housing residential flat building containing
42 units over basement car parking

171 Weston Street & 2-6 Hinemoa Street, Panania
(Lots 42-45 in DP 35211)

September 2024

Acknowledgement of Country

Homes NSW acknowledges the Traditional Custodians of the lands where we work and live. We celebrate the diversity of Aboriginal peoples and their ongoing cultures and connections to the lands and waters of NSW.

We pay our respects to Elders past, present and emerging and acknowledge the Aboriginal and Torres Strait Islander people that contributed to the development of this report.

We advise this resource may contain images, or names of deceased persons in photographs or historical content.

Statement of Environmental Effects

Published by Homes NSW

nsw.gov.au/homes-nsw

First published: September 2024

ABN: 24 960 729 253

Department reference number: AF22/14994

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

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DOCUMENT CONTROL REGISTER

The following register documents the preparation and issue of this Statement of Environmental Effects for Homes NSW.

No	Date	Version	Change since last version	Pages
1	August 2024	Draft	-	
2	September 2024	Final Draft	Various	Various

DOCUMENT SIGN-OFF

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Contents

1	Executive Summary	7
2	Introduction.....	8
3	Site Details	9
3.1	Site Description	9
3.2	Topography.....	11
3.3	Services.....	11
3.4	Drainage.....	12
3.5	Flooding.....	12
3.6	Vegetation.....	12
4	Site Context and Locality	13
4.1	Context.....	13
5	Proposed Development.....	16
6	Pre-DA Comments.....	20
7	Strategic Planning Framework	23
7.1	Future Directions for Social Housing	23
7.2	Greater Sydney Regional Plan – A Metropolis of Three Cities.....	23
7.3	Our Greater Sydney 2056 - South District Plan	24
7.4	Connective City 2036 Local Strategic Planning Statement.....	24
7.5	Canterbury Bankstown Housing Strategy & Affordable Housing Strategy	24
8	Planning and Design Framework	25
8.1	Biodiversity Conservation Act 2016.....	25
8.2	Environmental Planning and Assessment Act 1979.....	25
8.2.1	Objects of the Act (Section 1.3).....	25
8.2.2	Sydney District and Regional Planning Panels.....	26
8.2.3	Evaluation.....	26
8.3	Environmental Assessment.....	27
8.4	State Environmental Planning Policy (Housing) 2021.....	27
8.5	Other SEPPs.....	35
8.6	Local Planning Controls.....	36
8.6.1	Canterbury-Bankstown Local Environmental Plan 2023.....	36
8.6.2	Canterbury-Bankstown Development Control Plan 2023.....	39
8.7	Planning Agreements	41
8.8	Any Matters Prescribed by the Regulations.....	41
8.9	Likely Impacts of the Development on the Natural and Built Environment	41
8.9.1	Access, Transport and Traffic	42
8.9.2	Heritage	42

8.9.3 Resources.....	42
8.9.4 Privacy	43
8.9.5 Solar Access	43
8.9.6 Overshadowing	43
8.9.7 Soils.....	45
8.9.8 Soils.....	45
8.9.9 Air Quality.....	45
8.9.10 Flora and Fauna.....	45
8.9.11 Waste	46
8.9.12 Noise and Vibration.....	46
8.9.13 Community Need	47
8.9.14 Social Impact in the Locality.....	47
8.9.15 Economic Impact in the Locality.....	48
8.9.16 Cumulative Impacts.....	48
8.10 Suitability of Site for the Proposed Development.....	48
8.11 The Public Interest	49
9 Conclusion.....	49
Appendices.....	51
Appendix A Access Report	52
Appendix B Acoustic Report	53
Appendix C AHIMS Search	54
Appendix D Arboricultural Impact Assessment.....	55
Appendix E Architectural Plans.....	56
Appendix F BASIX Certificate	57
Appendix G BCA Report	58
Appendix H Canterbury Bankstown DRP Design Advice Letter.....	59
Appendix I Design Review Report.....	60
Appendix J Design Verification Statement.....	61
Appendix K EDC Report.....	62
Appendix L Fire Engineering Letter.....	63
Appendix M Flood Risk Management Report.....	64
Appendix N Geotechnical Investigation.....	65
Appendix O Landscape Plan	66
Appendix P NatHERS Summary Certificate	67
Appendix Q NatHERS Certificates.....	68
Appendix R Notification Plans.....	69
Appendix S Owners Consent.....	70
Appendix T Rail Impact Assessment Report	71

Appendix U Rail Monitoring Plan.....	72
Appendix V Stormwater Plans	73
Appendix W Survey Plans.....	74
Appendix X Traffic and Parking Impact Assessment.....	75
Appendix Y Waste Management Plan.....	76

Figures

Figure 1 – Aerial image of subject site (shaded blue). (Source: NearMap, image date 3 Jan 2024.)	9
Figure 2 – Street view of 171 Weston Street. (Source: Google Maps, image date Jan 2023)	10
Figure 3– Street view of 2-6 Hinemoa Street. (Source: Google Maps, image date Jan 2023)	10
Figure 4 - Extract of Survey Plan. (Source: Norton Survey Partners, dated 7 June 2024)	11
Figure 5 Extract of Arboricultural Impact Assessment. (Source: <i>NewLeaf Arboriculture</i> , dated 29 August 2024)	13
Figure 6 - Aerial view of surrounding locality (site shown outlined in red) – (Source: Google Maps, image 2022)	14
Figure 7. View of adjoining properties to the west – 173 Weston Street– (Source: realestate.com.au, image date May 2023)	15
Figure 8. Adjoining residential development to the south – 8 Hinemoa Street – (Google streetview, image date Jan 2023)	15
Figure 9. Distance to Panania Train Station – (Source: <i>Google maps</i> , 2024).....	15
Figure 10. Location of bus stops (red) relative to the subject site (blue) – (Source: <i>Nearmaps</i> , image date 3 Jan 2023).....	16
Figure 11. Front 3D view from the corner of Weston and Hinemoa Streets. Source: Morson Group, dated 30 August 2024.....	18
Figure 12. Section view 1 (east-west). Source: Morson Group, dated 30 August 2024.....	18
Figure 13. Site/ground floor plan. Source: Morson Group, dated 30 August 2024	19
Figure 14. Basement floor plan. Source: Morson Group, dated 30 August 2024	19
Figure 15. Level 4 Floor Plan. Source: Morson Group, dated 30 August 2024	19
Figure 16 Canterbury-Bankstown LEP 2023 zoning (site outlined in red). Source: e-Planning Spatial Viewer, February 2024.	37
Figure 17 Excerpt from the Architectural Plans – Shadow diagram at 9pm (Source: Morson Group).....	44
Figure 18: Excerpt from the Architectural Plans – Shadow diagram at 12pm (Source: Morson Group).....	44
Figure 19: Excerpt from the Architectural Plans – Shadow diagram at 3pm (Source: Morson Group).....	44

Tables

Table 1 Section 4.15 – Matters for consideration	26
Table 2 Housing SEPP Assessment.....	28
Table 3 Compliance with other applicable SEPPs.....	35
Table 4 Canterbury-Bankstown LEP 2023 compliance check	37
Table 5 Canterbury-Bankstown DCP 2023 compliance check	39

1 Executive Summary

This Statement of Environmental Effects (SEE) has been prepared pursuant to Section 4.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to accompany a Crown Development Application (DA) being lodged by Homes NSW for an affordable housing Residential Flat Building (RFB) development at 171 Weston Street and 2-6 Hinemoa Street, Panania. The development will be undertaken by, or on behalf of, Homes NSW (NSW Land and Housing Corporation). The proposal is described as:

Demolition of existing structures, removal of trees, construction of a 4 & 5-storey affordable housing residential flat building comprising 42 apartments over basement carparking with 19 spaces, including associated landscaping and fencing works.

The site is zoned R4 High Density Residential under the *Canterbury-Bankstown Local Environmental Plan 2023* (CB LEP 2023). Development for the purposes of a residential flat building is permitted with consent in the zone. The development is for the purposes of affordable housing and is to be carried out pursuant to Chapter 2 Part 2 Division 1 of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

The proposal is consistent with the objectives and provisions of the EP&A Act and the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation), as well as relevant State Government policies and local controls.

The proposed Crown development has an estimated development cost over \$5 million. It is therefore considered regionally significant under *State Environmental Planning Policy (Planning Systems) 2021* and will be determined by the Sydney South Planning Panel.

The proposed development has been designed to respond and contribute positively to the existing and desired future character of the locality. Careful consideration has been given to the massing of the built form and the relationship of the proposal with surrounding properties and streetscape. Careful consideration has also been given to the specific characteristics of the site, including slope and orientation of the lots to minimise environmental impacts and maximise tenant amenity.

Pre-lodgement comments were received from Council's Development Assessment team on 22 March 2022 and 13 May 2024. The proposal has been designed in consideration of Council's comments.

A meeting with City of Canterbury-Bankstown Design Review Panel (DRP) was held on 11 July 2024. Formal feedback was received (**Appendix H**), and the proposal was amended in response to *the Panel's comments*. The scheme was supported by the Panel, who commended the design for "*achieving a positive and contextually appropriate solution to increase the availability of quality social housing in Panania*".

The assessment of the proposed development indicates that the height, bulk and scale will not result in any significant adverse impacts on the surrounding natural or built environment and the development will result in a positive social and economic contribution to the locality.

Accordingly, it is requested that the DA be determined favourably.

2 Introduction

This SEE has been prepared under Section 4.12 of the EP&A Act to accompany a Crown DA being lodged by Homes NSW for an affordable housing residential flat building development at 171 Weston Street and 2-6 Hinemoa Street, Panania.

The development is for the purposes of affordable housing and is to be carried out pursuant to Chapter 2 Part 2 Division 1 of the Housing SEPP.

This development application seeks consent for the redevelopment of the land pursuant to the Housing SEPP, Canterbury-Bankstown LEP and DCP 2023, and involves the following:

- Demolition of all existing structures, including 4 existing single storey dwelling houses and associated outbuildings,
- Removal of 13 trees across the site, including 1 street tree,
- Construction of a 4 & 5-storey residential flat building comprising 42 apartments, as follows:
 - 22 x one-bedroom units, and
 - 20 x two-bedroom units,
- Basement car parking for 19 vehicles (including 5 accessible spaces), 6 bicycle spaces, storage, and services,
- Provision of photovoltaic solar system on the rooftop,
- Vehicular access to the site from Hinemoa Street,
- Pedestrian access points to Weston Street and Hinemoa Street,
- Secure waste enclosure that accommodates 9 x 1100L recycling bins and 6 x 1100L waste bins, and a bulky waste storage room,
- Associated landscaping and civil works,
- Consolidation of 4 existing lots into a single title,
- Relocation of existing drainage easement,
- Provision of private and communal open space areas,
- Landscaping and deep soil zones, particularly at side and rear boundaries.

Homes NSW provides social housing for people living in NSW on low incomes who are unable to access suitable accommodation in the private rental market. Homes NSW therefore plays a key role in implementing the objective of providing and maintaining affordable (social) housing under the EP&A Act. Demand for social and affordable rental housing is increasing. An increasingly unaffordable private rental market for people on low incomes, responses to homelessness and fewer social housing vacancies have driven the growth in social housing wait lists, which has now exceeded 57,000 households.

The proposed development will contribute to the 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 Region Plan – A Metropolis of Three Cities* by accelerating the supply of housing in suitable locations.

The following sections of this report describe the site and an analysis of the surrounding locality, details the proposed development and provides an assessment of the proposal against the statutory and strategic planning framework as required under Section 4.15 of the EP&A Act; the EP&A Regulation; and associated legislation.

The proposal is considered to have planning merit and it is therefore requested that the DA be recommended for approval.

3 Site Details

3.1 Site Description

The site comprises 4 residential allotments, legally described as Lots 42, 43, 44 and 45 in DP 35211, and commonly referred to as 171 Weston Street and 2-6 Hinemoa Street, Panania. The site is located in the Canterbury-Bankstown local government area (LGA).

The site is located on the southwestern corner of Weston and Hinemoa Streets, with a primary frontage to Weston Street and a secondary frontage to Hinemoa Street (refer to **Figure 1**). The detail and level survey confirms the site area is 2,265m². The primary frontage to the north is 49.8m (including the corner) and the secondary frontage to the east is approximately 47.58m. The side boundary to the west is 47.46m and the rear boundary to the south is a total of 42.57m.



Figure 1 – Aerial image of subject site (shaded blue). (Source: NearMap, image date 3 Jan 2024.)

Each lot forming the development site contains a single storey brick/rendered dwelling house with tile/metal roof and associated structures (refer to **Figure 2 & Figure 3**).

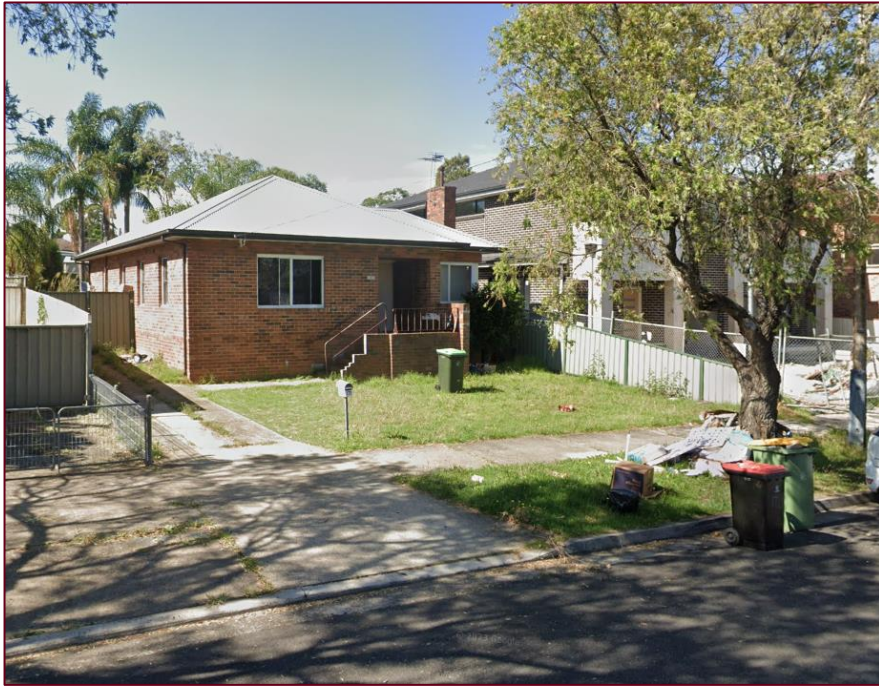


Figure 2 – Street view of 171 Weston Street. (Source: Google Maps, image date Jan 2023)



Figure 3– Street view of 2-6 Hinemoa Street. (Source: Google Maps, image date Jan 2023)

3.2 Topography

The site has a slope of approximately 3.1m from the south-eastern corner at the Hinemoa Street frontage (RL21.99) to the north-western corner at the Weston Street frontage (RL18.88). Refer to extract of survey in **Figure 4** below.

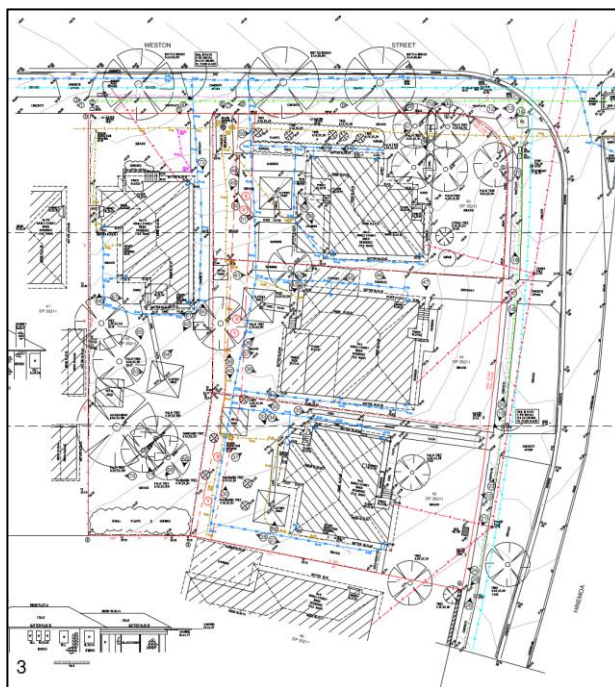


Figure 4 - Extract of Survey Plan. (Source: Norton Survey Partners, dated 7 June 2024)

3.3 Services

The survey plan indicates that water, sewer, overhead electricity, telephone and gas services are available to the site. NBNCo indicates that NBN is available in this locality.

A 150VC sewer main runs almost parallel to the western boundaries of Lots 43, 44 & 45 through the centre of the site. A 225VC sewer main runs almost parallel to the northern boundary of the site along the Weston Street frontage. A sewer manhole is located within the Weston Street frontage of Lot 43 (2 Hinemoa St).

Power poles are located in front of 171 Weston St, 2 Hinemoa St and 6 Hinemoa St. The existing power pole in front of 6 Hinemoa Street is likely to require relocation as part of the proposed development, given the location of the proposed driveway access.

Easements for drainage traverse the site along the western boundaries of Lots 43, 44 & 45. It is proposed to divert the drainage easements and sewer as part of the proposed development.

A bus zone is located in front of 2-4 Hinemoa Street and will not be impacted by the proposed development. A pedestrian island is located at the intersection of Weston and Hinemoa Streets, in front of the development site. Footpaths are located along both street frontages of the site.

3.4 Drainage

The site slopes approximately 3.1m from the south-eastern corner on Hinemoa Street to the north-western corner on Weston Street. Stormwater drainage directly to Weston Street is therefore achievable, and a stormwater design has been developed in accordance with Council's stormwater management controls.

A private inter-allotment drainage easement currently traverses the site and is located within the proposed building footprint. The easement benefits two lots to south of the site (Lots 46 and 47). Diversion of the stormwater easement and associated infrastructure is proposed to be undertaken as part of the development. Council has previously provided in principle support for this strategy in March 2022.

3.5 Flooding

The development site is identified as being within the Flood Planning Area. The subject site is not impacted by flood waters within the lot boundaries and anticipated flood waters are mainly contained within the road reserve. Weston Street in front of the subject site falls under Low and Medium Flood Risk category, and Hinemoa Street along the eastern boundary of the subject site falls under Medium Flood Risk category. These two streets on both frontages of the proposed development are impacted by the 100 Year ARI flood event with anticipated floodwaters inundating the street to a maximum depth of 0.1 m.

Driveway entry at Hinemoa Street is proposed to have a crest level at RL 21.95m AHD before transitioning down to RL 17.74m AHD to protect the basement carpark ramp. 300mm freeboard has been adopted for all internal floor RLs.

3.6 Vegetation

An Arboricultural Assessment, prepared by NewLeaf Arboriculture, has identified 22 trees within the site, on the road reserve in front of the site and on an adjoining property in close proximity to the site (refer to extract of tree constraints plan in **Figure 5**). Several fruit trees are also located on the site, which do not require further assessment as they are not protected by Council's tree management guidelines (Chapter 2.3 of CB DCP). A total of 13 trees are proposed for removal, comprising 11x low retention value trees, 1x medium retention value street tree and 1x high retention value tree.

There are 3 trees within the site that have been assessed as having a high retention value (Trees 7, 11 and 16). Tree 7 is a Washington Palm (*Washingtonia robusta*, 17m in height) located at the corner of the site addressing Weston and Hinemoa Streets and is proposed to be retained. Tree 11 is a Jacaranda (*Jacaranda mimosifolia*, 8m in height) located near the western boundary of the site and is proposed to be retained as part of the communal open space. Tree 16 is an Alexander Palm (*Archontophoenix alexandrae*, 12m in height) located within the proposed building footprint. It is proposed to be removed as part of the development.

Within the site and adjoining property, 12 trees have been assessed as being of low retention value (trees 1, 2, 3, 4, 8, 9, 10, 12, 13, 14, 15 & 18). It should be noted that 9 of these trees are Cocos palms (*Syagrus romanzoffianum*) which are an exempt species and do not require approval for their removal (Trees 1, 2, 3, 4, 8, 9, 10, 12, 14). Tree 13 is an African Olive (*Olea europea* ssp. *Cuspidata*) which is also an exempt species. Tree 15 (*Prunus cerasifera*, Cherry Plum, 6m in height) is located within the proposed building footprint and is proposed to be removed. Tree 18 located on the adjoining property is proposed to be retained.

Trees 5, 6, 17, 19, 21, 22 & 23 are located in the road reserve and will be retained, with the exception of Tree 17 which is located in the proposed driveway footprint and will need to be removed as a result of the development.

A detailed Arboricultural Impact Assessment has been provided as part of the DA submission at **Appendix D** that assesses impacts of the proposed development on existing trees, identifies the trees to be removed and recommends appropriate tree protection measures for the trees being retained

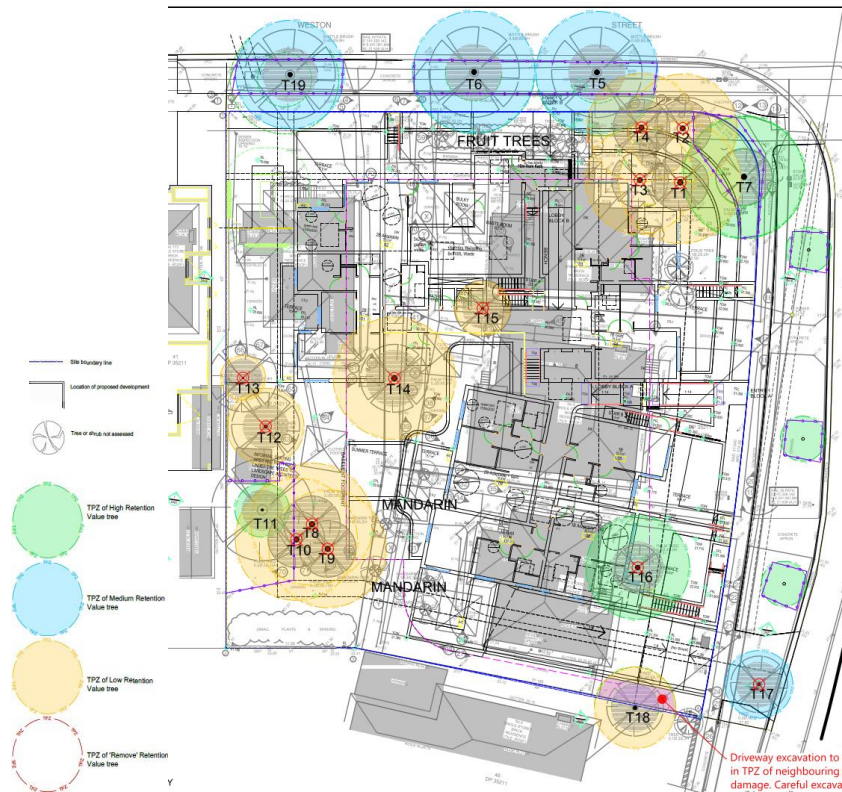


Figure 5 Extract of Arboricultural Impact Assessment. (Source: NewLeaf Arboriculture, dated 29 August 2024)

4 Site Context and Locality

4.1 Context

The site is located in an established low density residential area which is anticipated to undergo a significant transition as a result of the current planning controls applicable pursuant to CB LEP 2023, which in mid-2023 rezoned land from R2 Low Density Residential to R4 High Density Residential. The surrounding locality comprises a mix of residential, commercial, recreational and educational uses (refer to **Figure 6**).

Panania B2 Local Centre and Panania Train Station are located approximately 300m to the west of the subject site. Panania local centre includes local shops, post office, supermarket, medical and community facilities, library, restaurants and public hotel. Additional shops and restaurants are located along Tower Street, approximately 200m to the south east of the site.

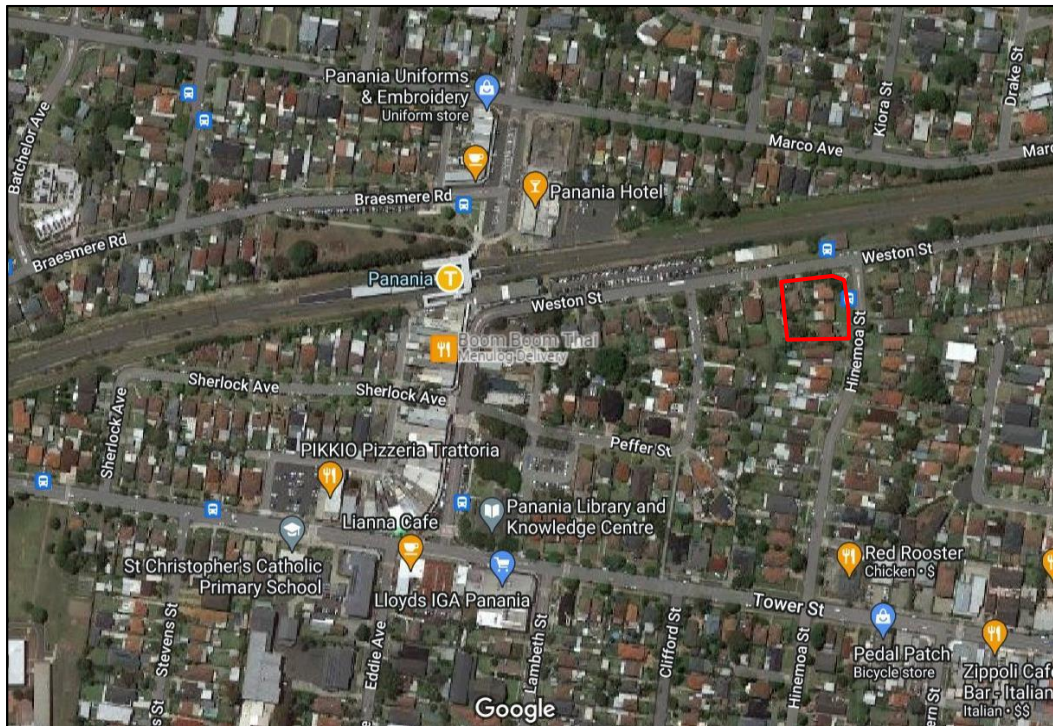


Figure 6 - Aerial view of surrounding locality (site shown outlined in red) – (Source: Google Maps, image 2022)

Residential development in the surrounding area predominantly consists of 1 and 2 storey detached dwelling houses and dual occupancies, with some infill multi dwelling housing and seniors housing developments. A 2-storey dual occupancy development is located on the adjoining property to the west of the subject site at 173 Weston St (refer to

Figure 7). A single storey detached dwelling house of brick and tile construction is located to the south of the development site at 8 Hinemoa Street (refer to **Figure 8**).



Figure 7. View of adjoining properties to the west – 173 Weston Street– (Source: realestate.com.au, image date May 2023)



Figure 8. Adjoining residential development to the south – 8 Hinemoa Street – (Google streetview, image date Jan 2023)

4.2 Public Transport

The site is located approx. 300m walking distance to Panania Train Station, which provides connections between Campbelltown, Sydney CBD, Wolli Creek and Sydney Airport Terminals (refer to **Figure 9**).

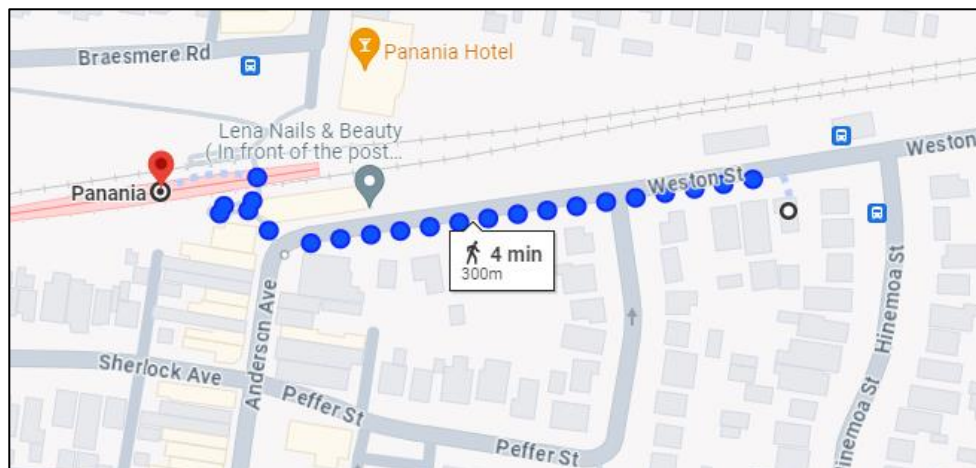


Figure 9. Distance to Panania Train Station – (Source: Google maps, 2024)

Bus stops are located in front of the site in Hinemoa Street and on the northern side of Weston Street, opposite the site (refer to **Figure 11**). These stops are serviced by bus routes 923 & 924, which provide connections between East Hills, Revesby, Picnic Point and Bankstown:

- Hinemoa St at Weston St (Stop ID: 221329) – in front of the site between 2-4 Hinemoa St, and
- Kelso Park Girl Guides, Weston St (Stop ID: 221355) – opposite the site, approx. 20m to the north.



Figure 10. Location of bus stops (red) relative to the subject site (blue) – (Source: Nearmaps, image date 3 Jan 2023)

Given the subject site's close proximity to public transport services, the site satisfies the criteria for an 'accessible area' under the Housing SEPP, Division 1 In-fill affordable housing under Chapter 2 Part 2 of the Housing SEPP applies to the proposed development. Therefore, the building height, floor space ratio and non-discretionary development standards applicable under the Housing SEPP apply to the subject development.

5 Proposed Development

Homes NSW is proposing the redevelopment of the land for an affordable housing residential flat building pursuant to the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) and the main features of the proposed development are summarised as follows:

- Demolition of all existing structures, including 4 existing single storey dwelling houses and associated outbuildings,
- Removal of 13 trees across the site, including 1 street tree,
- Construction of a 4 & 5-storey residential flat building comprising 42 apartments, as follows:
 - 22 x one-bedroom units, and
 - 20 x two-bedroom units,

- Basement car parking for 19 vehicles (including 5 accessible spaces), 6 bicycle spaces, storage, and services,
- Provision of photovoltaic solar system on the rooftop,
- Vehicular access to the site from Hinemoa Street,
- Pedestrian access points to Weston Street and Hinemoa Street,
- Secure waste enclosure that accommodates 9 x 1100L recycling bins and 6 x 1100L waste bins, and a bulky waste storage room,
- Associated landscaping and civil works,
- Consolidation of 4 existing lots into a single title,
- Relocation of existing drainage easement,
- Provision of private and communal open space areas,
- Landscaping and deep soil zones, particularly at side and rear boundaries,
- FSR of 1.50:1 and height of approximately 16.44m, and
- An architectural roof feature in the form of a rooftop parapet, to RL37.05.

A copy of the Architectural Plans prepared by Morson Group are provided in **Appendix E**. Excerpts of the 3D street massing diagram, section plan, site plan, Level 4 floor plan and basement plan are provided in



Figure 11 to **Figure 14** below. The development is proposed to be undertaken by, or on behalf of Homes NSW (LAHC).



Figure 11. Front 3D view from the corner of Weston and Hinemoa Streets. Source: Morson Group, dated 30 August 2024



Figure 12. Section view 1 (east-west). Source: Morson Group, dated 30 August 2024



Figure 13. Site/ground floor plan. Source: Morson Group, dated 30 August 2024

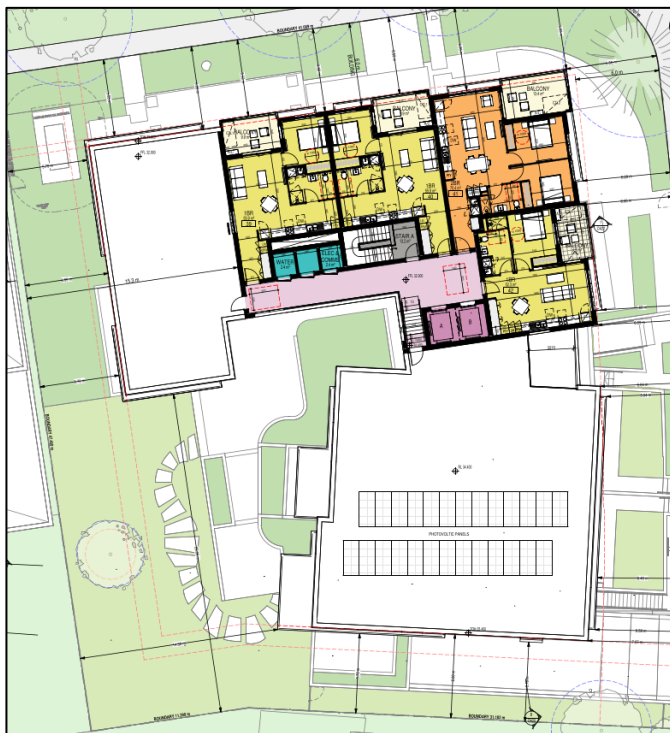


Figure 15. Level 4 Floor Plan. Source: Morson Group, dated 30 August 2024



Figure 14. Basement floor plan. Source: Morson Group, dated 30 August 2024

6 Pre-DA Comments

Homes NSW have previously consulted with Council in relation to the proposed development. Pre-lodgement comments were received by Council's Development Assessment team on the 22 March 2022 prior to the adoption of the Canterbury-Bankstown LEP 2023 and associated DCP. Following adoption of the current LEP and DCP, and the subsequent Housing SEPP changes in December 2023, the proposal was amended, and Council provided comment again on 13 May 2024. The proposal has been designed in consideration of Council's comments, and a summary of the responses is provided below:

Council Comments	Homes NSW Response
Planning Comments	
The zoning, FSR and height issues present in the earlier scheme have been resolved now that the new LEP (Canterbury-Bankstown LEP 2023) has been made.	Noted
A detailed ADG assessment would be undertaken as part of any future DA.	Noted. The proposed development has been designed to comply with the Chapter 4 of the Housing SEPP and the Apartment Design Guide.
The relationship of the proposed ground floor apartments with NGL appears to have been improved.	Noted. The proposed development provides a stepped ground floor across the site to ensure that the development provides a high-quality interface between the public and private domain whilst maintaining accessible entries and freeboard to the flood planning level.
While the overall building form now addresses the corner, detail of the proposed materials and finishes will be needed in order to confirm that the proposal is satisfactory.	Details of the proposed materials and finishes have been provided in the DA submission in line with Council's request and in conjunction with the commentary from the Design Review Panel. 3D views include finishes and façade materials and are available at Sheets DA03 and DA04 of the Architectural Plans.
Solar access to the proposed communal open space has still not been adequately demonstrated. The ADG requires a minimum 50% direct sunlight to the principal useable part of the communal open space for a minimum 2 hours between 9am – 3pm on 21 June. The submitted solar study suggests that the proposal may comply but this still needs to be confirmed.	The proposed communal open space receives the minimum required solar access from 1pm to 3pm on the winter solstice. Refer to Sheet DA25 for further information.

Landscaping has still not been provided along the western edge of the pedestrian path that is proposed to run along the western boundary. The width of the landscaping should match the width of the path (i.e. 1.5m) and needs to be provided with appropriate screen planting (hedges and columnar trees). It is noted that this may impact the design of the substation that is currently shown to the east of the path.	Landscaping has been provided along the western boundary and the proposed pathway has since been removed. Refer to the Landscape Plan for further information.
The proposed upper floor balconies (to apartments 9, 17, 19, 27, 29 and 37) are still designed to face neighbouring properties to the west and south. These balconies should be designed to overlook the communal open space area.	The layouts of these units have been rearranged such that the proposed balconies face the Communal Open Space. It is noted that the proposed development is compliant with the minimum separation distances specified within the Apartment Design Guide. Refer to Sheets DA13 and DA14.
Landscaped planter beds are shown within the ground floor terraces (to apartments 01, 07 and 08). A preferred approach would be to provide these landscaped beds within the communal open space and wrap them around all sides of these private terraces.	The proposed planters of units 1 and 8 have been reconfigured to either be removed or to integrate to the communal open space. The unit 7 terrace still contains a planter box as it is considered to provide a suitable level of privacy for the private terrace from the communal areas of the development. Furthermore, given the large size of the terrace, the POS is not unreasonably impacted by the provision of the planter box.
<u>WASTE COMMENTS</u>	
The number of waste and recycling bins is correct.	Noted. The following bins have been provided in the waste room that is located at the northern side of the site: General Waste: 6 x 1100L Bins Recycling: 9 x 1100L Bins Organics: 5 x 240L Bins
The size of the bulky waste room is correct.	Noted. The 7m ² bulky waste room has been maintained.
The aisle way width is correct.	Noted. The aisle width has been maintained.
The bin carting route meets councils WHS requirements.	Noted. The bin carting route has been maintained in compliance with Council's WHS requirements.
The 5x240L garden bins correctly noted in the report have not been shown in the bin room. If	Noted. The 5x240L garden waste bins that were previously located externally, have now been

garden bins exceed bin room capacity, remove 1x1100L recycling bin to create required space.

relocated to the internal garbage room. Refer to Sheet DA12 of the Architectural Set.

The bulky waste room door needs to be relocated to the north as depicted in the image below. This would allow Council staff to remove the items per WHS requirements.

Noted. The bulky waste door has been relocated accordingly.



'Unit 2B adaptable' would have difficulty accessing the bin room with 5 steps and a distance of 31m to travel. This should be addressed.

It is understood that this is a reference to Unit 8. In this scenario, an internal lift access has been provided such that the internal steps would not prove to be an obstacle for occupant travel to the bin room.

ENGINEERING COMMENTS

The car park aisle length and layout (confined spaces) issues have been addressed. However there still an issue regarding the minimum outside radius length (R_o) and appropriate aisle width to allow vehicles to manoeuvre around and exit when the car park is full.

Refer to the Traffic & Parking Impact Assessment prepared by Stanbury Traffic Planning, which discusses the proposed manoeuvring and confirms that the proposal can comply with the requirements of AS2890.

Outside Radius (R_o)

The minimum length of the outside radius (R_o) is given in Figure 2.9 of AS2890.1 for both (one-way & two -way) where it shall be (7.6m & 11.8m respectively). Our assessment has found the $R_o = 5m$ (only). It needs to be either 7.6m minimum for one-way access OR 11.8m minimum for a two-way access in accordance with Clause 2.5.2(b) as previously advised.

Refer to the Traffic & Parking Impact Assessment prepared by Stanbury Traffic Planning, which discusses the proposed manoeuvring and confirms that the proposal can comply with the requirements of AS2890.

Appropriate Aisle width

Clause 2.4.2 (c) of AS2890.1 requires adequate aisle width (for 90° parking module) to allow drivers to manoeuvre and exit the basement if the car park is full. Otherwise, a driver would need to make an eleven (11) point manoeuvre (back and forth) as shown below to be able to get out in a forward direction.

Refer to the Traffic & Parking Impact Assessment prepared by Stanbury Traffic Planning, which discusses the proposed manoeuvring and confirms that the proposal can comply with the requirements of AS2890.

7 Strategic Planning Framework

A summary of the relevant New South Wales strategic plans that apply to the site and locality is provided below.

7.1 Future Directions for Social Housing

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

The plan has three strategic priorities:

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

An identified action to meet the strategic priorities of the plan include increasing redevelopment of Homes NSW (previously Land and Housing Corporation) properties to renew and grow supply.

The plan identifies the increasing need for social and affordable housing, with 57,701 households on the NSW social housing waiting list at 31 July 2024. Specifically, in the Bankstown allocation zone (GW09) in which the site is located, the wait list for social housing is approximately 2,450 households with wait times between 5-10 years for 1-bedroom dwellings and greater than 10 years for 2-bedroom dwellings.

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

7.2 Greater Sydney Regional Plan – A Metropolis of Three Cities

The *Greater Sydney Region Plan – A Metropolis of Three Cities* was adopted in 2018 and “is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. This is consistent with the 10 Directions in *Directions for a Greater Sydney* which establish the aspirations for the region over the next 40 years and are a core component of the vision and a measure of the Plan’s performance.”

Direction 4 of the regional plan is Housing the City which endeavours to provide residents with housing choice and includes the following objectives:

- Objective 10. Greater housing supply
- Objective 11. Housing is more diverse and affordable

This proposal, which will expand the supply of affordable housing is consistent with these objectives. The site is located within the City of Canterbury-Bankstown which is part of the South District and the details of this plan are provided below.

7.3 Our Greater Sydney 2056 - South District Plan

Our Greater Sydney 2056 South District Plan was adopted in March 2018 and covers the local government areas of Georges River, Sutherland, and Canterbury-Bankstown. Similar to the main regional strategy, the South District Plan identifies planning priorities to achieve a liveable, productive and sustainable future for the District, which includes a priority to provide housing supply, choice and affordability, with access to jobs, services and public transport.

The South District Plan set a target of 58,000 additional dwellings for Canterbury-Bankstown by 2036. This figure represents 70 per cent of the total number of additional dwellings for the South District. The Plan also acknowledges that multi-unit dwellings can provide important affordable housing opportunities and identifies that opportunities for urban renewal for social housing should consider accessibility to services, transport and jobs.

This proposal will provide 42 affordable housing apartments in close proximity to services, transport and jobs in an area expected to see an increase in housing, specifically single person households. The proposal will allow for a diverse mix of housing in the Panania locality that will cater for various social and economic needs.

7.4 Connective City 2036 Local Strategic Planning Statement

The *Canterbury Bankstown Connective City 2036* (CC2036) strategy provides direction on where and when future housing growth will occur to 2036 and beyond, consistent with the strategic priorities on housing contained in the South District Plan. As per the CC2036, Council is planning for most of its housing growth to occur within areas which are close to public transport and other services. The CC2036 identifies that an additional 39,350 new dwellings will be needed by 2036 to accommodate projected population growth. The site and development proposal will assist in meeting these required housing targets and aligns with the aims and Evolutions of the CC2036.

The proposed development for 42 affordable housing apartments is not in conflict with the Plan as it will contribute to the provision of new affordable housing within the LGA that is in keeping with the desired future character of the area.

7.5 Canterbury Bankstown Housing Strategy & Affordable Housing Strategy

The proposed development is also consistent with the objectives of the *Canterbury Bankstown Housing Strategy 2020* and *Affordable Housing Strategy 2020* and will assist Canterbury Bankstown Council in the achievement of these Strategic Directions. It will provide the efficient redevelopment of existing urban land in order to provide additional affordable (social) housing in a mix of dwelling types in an accessible location, close to frequent public transport, employment opportunities, services and community facilities. The proposed development supports the Strategy's aims to focus at least 80% of new dwellings within walking distance of centres and places of high amenity and will assist Council to achieve its housing targets in the Canterbury Bankstown LGA.

The proposed development will directly assist in addressing housing stress and homelessness through the provision of an additional 38 affordable housing dwellings.

8 Planning and Design Framework

8.1 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. 13 trees are proposed to be removed as they are either a weed specimen, have a Low Retention Value and/ or Low Significance Scale, or are located within the site in a position where they cannot be retained due to the proposed building footprint and associated infrastructure works, where encroachment will have an adverse impact on roots and crown for viability and stability.

Based on the criteria set out in Section 7.3 of the BC Act, the proposed development is unlikely to significantly affect threatened species or ecological communities, or their habitats, as the land is not known to contain threatened species, ecological communities or constitute habitat of threatened species. The proposed development will not be a key threatening process and the land is not part, or in the vicinity, of any declared area of outstanding biodiversity value.

Based on the above, 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.

8.2 Environmental Planning and Assessment Act 1979

8.2.1 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 EP&A Act. The proposed development is consistent with the Objects of the Act as it will provide affordable housing that 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 City of Canterbury-Bankstown LGA.

8.2.2 Sydney District and Regional Planning Panels

Pursuant to Section 2.15 Functions of Sydney district and regional planning panels, a Sydney district or regional planning panel assumes the functions of the consent authority under Part 4 for regionally significant development.

State Environmental Planning Policy (Planning Systems) 2021 (SEPP Planning Systems) includes provisions that identify State and Regionally Significant Development. This SEPP identifies that development carried out by or on behalf of the Crown that has an estimated development cost of more than \$5 million is specified as Regionally Significant Development, as per Schedule 6, section 4.

The estimated development cost of the proposed project has been calculated at \$23.42M and would be considered Regionally Significant Development for the purposes of a Development Application. The application is therefore required to be referred to, and determined by, the Sydney South Planning Panel.

8.2.3 Evaluation

The relevant matters for consideration under Section 4.15 of the EP&A Act are identified in the following table.

Table 1 Section 4.15 – Matters for consideration

EP&A Act	Matters for consideration
S4.15(1)(a)(i)	SEPP Housing 2021 SEPP Biodiversity and Conservation 2021 SEPP Transport and Infrastructure 2021 SEPP Resilience and Hazards 2021 SEPP Sustainable Buildings 2022 SEPP Planning Systems 2021 Canterbury-Bankstown Local Environmental Plan 2023
S4.15(1)(a)(iii)	Canterbury-Bankstown Development Control Plan 2023

EP&A Act	Matters for consideration
S4.15(1)(a)(iia)	Any planning agreement
S4.15(1)(a)(iv)	Any other prescribed matter: AS2601 – 2001: The Demolition of Structures.
S4.15(1)(b)	Likely impacts of the development
S4.15(1)(c)	Suitability of the site for the development
S4.15(1)(d)	Submissions made
S4.15(1)(e)	The public interest

The relevant provisions of these documents and other relevant planning controls are summarised in the following sections of this report:

8.3 Environmental Assessment

This section assesses the proposed development against the relevant legislation, environmental planning instruments, guidelines, and controls. The following Environmental Planning Instruments (EPIs) are relevant to the proposed development:

- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- Canterbury-Bankstown Local Environmental Plan 2023

In addition to the above, the following guidelines and policies apply to the proposed development:

- Canterbury-Bankstown Development Control Plan 2023
- The Apartment Design Guide (ADG)

Key requirements of the above listed environmental planning instruments, policies and guidelines are addressed in this section of the report.

8.4 State Environmental Planning Policy (Housing) 2021

The site is located within an ‘accessible area’ as defined by the Housing SEPP, as it is within 800m walking distance of a public entrance to Panania Train Station.

This proposal applies the bonus height and floor space ratios available under Chapter 2, Part 2 Division 1 of the Housing SEPP. Furthermore, Chapter 4 of the Housing SEPP and the Apartment Design Guide (ADG) applies to residential flat buildings with at least 3-storeys and containing 4 or more dwellings.

Therefore, an assessment of the proposal against these requirements is contained in **Table 2** below.

Table 2 Housing SEPP Assessment

Housing SEPP - Chapter 2 Part 2 Development for Affordable Housing	
Division 1 In-fill affordable housing	
Provision	Compliance
<p>15C Development to which division applies</p> <p>(1) This division applies to development that includes residential development if —</p> <p>(a) the development is permitted with consent under Chapter 3, Part 4, Chapter 5 or another environmental planning instrument, and</p>	<p>The proposed development is for a residential flat building (RFB), which is a permissible use in the R4 Zone under the CB LEP 2023.</p>
<p>(b) the affordable housing component is at least 10%, and</p>	<p>100% of the GFA of the proposed development will be used for the purposes of affordable (social) housing.</p>
<p>(c) all or part of the development is carried out —</p> <p>(i) for development on land in the Six Cities Region, other than in the City of Shoalhaven or Port Stephens local government area — in an accessible area, or</p> <p>(ii) for development on other land — within 800m walking distance of land in a relevant zone or an equivalent land use zone.</p>	<p>The land is located within the Six Cities Region and is located within an accessible area.</p>
<p>(2) Affordable housing provided as part of development because of a requirement under another chapter of this policy, another environmental planning instrument or a planning agreement is not counted towards the affordable housing component under this division.</p> <p>(3) In this section —</p> <p>relevant zone means the following —</p> <p>(a) Zone E1 Local Centre,</p> <p>(b) Zone MU1 Mixed Use,</p> <p>(c) Zone B1 Neighbourhood Centre,</p> <p>(d) Zone B2 Local Centre,</p> <p>(e) Zone B4 Mixed Use.</p>	<p>N/A</p>
<p>17 Additional floor space ratio for relevant authorities and registered community housing providers</p> <p>(1) This section applies to residential development to which this division applies that is carried out —</p> <p>(a) by or on behalf of a relevant authority or registered community housing provider, and</p> <p>(b) on land with a maximum permissible floor space ratio of 2:1 or less.</p>	<p>Pursuant to Schedule 10 of Housing SEPP, Homes NSW (LAHC), is a relevant authority.</p> <p>The FSR for the land is 1:1 under CB LEP 2023</p>

<p>(2) The maximum floor space ratio for the development is —</p> <p>(a) the maximum floor space ratio calculated in accordance with section 16, or</p> <p>(b) the maximum floor space ratio calculated in accordance with subsection (3).</p> <p>(3) The maximum floor space ratio for subsection (2)(b) is the maximum permissible floor space ratio for the land plus an additional floor space ratio of —</p> <p>(a) if the affordable housing component is at least 50% — 0.5:1, or</p> <p>(b) if the affordable housing component is between 20% and 50% — Y:1,</p> <p>where —</p> <p>AH is the affordable housing component.</p> <p>Y is $AH \div 100$</p>	<p>The proposal is for 100% affordable housing. Therefore, an additional FSR of 0.5:1 is applicable.</p> <p>The maximum permissible FSR is therefore 1.5:1.</p> <p>The development proposes an FSR of 1:5:1.</p>
<p>(4) If development to which this section applies uses the maximum floor space ratio under subsection (2)(a), section 16(3) also applies to the development.</p>	<p>Section 18 applies to the development in this instance given that the proposal uses the maximum FSR under (3)(a).</p>
<p>18 Affordable housing requirements for additional building height</p> <p>(1) This section applies to development that includes residential development to which this division applies if the development —</p> <p>(a) includes residential flat buildings or shop top housing, and</p> <p>(b) does not use the additional floor space ratio permitted under section 16.</p>	<p>The proposed development is for the purposes of a residential flat building and does not use the additional FSR under Section 16.</p>
<p>(2) The maximum building height for a building used for residential flat buildings or shop top housing is the maximum permissible building height for the land plus an additional building height of up to 30%, based on a minimum affordable housing component calculated in accordance with subsection (3).</p> <p>(3) The minimum affordable housing component, which must be at least 10%, is calculated as follows —</p> <p style="padding-left: 40px;"><i>affordable housing component = additional building height (as a percentage) ÷ 2</i></p>	<p>The maximum permitted height under CB LEP 2023 is 13m.</p> <p>The minimum affordable housing component exceeds 15%, therefore the full bonus of 30% height applies to the development.</p> <p>The maximum permitted building height is therefore 16.9m.</p> <p>The proposed building height is 16.44m measured from RL 36.05 to RL19.61 (excluding the architectural roof feature – refer to LEP assessment table below).</p>
<p>19 Non-discretionary development standards — the Act, s 4.15</p> <p>(1) The object of this section is to identify development standards for particular matters relating to residential development under this division that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.</p> <p>Note —</p> <p>See the Act, section 4.15(3), which does not prevent development consent being granted if a non-discretionary development standard is not complied with.</p>	<p>Noted. The provisions of section 19 apply to the development.</p>

Housing SEPP - Chapter 2 Part 2 Development for Affordable Housing

<p>(2) The following are non-discretionary development standards in relation to the residential development to which this division applies —</p> <p>(a) a minimum site area of 450m²,</p> <p>(b) a minimum landscaped area that is the lesser of —</p> <p style="padding-left: 20px;">(i) 35m² per dwelling, or</p> <p style="padding-left: 20px;">(ii) 30% of the site area,</p> <p>(c) a deep soil zone on at least 15% of the site area, where —</p> <p style="padding-left: 20px;">(i) each deep soil zone has minimum dimensions of 3m, and</p> <p style="padding-left: 20px;">(ii) if practicable, at least 65% of the deep soil zone is located at the rear of the site,</p>	<p>The site area is 2265m².</p> <p>The minimum required landscape area is 30% (679m²) of the site area, as the lesser. 36% has been provided (816m²).</p> <p>N/A as per subclause (3). Refer to ADG assessment below.</p>
<p>(d) living rooms and private open spaces in at least 70% of the dwellings receive at least 3 hours of direct solar access between 9am and 3pm at mid-winter,</p>	<p>N/A as per subsection (3). Refer to ADG assessment below.</p>
<p>(e) the following number of parking spaces for dwellings used for affordable housing —</p> <p style="padding-left: 20px;">(i) for each dwelling containing 1 bedroom — at least 0.4 parking spaces,</p> <p style="padding-left: 20px;">(ii) for each dwelling containing 2 bedrooms — at least 0.5 parking spaces,</p> <p style="padding-left: 20px;">(iii) for each dwelling containing at least 3 bedrooms — at least 1 parking space,</p>	<p>100% of the dwellings are used for affordable housing.</p> <p>Therefore, the total amount of parking spaces required is 19, as follows:</p> <p>22 1-bed X 0.4 = 8.8</p> <p>20 2-bed X 0.5 = 10</p> <p>19 spaces have been provided, including 5 accessible spaces.</p>
<p>(f) the following number of parking spaces for dwellings not used for affordable housing —</p> <p style="padding-left: 20px;">(i) for each dwelling containing 1 bedroom — at least 0.5 parking spaces,</p> <p style="padding-left: 20px;">(ii) for each dwelling containing 2 bedrooms — at least 1 parking space,</p> <p style="padding-left: 20px;">(iii) for each dwelling containing at least 3 bedrooms — at least 1.5 parking spaces,</p>	<p>N/A - 100% of the dwellings are used for affordable housing.</p>
<p>(g) the minimum internal area, if any, specified in the Apartment Design Guide for the type of residential development,</p>	<p>Complies – refer to s148 below.</p>
<p>(h) for development for the purposes of dual occupancies, manor houses or multi dwelling housing (terraces) — the minimum floor area specified in the Low Rise Housing Diversity Design Guide,</p>	<p>N/A. Development is for the purposes of an RFB.</p>
<p>(i) if paragraphs (g) and (h) do not apply, the following minimum floor areas —</p> <p style="padding-left: 20px;">(i) for each dwelling containing 1 bedroom — 65m²,</p> <p style="padding-left: 20px;">(ii) for each dwelling containing 2 bedrooms — 90m²,</p> <p style="padding-left: 20px;">(iii) for each dwelling containing at least 3 bedrooms — 115m² plus 12m² for each bedroom in addition to 3 bedrooms.</p>	<p>N/A.</p>
<p>(3) Subsection (2)(c) and (d) do not apply to development to which Chapter 4 applies.</p>	<p>Noted. Chapter 4 applies to the development. Refer to s148 below.</p>

Housing SEPP - Chapter 2 Part 2 Development for Affordable Housing

<p>20 Design requirements</p> <p>(1) Development consent must not be granted to development for the purposes of dual occupancies, manor houses or multi dwelling housing (terraces) under this division unless the consent authority has considered the Low Rise Housing Diversity Design Guide, to the extent to which the guide is not inconsistent with this policy.</p> <p>(2) Subsection (1) does not apply to development to which Chapter 4 applies.</p> <p>(3) Development consent must not be granted to development under this division unless the consent authority has considered whether the design of the residential development is compatible with—</p> <ul style="list-style-type: none"> (a) the desirable elements of the character of the local area, or (b) for precincts undergoing transition—the desired future character of the precinct. 	<p>Subsection (1) does not apply as the development is for the purposes of an RFB</p> <p>The local area is undergoing transition from low-density to a high-density residential environment, which is congruent with the current zoning that applies to the site. The proposed level of development is envisioned for this part of Panania by the CBLEP 2023, which is in a highly accessible precinct serviced by rail and bus public transport services and is in close proximity to the services and facilities of the Panania Town Centre.</p>
<p>21 Must be used for affordable housing for at least 15 years</p> <p>(1) Development consent must not be granted to development under this division unless the consent authority is satisfied that for a period of at least 15 years commencing on the day an occupation certificate is issued for the development—</p> <ul style="list-style-type: none"> (a) the development will include the affordable housing component required for the development under section 16, 17 or 18, and (b) the affordable housing component will be managed by a registered community housing provider. <p>(2) This section does not apply to development carried out by or on behalf of the Aboriginal Housing Office or the Land and Housing Corporation.</p>	<p>N/A as per subsection (2). The development is carried out by or on behalf of Homes NSW (formerly LAHC).</p>
<p>22 Subdivision permitted with consent</p> <p>Land on which development has been carried out under this division may be subdivided with development consent.</p>	<p>Noted.</p>
<h2 style="text-align: center;">Housing SEPP – Chapter 4 Design of residential apartment development</h2>	
<p>144 Application of chapter</p> <p>(2) This chapter applies to the following—</p> <ul style="list-style-type: none"> (a) development for the purposes of residential flat buildings, 	<p>Development is for the purposes of an RFB</p>
<p>(3) This chapter applies to development only if—</p> <ul style="list-style-type: none"> (a) the development consists of— <ul style="list-style-type: none"> (i) the erection of a new building, or (ii) the substantial redevelopment or substantial refurbishment of an existing building, or (iii) the conversion of an existing building, and (b) the building is at least 3 storeys, not including underground car parking storeys, and (c) the building contains at least 4 dwellings. 	<p>Development is for the purposes of an RFB that is 4 & 5 storeys and contains 42 dwellings.</p>

<p>145 Referral to design review panel for development applications</p> <p>(1) This section applies to a development application for residential apartment development, other than State significant development.</p> <p>(2) Before determining the development application, the consent authority must refer the application to the design review panel for the local government area in which the development will be carried out for advice on the quality of the design of the development.</p>	<p>Noted.</p> <p>The proposed development was referred to a Design Review Panel Meeting on 11 July 2024.</p> <p>The outcome of the review was supportive of the proposed development. The Panel commended the design for “<i>achieving a positive and contextually appropriate solution to increase the availability of quality social housing in Panania</i>”. It is important to note that the Panel raised only minor items for consideration in the design.</p> <p>A copy of the DRP Meeting Minutes and the Architectural Design Review Report is provided at Appendix H and Appendix I.</p>
<p>147 Determination of development applications and modification applications for residential apartment development</p> <p>(1) Development consent must not be granted to residential apartment development, and a development consent for residential apartment development must not be modified, unless the consent authority has considered the following –</p> <p>(a) the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9,</p> <p>(b) the Apartment Design Guide,</p> <p>(c) any advice received from a design review panel within 14 days after the consent authority referred the development application or modification application to the panel.</p> <p>(2) The 14-day period referred to in subsection (1)(c) does not increase or otherwise affect the period in which a development application or modification application must be determined by the consent authority.</p> <p>(3) To avoid doubt, subsection (1)(b) does not require a consent authority to require compliance with design criteria specified in the Apartment Design Guide.</p> <p>(4) Subsection (1)(c) does not apply to State significant development.</p>	<p>Refer to the Design Verification Statement at Appendix J which addresses the Design Principles</p> <p>The development has been designed in accordance with the Apartment Design Guide. The proposed development was referred to the CB DRP on 11 July 2024.</p> <p>The outcome of the review was supportive of the proposed development subject to minor adjustments. A copy of the DRP Meeting Minutes and the Architectural Design Review Report is provided at Appendix H and Appendix I.</p> <p>The development is not State Significant Development.</p>
<p>148 Non-discretionary development standards for residential apartment development – the Act, s 4.15</p> <p>(1) The object of this section is to identify development standards for particular matters relating to residential apartment development that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.</p> <p>Note –</p> <p>See the Act, section 4.15(3), which does not prevent development consent being granted if a non-discretionary development standard is not complied with.</p>	<p>Noted.</p>
<p>(2) The following are non-discretionary development standards –</p> <p>(a) the car parking for the building must be equal to, or greater than, the recommended minimum amount of car parking specified in Part 3J of the Apartment Design Guide,</p>	<p>Car parking has been provided in accordance with the non-discretionary development standards in Section 19(2)(e).</p>

Housing SEPP - Chapter 2 Part 2 Development for Affordable Housing

(b) the internal area for each apartment must be equal to, or greater than, the recommended minimum internal area for the apartment type specified in Part 4D of the Apartment Design Guide,

ADG requirement:

1. Apartments are required to have the following minimum internal areas:

Apartment type	Minimum internal area
Studio	35m ²
1 bedroom	50m ²
2 bedroom	70m ²

The proposed development achieves compliance with the minimum internal area Design Criteria as prescribed by Part 4D of the ADG:

Apartment type	Proposed Min. Internal Areas
1- bedroom	50.7m ² – 59.4m ²
2- bedroom	70.4m ² – 77.2m ²

(c) the ceiling heights for the building must be equal to, or greater than, the recommended minimum ceiling heights specified in Part 4C of the Apartment Design Guide.

ADG requirement:

1. Apartments are required to have the following minimum ceiling heights:

Minimum ceiling height	
Habitable rooms	2.7m
Non-habitable	2.4m

The proposed development achieves compliance with the minimum ceiling heights Design Criteria as prescribed by Part 4C of the ADG by providing minimum 2.7m high ceilings throughout the habitable rooms in the development.

149 Apartment Design Guide prevails over development control plans

(1) A requirement, standard or control for residential apartment development that is specified in a development control plan and relates to the following matters has no effect if the Apartment Design Guide also specifies a requirement, standard or control in relation to the same matter –

- (a) visual privacy,
- (b) solar and daylight access,
- (c) common circulation and spaces,
- (d) apartment size and layout,
- (e) ceiling heights,
- (f) private open space and balconies,
- (g) natural ventilation,
- (h) storage.

Noted. Refer to ADG assessment below.

APARTMENT DESIGN GUIDE

Communal open space

Approximately 561m² provided.

Housing SEPP - Chapter 2 Part 2 Development for Affordable Housing

<p>Minimum area equal to 25% (566.25m²) of the site (minimum 3m dimension).</p> <p>Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (midwinter)</p>	<p>Minimum 3m dimension achieved.</p> <p>Refer to COS diagram on page 1 of the architectural set.</p> <p>A minimum of 50% of direct sunlight is achieved to the COS on the winter solstice between 1pm to 3pm. Refer to Sheet DA25 of the Architectural Set.</p>
<p>Deep soil zones</p> <p>Min 7% (158.55m²) of site area and minimum 6m dimension.</p>	<p>Approximately 431m² with minimum 6m dimension.</p> <p>Refer to deep soil diagram on page 1 of the architectural set.</p>
<p>Visual privacy</p> <p>Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:</p> <p><u>Up to 12m (4 storeys)</u></p> <p>Habitable rooms & balconies: 6m</p> <p>Non-habitable rooms: 3m</p> <p><u>Up to 25m (5-8 storeys)</u></p> <p>Habitable rooms & balconies: 9m</p> <p>Non-habitable rooms: 4.5m</p>	<p>6m provided to west and southern boundaries on ground level – level 3 (up to 4th storey).</p> <p>Minimum 15m provided to level 4 (5th storey).</p>
<p>Solar and daylight access</p> <p>Living rooms and private open spaces of 70% of units achieve minimum 2 hours direct sunlight between 9 am and 3pm at mid-winter</p> <p>A maximum of 15% of units receive no direct sunlight between 9am and 3pm at mid-winter</p>	<p>78.6% (33/42) of residential apartments achieve a minimum of 2 hours solar access to living rooms and private open space at the winter solstice.</p> <p>7% (3/42) of apartments do not receive direct sunlight between 9am-3pm at the winter solstice.</p>
<p>Natural ventilation</p> <p>At least 60% of apartments are natural cross ventilated in 1st nine storeys</p>	<p>61.9% (26/42) of residential apartments are cross ventilated.</p>
<p>Ceiling height</p> <p>Measured from finished floor level to finished ceiling level, minimum ceiling heights for apartments and mixed-use buildings are:</p> <ul style="list-style-type: none"> Habitable rooms: 2.7m Non-habitable: 2.4m 	<p>Minimum 2.7m habitable ceiling heights provided to all rooms.</p>
<p>Dwelling size</p> <p>Studio: 35m²</p> <p>1 bedroom: min 50m²</p> <p>2 bedroom: min 70m²</p> <p>3 bedroom: min 90m²</p>	<p>Minimum 50m² and 70m² provided to 1- and 2-bedroom apartments.</p>

Housing SEPP - Chapter 2 Part 2 Development for Affordable Housing

Note: The minimum internal areas include one bathroom only. Additional bathrooms increase the minimum internal area by 5m ² each.	
Private open space Ground floor/podium: Min 15m ² per unit Min depth 3m Upper floors: 4m ² per studio 8m ² per 1 bed unit 10m ² per 2 bed unit Min Dimension 2m	Minimum areas and dimensions provided to all balconies and ground floor private open spaces.
Common circulation and space Max 8 apartments off a circulation core on single level	Each level is divided into two corridors. Each corridor provides access to a maximum of 6 apartments (north) and 4 apartments (south).
Storage Studio: 4m ³ 1 bed: 6m ³ 2 Bed: 8m ³ Note: At least 50% of the required storage is to be located within the apartment.	The minimum storage requirements have been provided through a combination of basement & apartment storage.

8.5 Other SEPPs

Table 3 Compliance with other applicable SEPPs

SEPP	Compliance
State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP)	<p>The development is separated from the rail corridor by Weston Street. A referral to Transport NSW is triggered, and the development will need to comply with requirements under s2.98 and 2.99.</p> <p>An Acoustic Assessment has been prepared and submitted with the DA to demonstrate compliance with the requirements under s2.100.</p> <p>A high-pressure gas pipeline (license 15) is located on the northern side of the railway, approximately 45m to the north of the site. Therefore, in accordance with s2.77(2), the provisions of the SEPP relating to development in a pipeline corridor do not apply to the development.</p>
State Environmental Planning Policy (Sustainable Buildings) 2022	In accordance with the provisions of the SEPP, a BASIX Certificate has been prepared and is included in the DA submission.
State Environmental Planning Policy (Biodiversity and Conservation) 2021	<p>The site is located within a regulated catchment, namely, the Georges River Catchment, as defined in Part 6.2 of the Biodiversity and Conservation SEPP.</p> <p>When considering the likely impact on the environment of an activity proposed to be carried out in a regulated catchment, the determining authority must consider sections 6.6(1), 6.7(1), 6.8(1) and 6.9(1) of the SEPP.</p> <p>The proposed stormwater mitigation measures have been appropriately designed to satisfy the requirements relating to</p>

SEPP	Compliance
	water quality and quantity (section 6.6) and aquatic ecology (section 6.7), such that the subject development would not result in any unreasonable or undesirable impacts to the catchment.
State Environmental Planning Policy (Resilience and Hazards) 2021	<p>The land appears to have been used solely for residential purposes since it was original subdivided and developed around 1955. Given the long-term continuous use of the land for residential purposes, it is unlikely that the site has previously been used for any potentially contaminating uses.</p> <p>If any contaminated material or suspected contaminated material is discovered during the site investigation processes, then actions consistent with the legislative requirements and guideline document will be considered for the safe removal of any contaminated material.</p>

8.6 Local Planning Controls

8.6.1 Canterbury-Bankstown Local Environmental Plan 2023

The site is zoned R4 High Density Residential under the *Canterbury-Bankstown Local Environmental Plan 2023* (CB LEP 2023) (**Figure 16**). The proposed development is defined as a residential flat building (RFB) which is permitted with consent in the R4 zone under the CB LEP 2023.

The relevant objectives of the R4 zone as set out in CB LEP are as follows:

- *To provide for the housing needs of the community within a high density residential environment.*
- *To provide a variety of housing types within a high density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To allow for increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling.*
- *To promote a high standard of urban design and local amenity.*

The proposed development is consistent with the objectives of the R4 zone in that it will deliver much needed affordable housing for the local community, whilst maintaining the amenity of the surrounding area through careful design and site planning. The development also includes a variety of housing types within a high density residential environment, including adaptable, gold and silver level liveable housing, and a unit mix that is consistent with the demand for affordable housing in the area.

The development provides a suitable visual transition between the site and properties to the south through stepping the building form down to 4-storeys at the rear and providing articulation and architectural design features which will assist in minimising visual and privacy impacts. Deep soil landscaped areas, in excess of that required under the ADG, are provided at side and rear

boundaries which will assist in establishing ‘green corridors’ between the site and neighbouring properties.

The site is ideally positioned, being in close walking distance of public transport services (rail and bus) and the shops and services available in the Panania town centre located approximately 300m west of the site.

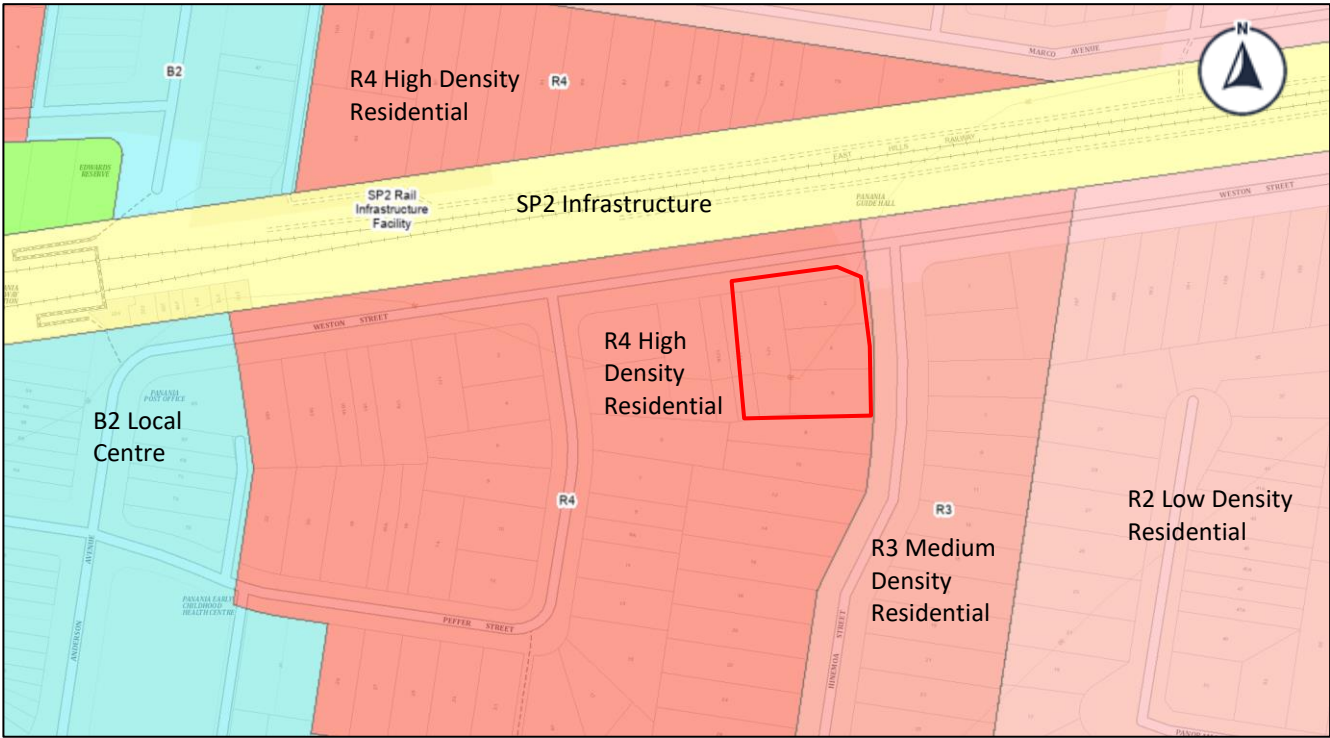


Figure 16 Canterbury-Bankstown LEP 2023 zoning (site outlined in red). Source: e-Planning Spatial Viewer, February 2024.

The key development standards relevant to the proposal are tabulated in **Table 4** below.

The proposal will exceed the maximum height and FSR controls under the CB LEP 2023, however the proposal relies on the additional height and FSR bonuses available under the Housing SEPP.

Table 4 Canterbury-Bankstown LEP 2023 compliance check

Control	Compliance
Cl 4.3 Height of buildings 13m 16.9m available as per s18 of the Housing SEPP.	<p>Maximum height proposed is approximately 16.44m, measured centrally from the top of the roof RL36.05 to the existing ground level RL19.61.</p> <p>It is noted that an architectural roof feature is proposed in the form of a roof parapet, which protrudes up to RL37.05. Refer to the architectural roof feature discussion in the table below.</p> <p>The building accommodates 5 storeys at the northern extent and tapers to 4 storeys to the south. The taller portion of the building has been positioned towards the front, northern boundary to minimise overshadowing impact, and the top storey has been stepped in at the sides to reduce visual bulk when viewed from neighbouring properties.</p> <p>The rear, southern portion of the building has been limited to 4 storeys creating a transition in built form to the southern adjoining properties.</p>

Control	Compliance
	<p>The development has been designed in accordance with the Apartment Design Guide and delivers a high level of amenity for residents of both the proposed development, and existing and future developments on neighbouring sites.</p> <p>Further to the above, the LEP building height exceedance allows for additional apartments on the site. These additional dwellings will directly contribute to reducing the waitlist for affordable housing the Canterbury-Bankstown Local Government Area without unreasonably impacting the amenity of neighbouring properties or creating an undesirable precedence for future development in Weston or Hinemoa Street.</p>
<p>Cl 4.4 Floor Space Ratio (FSR) 1:1 (2265m²)</p> <p>Additional 0.5:1 available as per s17 of the Housing SEPP.</p>	<p>The development proposes an FSR of approximately 1.5:1, in accordance with the floor space ratio bonuses available pursuant to Section 17 of the Housing SEPP. Although permissible, this represents a breach of the LEP maximum floor space ratio control.</p> <p>Notwithstanding, the bulk of the development has been positioned towards the front of the site to minimise overshadowing and privacy impacts to neighbours to the south. The additional floor space on level 5 is accompanied by generous setbacks to ensure that the proposal remains sympathetic to the surrounding environment.</p> <p>Despite the variation to the LEP FSR, the requirements relating to solar access, cross-ventilation and communal open space are achieved. Large areas of deep soil landscaping which exceed the minimum requirements under the ADG are incorporated at side and rear boundaries, creating 'green corridors' between existing landscaped areas on adjoining properties.</p>
<p>Cl 5.6 Architectural roof features</p>	<p>The proposed development incorporates an architectural roof feature in the form of the rooftop parapet element. The height of the parapet is approximately 1m, from RL 36.05 to RL 37.05. The architectural roof feature is acceptable for the following reasons:</p> <ul style="list-style-type: none"> • The parapet is an important component of the building's aesthetic as it is a decorative element that makes a positive architectural contribution to the overall design and ongoing theme of face brickwork borders decorative feature at the uppermost portion of the building; • The parapet is not an advertising structure; • The parapet does not include floorspace and could not reasonably be capable of modification to include floor area, given that it is located on the rooftop and the extent of the roof feature is limited to a height of approximately 1m, and • The parapet roof feature will likely result in negligible overshadowing given that associated building height encroachments are located at the northern most extent of the site. <p>Therefore, for the reasons outlined above, the architectural roof feature is considered to satisfy the objectives of Clause 5.6 to enable minor roof features to exceed the maximum height of buildings and to provide opportunities for architectural roof features that form an integral part of a building's design and contribute to a high-quality built form.</p>
<p>Cl 5.21 Flood Planning</p>	<p>The development is located within the Flood Planning Area. Nos. 2, 4 & 6 Hinemoa Street are subject to overland flooding associated with excess run off from the upstream catchment and the drainage system through Hinemoa and Weston Sts. The site is identified as being a Medium Flood Risk area in the 100 Year ARI Flood Extent and Flood Contour Levels map.</p> <p>As per previous discussions with Council in March 2022, a freeboard from the flood planning level of 300mm is provided to habitable floors and 150mm to the driveway crest to mitigate potential flood water ingress into the site. Further, a series of elevated planter boxes act as flood deflection walls along the northern and eastern elevations. A</p>

Control	Compliance
	Flood Risk Management Report is available at Appendix M which demonstrates that the proposed development suitably responds to the site's flooding constraints.
Cl 6.2 Earthworks	The site slopes approximately 3.1m from the south-eastern corner on Hinemoa Street to the north-western corner on Weston Street. A single storey basement is proposed in connection with the development, with a maximum excavation of approximately 3.75m. A Geotechnical Investigation has been prepared to inform the design of the development and is available at Appendix N . The site conditions are considered appropriate for the proposed excavation and the proposed earthworks are not envisioned to result in any detrimental impacts to the surrounding properties.
Cl 6.3 Stormwater Management	The proposed stormwater arrangement has been designed in consideration of Council's stormwater policy and the provisions of Canterbury-Bankstown DCP 2023. The development has been designed to maximise the amount of permeable surfaces with approximately 816m ² (36%) of the site being dedicated to soft soil landscaping or deep soil zones. Further, an on-site detention tank has been provided to manage stormwater at the site, as well as a 3000L rainwater tank for the purposes of landscape irrigation.
Cl 6.15 Design Excellence	<p>To ensure that the development exhibits design excellence, the proposal was referred to a Design Review Panel Meeting on 11 July 2024.</p> <p>The outcome of the review was supportive of the proposed development. The Panel commended the design for "<i>achieving a positive and contextually appropriate solution to increase the availability of quality social housing in Panania</i>". It is important to note that the Panel raised only minor items for consideration in the design.</p> <p>A copy of the DRP Meeting Minutes and the Architectural Design Review Report is provided at Appendix H and Appendix I.</p>
Cl 6.30 Prohibited development in hazard area	The proposed development does not incorporate a correctional centre, early education and care facility, a school, a hospital, a respite day centre, or a seniors housing development.

8.6.2 Canterbury-Bankstown Development Control Plan 2023

Canterbury-Bankstown Development Control Plan 2023 (CBDCP 2023) contains specific controls for residential development, including RFBs. The key standards relevant to the proposal are assessed in **Table 5** below.

Table 5 Canterbury-Bankstown DCP 2023 compliance check

Control	Compliance
Setbacks <u>Front (primary and secondary streets):</u> 6m <u>Side and rear (building with 3 or more storeys):</u> 4.5m, provided the average setback is 0.6m multiplied by the wall height. <u>Basement:</u> 2m from side and rear boundaries <u>Driveway:</u> 1m from side and rear boundaries	<p><u>Front:</u> 6m provided to all building elements.</p> <p>A minor encroachment of waste room on Weston St frontage to within 3.6m is proposed to facilitate Council waste collection and ensure that the waste room is not more than 10m to the kerb.</p> <p>Ground floor terraces and balconies in some instances protrude into the minimum setback, however this is considered acceptable as it provides for a level of street activation at ground, ensures that passive surveillance of the street can be achieved and provides for high quality POS at ground level.</p> <p><u>Side (3+ storeys):</u> 6m to building wall on levels 1-4. Level 5 setback is 15.2m. In relation to the wall height control, the ADG separation distances have been applied in this instance.</p> <p><u>Rear (3+ storeys):</u></p>

Control	Compliance
	<p>Ground Level is 8.1m to building wall. Levels 1-3 are 6m to building wall. Level 4 is approx. 18m to level plant and 26m to building wall.</p> <p><u>Basement</u>: 1.4m to vehicle ramp, otherwise >2m Driveway: 2m</p>
<p>Car parking 1 space per 1-bedroom unit 1.2 spaces per 2-bedroom unit 1.5 spaces per 3+ bedroom unit 1 Visitor per 5 dwellings Bicycle parking: 1 visitor space per 10 dwellings.</p>	<p>The parking rates under section 19(e) of the Housing SEPP prevail and have been applied.</p> <p>Required: 5 bicycle spaces Provided: 6 bicycle spaces</p>
<p>Fill Any reconstituted ground level on the site within the ground floor perimeter of residential flat buildings and shop top housing must not exceed a height of 1m above the ground level (existing). For the purposes of this clause, the ground floor perimeter includes the front porch.</p> <p>Any reconstituted ground level on the site outside of the ground floor perimeter of residential flat buildings and shop top housing must not exceed a height of 600mm above the ground level (existing) of an adjoining site. For the purposes of this clause, the ground floor perimeter includes the front porch.</p>	<p>The development has been designed to respond to the natural topography of the site therefore minimal filling of the site is required and the maximum fill requirements are not exceeded, refer to the Cut and Fill Plan in at Sheet DA26 of the Architectural Plans.</p>
<p>Private Open Space Located behind the front building line except where it is a balcony that is used to provide articulation to the street façade.</p>	<p>Units 2-6 have POS terraces that are forward of the building line. These ground level spaces will assist in activating the streetscape.</p> <p>The upper-level balconies will provide articulation to the façade and are at most, 400mm forward of the building line.</p>
<p>Maximum roof pitch The maximum roof pitch for residential flat buildings is 35 degrees.</p>	<p>Complies. The proposed development incorporates a flat roof.</p>
<p>Landscape Retain significant trees on and adjoining the site. (a & b) 45% of the area forward of the front building line (approx. 612m² x 0.45 = 275.4m²) (c) Plant more than 1 x 75L tree between the building and primary street frontage.</p>	<p>Landscaped area forward of the building line: 51.4%, or 314.4m²</p> <p>The proposal requires the removal of 1 high retention value tree, 1 medium retention value tree in the road reserve, and 11 low retention value trees on site. Two high retention value trees are retained on site, and additional canopy tree planting will be provided as shown in the landscape scheme submitted with the development application.</p>
<p>Waste management <u>Weekly waste generation rates (per dwelling)</u> General waste: 140L Recycling: 120L Garden organics: 120L (1 bin per 10 dwellings)</p> <p><u>Communal bin storage area</u></p> <ul style="list-style-type: none"> Communal area located at ground level 	<p><u>Bins provided</u> General waste: 6 x 1,100L bins (5880L required, weekly collection) Recycling: 9 x 1,100L bins (10080L required, fortnightly collection). Note: Council agreed to reduce 1x 1100L bin in Pre-DA comments dated 13 May 2024. Garden organics: 5 bins x 240L (1 per 10 dwellings, fortnightly collection)</p>

Control	Compliance
<ul style="list-style-type: none"> Maximum 30m walking distance from each unit. Not visible from the public domain. Designed in accordance with AS 1428 (set) – 2003: Design for access and mobility <p><u>Bin-carting route (collect and return)</u></p> <ul style="list-style-type: none"> Direct and less than 10m Minimum 2m wide, solid and impervious surface Max grade of 1:30 (3%) Not be within a driveway or carpark <p><u>Bulky waste</u></p> <ul style="list-style-type: none"> 41 to 50 dwellings: 7m² 	<p><u>Communal bin storage area</u></p> <p>A bin room has been incorporated into the building design and is located at ground level at the front (northern) side. Southern most unit is located approximately 35m to the entry of the waste room. The waste room has been designed so as to integrate into the built form and is not a prominent feature in the streetscape.</p> <p><u>Bin carting route</u></p> <p>The bin carting route from the waste room to the kerbside collection point is within 10m to the waste room door and comprises a 2m wide sealed pathway and kerb, and maximum 1:30 gradient.</p> <p><u>Bulky waste</u></p> <p>7m² provided.</p>
<p>Liveable Housing</p> <p>A minimum 40% of new dwellings must comply with the Livable Housing Design Guidelines (Livable Housing Australia), to be split as follows:</p> <ul style="list-style-type: none"> a minimum 20% of new dwellings must achieve the Silver Standard; and a minimum 20% of new dwellings must achieve the Gold Standard. 	<p>Complies</p> <p>32 (76.2%) dwellings are designed to achieve the Silver Standard</p> <p>10 (23.8%) dwellings are designed to achieve the Gold Standard</p> <p>5 (11.9%) dwellings are also designed to be Adaptable.</p>

8.7 Planning Agreements

No Planning Agreements are applicable.

8.8 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, Homes NSW will 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.

8.9 Likely Impacts of the Development on the Natural and Built Environment

Any other impacts not already discussed, including the likely impacts of the development, and environmental impacts on both the natural and built environments, and social and economic impacts in the locality, are discussed below:

8.9.1 Access, Transport and Traffic

Stanbury Traffic Planning have prepared a Traffic and Parking Assessment report, which finds that there will be no adverse traffic impacts to the local road network because of the development, noting that the development results in a slight increase of 5 additional vehicle trips per hour in peak time within the surrounding road network.

The development itself will provide 19 car parking spaces, including 5 accessible car parking spaces and 6 bicycle racks, which will be accessible via the combined entry and exit driveway located on the Hinemoa Road frontage. The proposed number of car parking spaces satisfies the non-discretionary development standards found in Section 19(2)(e) of the Housing SEPP, as the development proposes affordable housing within an accessible area in the 'Six Cities Region' (19 required, 19 provided).

An assessment of the car park layout, including the proposed parking spaces and associated aisle width, indicate the car park layout is generally compliant with the relevant applicable standards (AS2890.1 – 2004 and AS2890.6 – 2009).

8.9.2 Heritage

An Aboriginal Heritage Information Management System (AHIMS) search, dated 26 August 2024 (refer **Appendix C**) has not found any record of Aboriginal Sites or Places on the site or in the surrounding locality. Consideration of the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* determines that no additional investigation is warranted.

No cultural heritage items have been identified in the Section 10.7 (2) & (5) Planning Certificates and the likelihood of any heritage relics being discovered during excavation/construction is minimal, given the disturbed nature of the site, and long-term residential use of the land. Furthermore, a search of the Department of Climate Change, Energy, the Environment and Water Heritage Database and the Department of Premier and Cabinet's State 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.

Should any relics be discovered during development activities, those activities will stop with the appropriate regulatory authority notified of the discovery.

8.9.3 Resources

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 F**). Additionally, the development achieves an average NatHERS (Nationwide House Energy Rating Scheme) star rating of 7.6. NatHERS provides homes with a star rating out of ten based on an estimate of a home's potential (heating and cooling) energy use (refer to **Appendix P** and **Appendix Q**). Homes with a higher star rating are considered more thermally comfortable and cheaper to run than homes with a lower star rating. 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. The development will also incorporate photovoltaic solar panels located on the rooftop improve the development's energy use. These factors will ensure reduced depletion and degradation of natural resources in the long term.

8.9.4 Privacy

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

- Compliant building separation distances noting the ADG requirements;
- setting back the top floor of the 5-storey building from the south and west sides of the building;
- offsetting balconies and windows from others within the development and in adjoining properties;
- the orientation of windows toward the road frontage away from neighbouring properties; and
- provision of appropriate fencing, privacy screens, highlight windows and landscaping.

8.9.5 Solar Access

The proposed development has been designed to maximise direct sunlight access in midwinter. The development achieves ADG requirements for direct solar access, with 78.6% of the dwellings achieving at least 2 hours direct solar access between 9am – 3pm mid-winter, as required in part 4A-1 of the ADG.

8.9.6 Overshadowing

The Shadow Diagrams in **Appendix E** (excerpts below in **Figures 17-19**), have modelled the overshadowing impacts to the adjoining properties. The shadow diagrams demonstrate that the adjoining properties will receive greater than 3 hours of mid-winter solar access to their principal private open space areas at mid-winter.

It is however noted that the proposed development will result in overshadowing of the dwelling at 8 Hinemoa Street to varying degrees throughout the day during 9am-3pm at midwinter. Notwithstanding, the proposed overshadowing is not unacceptable for the following reasons:

- The proposed built form of the development has been envisioned in the recently adopted Canterbury-Bankstown LEP and DCP, as the area transitions to greater density in line with the strategic vision of the applicable planning documents,
- A large portion of the southern sites receive adequate solar access, ensuring that future development would not be unreasonably encumbered,
- Overshadowing to the southern properties is inevitable given the east to west orientation of the lots. Notwithstanding, the overall design strategy limits the extent of shadows cast during midwinter by strategically locating the bulk of the height and scale toward the north-eastern part of the site. This is further assisted by utilising a transition in scale toward the southern portion of the site,
- The proposed development is compliant with maximum height and floor space ratio applicable to the site, and the minimum required separation distances required by the Apartment Design Guide, and
- The overall building extent was supported by the Canterbury-Bankstown Design Review Panel as demonstrating a positive transition in scale and being contextually appropriate. The Panel supported the *'current site layout and landscaping with respect to the minimisation of likely impacts to neighbouring properties. Positioning the driveway to the*

south to increase setbacks and further reduce overshadowing to 8 Hinemoa St is particularly supported’.

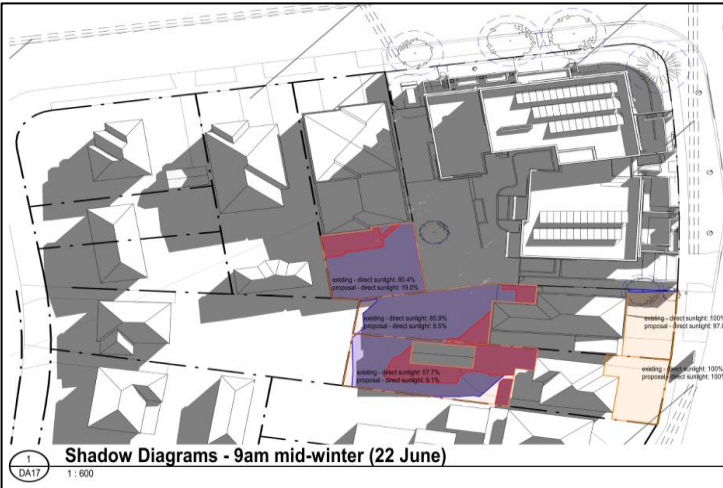


Figure 17 Excerpt from the Architectural Plans – Shadow diagram at 9pm (Source: Morson Group)



Figure 18: Excerpt from the Architectural Plans – Shadow diagram at 12pm (Source: Morson Group)

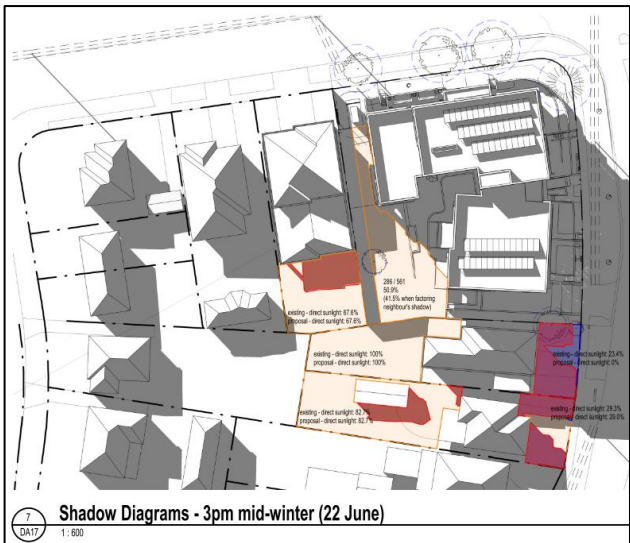


Figure 19: Excerpt from the Architectural Plans – Shadow diagram at 3pm (Source: Morson Group)

Given the envisioned built form for the site and broader locality, it is considered that the proposed development provides reasonable solar access to the adjoining properties.

It is therefore demonstrated that solar to surrounding properties will not be unreasonably reduced by the proposed development.

8.9.7 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 Civil Drawings in **Appendix V**, for specific details.

8.9.8 Soils

Acid Sulfate Soils

The CBLEP 2023 Acid Sulfate Soils Map does not identify the subject site as being affected by Acid Sulfate Soils (ASS)

Site Classification (AS2870)

STS Geotechnics, consulting geotechnical engineers was engaged to provide a Geotechnical Investigation, which can be found in **Appendix N**. The report found that groundwater was not encountered during the investigations and in accordance with AS2870 the site has a classification of “Class P”, which is attributed to abnormal moisture conditions and some fill. It also notes that, subject to adopting the geotechnical recommendations, the designing engineer may design to a “Class H1” site classification.

8.9.9 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.

8.9.10 Flora and Fauna

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

An Arboricultural Impact Assessment (Arborist Report) has been prepared by Newleaf Arboriculture (**Appendix D**). The Arborist Report considers 22 trees: 14 trees within the site; 1 tree in the adjacent property to the south and 7 trees within the road reserve. Refer to Section 3.6 of this report for commentary on the proposed tree removal and retention.

More appropriate tree plantings will be provided as part of the comprehensive landscaping scheme proposed for the site specifically designed to compensate for the loss of the trees to be removed. The landscaping scheme includes the provision of numerous advanced/ mature tree and shrub plantings across the site. The total plantings, including trees, shrubs and groundcover/grass plantings totals approximately 1094 plantings. Refer to the landscape plan in **Appendix O**.

8.9.11 Waste

Demolition

This development includes demolition of the single storey dwellings that are existing on the site. Details of waste management during the demolition phase, can be found in the Waste Management Plan in **Appendix Y**.

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 hazardous materials as per NSW EPA requirements and Guidelines;
- 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

General waste has been calculated based on Council's document 'Waste Design for New Developments – Guide C' and has determined a required volume of 5880L/week of general waste (6 x 1,100L general waste bins), 5040/week of recycling waste (9 x 1,100L recycling bins based on fortnightly collection) and 5 x 240L green waste bins. It is noted that Council provided advice on 13 May 2024 to reduce the number of recycling bins to 9 (instead of 10) to accommodate the green waste bins within the communal bin room.

It is proposed to utilise Council's collect and return service on Weston Street, with Council Officers servicing the garbage room located within 10m to the kerb. Council's collection vehicle will stop at the Weston Street entrance of the development during collection.

8.9.12 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.

Construction work will be carried out in accordance with the NSW Interim Construction Noise Guidelines, recommended standard hours of work, being Monday to Saturday 7 am to 5 pm, with no work on Sundays or public holidays.

During Operation

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 Building Code of Australia contained in the NCC and EPA criteria with respect to noise transmission.

It is noted that the subject site is located in proximity to the heavy rail line associated the Panania railway station. An Acoustic Report has been submitted with the DA which outlines measures to be implemented as part of the development to ensure that suitable amenity is provided for future occupants.

8.9.13 Community Need

According to the Parliament of Australia website, housing affordability in Australia has broadly declined since the early 1980s. In 2012, the National Housing Supply Council (NHSC) estimated that there was a deficit of 539,000 affordable rental properties for lower income renters. Anglicare Australia's annual rental affordability snapshots suggest that the situation for lower income renters remains difficult. The latest Anglicare survey of 69,000 rental properties across Australia, found that at a national level, only 9 properties were affordable for single adults living on Jobseeker income, and only 3 were suitable for a single person living on Youth Allowance. In this context, an increasing number of Australian renter households are experiencing housing stress.

According to the NSW Department of Communities and Justice, affordable housing is housing that is appropriate for the needs of a range of very low to moderate income households and priced so that these households are also able to meet other basic living costs such as food, clothing, transport, medical care and education. As a rule of thumb, housing is usually considered affordable if it costs less than 30 percent of gross household income. The Department's website states that *"In Greater Sydney, low-income rental households are increasing at a faster rate than population growth."*

Social housing is affordable housing provided by the government and community sectors to assist people who are unable to afford or access suitable accommodation in the private rental market. Homes NSW is the largest provider of social housing in Australia and aims to provide housing opportunities for people most in need in our community.

Homes NSW has identified that in the City of Canterbury-Bankstown LGA, the greatest demand for social housing is for studio, 1- and 2-bedroom dwellings. At 30 June 2023 within the Bankstown allocation zone, which Panania is located in, the waiting time for a 1 bedroom dwelling is 5-10 years, and more than 10 years for a 2-bedroom dwelling. The proposed development has been designed to directly respond to this immediate need.

Therefore, considering the above, it is clear that there is a community need for the development, primarily because it provides more, well designed social and affordable housing to the LGA.

8.9.14 Social Impact in the Locality

The proposed development will have several positive community and social effects. The proposed development will:

- assist Homes NSW in meeting its' significant, long-standing and continually growing demand for social housing in the City of Canterbury-Bankstown Council local government and surrounding areas.

- assist Homes NSW in improving the amenity of accommodation for its tenants, by providing new, more appropriate housing.
- improve the environmental sustainability of housing on the site, particularly through improved thermal performance, solar access, natural ventilation, energy and water efficiency.
- assist Homes NSW to grow its social housing portfolio in line with the NSW Government's *Future Directions for Social Housing in NSW*.
- assist City of Canterbury-Bankstown Council to increase the provision of affordable housing in the LGA.

8.9.15 Economic Impact in the Locality

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

- more efficient use of land resources, existing infrastructure and existing services.
- local sourcing of construction materials where possible,
- promotion of housing affordability, through the expansion of publicly owned social housing.
- the local sourcing of tradespeople and other construction-related professionals, where possible.
- ongoing consumption from new/additional households.
- the reduced maintenance costs of the newer housing.
- savings associated with improved energy and water efficiency.

8.9.16 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.

8.10 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.

8.11 The Public Interest

The proposed development will provide housing to meet the needs of the community, assisting Homes NSW in meeting its' significant, long-standing and continually growing demand for social housing in the City of Canterbury-Bankstown LGA. The NSW Communities and Justice website details that in July 2024 there were 57,701 households on the waiting list for social housing in NSW. Specifically, in the Bankstown allocation zone (GW09), the wait list for social housing is approximately 2,446 households.

The development will also assist in allowing Homes NSW 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 Homes NSW to improve the amenity of accommodation for its tenants, by providing new, more appropriate housing aligning with demand for 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.

In light of the above, the development is clearly in the public interest.

9 Conclusion

This Statement of Environmental Effects has been prepared to inform a Development Application for an affordable housing development at 171 Weston Street & 2-6 Hinemoa Street, Panania.

The proposed development will provide much-needed social housing to the Canterbury-Bankstown Local Government Area and has been designed in response to local context and preserving the amenity of neighbouring uses. The site is well located to local facilities and public transport and will provide a high level of amenity for future residents.

As discussed throughout this report, the proposed development relies upon additional height and floor space ratio permitted under the Housing SEPP. Given the development is permitted with consent in the zone and is consistent with the zone objectives applying to the land, the proposal is considered worthy of support given the site's proximity to Panania railway station and local shops, transition in scale from 5 storeys to 4 storeys at the rear, and minimal impact on neighbours in terms of privacy and overshadowing.

The proposed development will deliver a well-designed affordable housing development that provides generous landscaped areas across the site, good solar access, and a high level of amenity for future residents due to proximity to public transport and local services.

Homes NSW welcomes Council's support of the application for the following reasons:

- The proposal is considered acceptable in terms of the provisions of Section 4.15 of the *Environmental Planning and Assessment Act 1979*;
- The proposal satisfies the NSW Government's and City of Canterbury-Bankstown's strategic planning objectives;
- The proposal is consistent with the requirements of the Housing SEPP, including the Apartment Design Guide;
- The proposed development will provide housing to meet the needs of the community, assisting Homes NSW in meeting the significant, long-standing and continually growing demand for social housing in the City of Canterbury-Bankstown LGA and surrounding areas;

- The proposed development will not result in any unacceptable adverse environmental impacts; and
- The proposed development is suitable for the site, and its surrounds.

Appendices

Appendix A Access Report

Appendix B Acoustic Report

Appendix C AHIMS Search

Appendix D Arboricultural Impact Assessment

Appendix E Architectural Plans

Appendix F BASIX Certificate

Appendix H Canterbury Bankstown DRP Design Advice Letter

Appendix I Design Review Report

Appendix J Design Verification Statement

Appendix L Fire Engineering Letter

Appendix M Flood Risk Management Report

Appendix N Geotechnical Investigation

Appendix O Landscape Plan

Appendix P NatHERS Summary Certificate

Appendix Q NatHERS Certificates

Appendix R Notification Plans

Appendix S Owners Consent

Appendix T Rail Impact Assessment Report

Appendix U Rail Monitoring Plan

Appendix V Stormwater Plans

Appendix W Survey Plans

Appendix X Traffic and Parking Impact Assessment

Appendix Y Waste Management Plan

