



STATEMENT OF ENVIRONMENTAL EFFECTS

ALTERATIONS AND ADDITIONS TO APPROVED SHOP TOP HOUSING
6-8 KENT STREET, BELMORE



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QA Record:

Doc ID: SEE.240102.AA.AH
Version: 1.0
Issue Date: 1 November 2024

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LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY

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LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



LEGISLATION CHECKLIST

STATE ENVIRONMENTAL PLANNING POLICY	APPLICABLE?
SEPP (BIODIVERSITY AND CONSERVATION) 2021	✓
SEPP (EXEMPT AND COMPLYING DEVELOPMENT CODES) 2008	N/A
SEPP (HOUSING) 2021	✓
SEPP (INDUSTRY AND EMPLOYMENT) 2021	N/A
SEPP (PLANNING SYSTEMS) 2021	N/A
SEPP (PRECINCTS - CENTRAL RIVER CITY) 2021	N/A
SEPP (PRECINCTS - EASTERN HARBOUR CITY) 2021	N/A
SEPP (PRECINCTS - REGIONAL) 2021	N/A
SEPP (PRECINCTS - WESTERN PARKLAND CITY) 2021	N/A
SEPP (PRIMARY PRODUCTION) 2021	N/A
SEPP (RESILIENCE AND HAZARDS) 2021	✓
SEPP (RESOURCES AND ENERGY) 2021	N/A
SEPP (SUSTAINABLE BUILDINGS) 2022	✓
SEPP (TRANSPORT AND INFRASTRUCTURE) 2021	✓

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY





1 INTRODUCTION

This Statement of Environmental Effects has been prepared to accompany the Development Application (DA) to City of Canterbury Bankstown Council alterations and additions to an approved shop top housing development under Part 4 Division 4.3 Section 4.17(b) of the Environmental Planning and Assessment Act, 1979, DA-783/2020 (as modified) by making various internal and external modifications including an additional floor level and provisions of affordable housing units under State Environmental Planning Policy (Housing) 2021 at 6-8 Kent Street, Belmore.

This Statement of Environmental Effects has been prepared pursuant to Section 4.12 of the *Environmental Planning and Assessment Act, 1979* (the Act) and Part 3 of the *Environmental Planning and Assessment Regulation, 2021* (the Regulation), and provides the following:

- Identifies any environmental impacts of the development;
- Indicates how any environmental impacts of the development have been identified;
- Outlines the steps to be taken to protect the environment or to lessen the expected harm to the environment; and
- Considers any matters required to be indicated by any guidelines issued by the Planning Secretary.

The application is proposing alterations and additions to the approved development in DA-783.2020 (as modified) which can be modified by any development consent granted for the subject application to insert a condition referring to any new consent granted for this subject application, under the provisions of section 4.17 (b) of the Environmental Planning and Assessment Act 1979. This would ensure that the 2 separate development consents related to the one development will operate together but cross reference each other.

The subject development application is requested following detailed design and requirements for various consultants, marketing purposes as well as requirements outlined by other professionals post-approval of development application number DA-783/2020 (as modified) which was approved by City of Canterbury Bankstown Council on 15 December 2021. A detailed list of the proposed modifications is provided below.

NO.	MODIFICATIONS PROPOSED
1	Amendments to the existing approved Basement B1 which includes 19 car spaces and carwash and Basement B2 which 21 car spaces. The application seeks to reconfigure the car parking layout to achieve Basement B1 18 car space and 22 car spaces for Basement B2 which 21 car spaces. Both car parking layouts equate to 40 car spaces.
2	Inclusion of 5x Affordable Units across 5 residential levels under the provisions of SEPP Housing Code.
3	Re-configuration of level 4 including removal of apartment 4.04 & 4.05 terrace component and change apartment 4.04 & 4.05-to-2-bedroom apartments. This is to accommodate floor level addition proposed under SEPP Housing 2021.
4	Proposed level 5 floor addition including 4 apartments and 1 affordable unit (apartment 5.03).
5	Provide On-site Detention System at ground floor.

TABLE 1: SCHEDULE OF PROPOSED MODIFICATIONS

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



The development achieves a high level of compliance with the requirements prescribed in *State Environmental Planning Policy (Housing) 2021*, the accompanying Apartment Design Guide (ADG), *Canterbury-Bankstown Local Environmental Plan 2023* (the LEP) and *Canterbury-Bankstown Development Control Plan 2023* (the DCP).

The DA is made pursuant to Part 4 of the *Environmental Planning and Assessment Act, 1979*. The DA is not integrated or designated development under the provisions of the Act and the development has an estimated development cost of less than \$30 million and so the application is for local development. The DA is one that requires determination by the Local Planning Panel by Ministerial Direction issued under Section 9.1 of the Act as detailed below:

DEVELOPMENT	TRIGGER	✓/✗
1. Conflict of Interest	N/A	N/A
2. Contentious Development	The consideration of submissions cannot be made at the time of preparing this Statement.	N/A
3. Departure from Development Standards	The DA does not seek consent for a departure from a development standard under Clause 4.6 of the LEP.	N/A
4. Sensitive Development	<p>(a) The DA is not designated development.</p> <p>(b) The DA is for alterations and additions to a residential flat building of 4 or more stories in height.</p> <p>(c) The DA does not seek consent for demolition of a heritage item.</p> <p>(d) The DA is not for a licensed premises.</p> <p>(e) The DA is not for a sex-services or restricted premises.</p> <p>(f) The DA does not propose to enter into a planning agreement.</p>	✓

TABLE 2: LOCAL PLANNING PANEL MINISTERIAL DIRECTION CRITERIA

Accordingly, the City of Canterbury Bankstown Local Planning Panel is the consent authority for the purpose of determining the DA.

This statement has been prepared having regard to the plans and documents that accompany the application as follows:

- ✎ Architectural Plans prepared by Ross Howieson Architects;
- ✎ Landscape Plan prepared by Isthmus Landscape Design;
- ✎ Schedule of proposed amendments prepared by Ross Howieson Architects;
- ✎ Design Verification Statement prepared by Ross Howieson Architects;
- ✎ Cost Summary Report prepared by QPC&C Limited;
- ✎ Stormwater Plans prepared by John Romanous & Associates;
- ✎ Waste Management Plan prepared by Dickens Solutions;
- ✎ Access Report prepared by Northern west services;
- ✎ BCA report prepared by Northern west services;
- ✎ Operational Plan of Management prepared by PLANZONE;
- ✎ BASIX and NatHERS Certificates prepared by Gradwell Consulting; and
- ✎ Traffic and Parking Statement prepared by Traffic Solutions Pty Ltd.

This Statement of Environmental Effects undertakes an assessment of the proposal against the requirements and the matters for consideration under Sections 1.7, 4.15, 4.46 and 4.55 of the Act. The Statement should be read in conjunction with the plans and documents accompanying the application.

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



2 THE SITE AND SURROUNDS

2.1 LEGAL DESCRIPTION

The subject site comprises 1 land parcel legally described as Lot 2 Section 1 in DP 4291 and is more commonly known as 6-8 Kent Street, Belmore.

2.2 LOCATION

The subject site is situated on the eastern side of Kent Street, Belmore as illustrated in Figures 1 and 2 below:

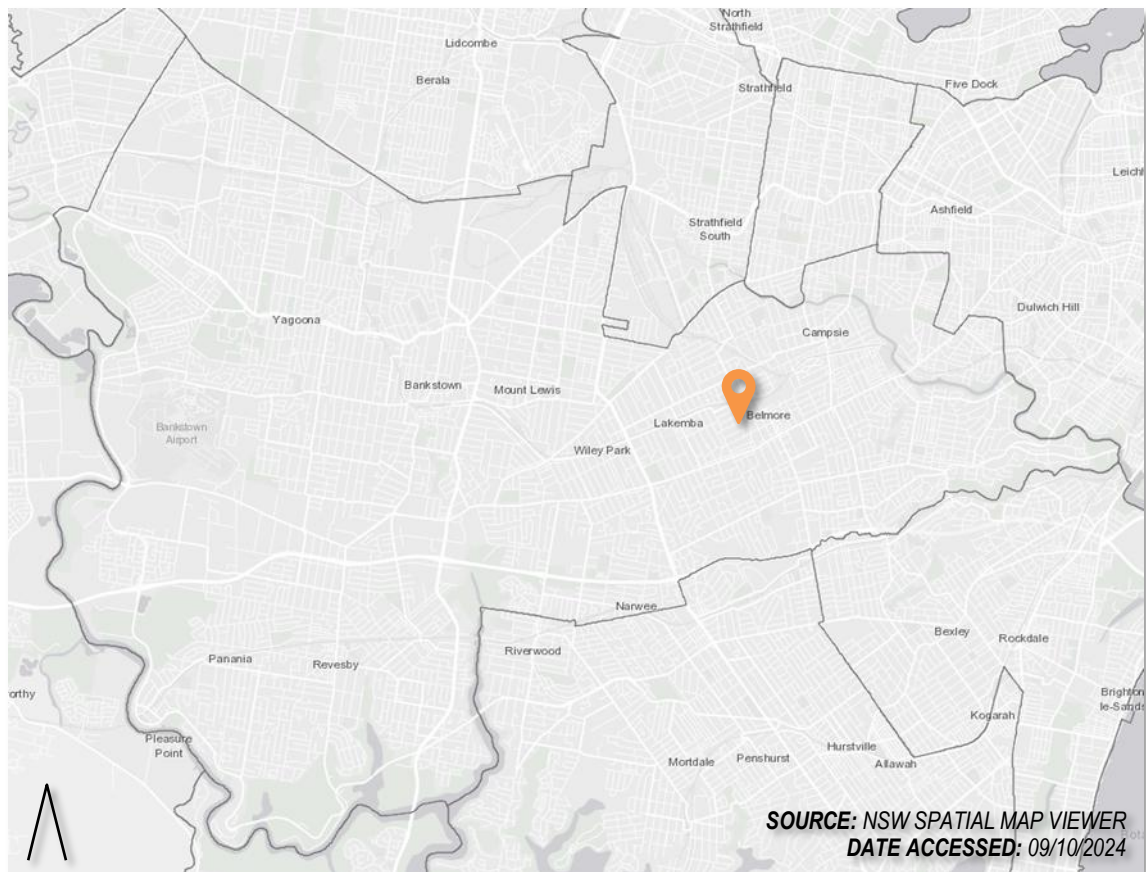


FIGURE 1: LGA CONTEXT MAP

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY

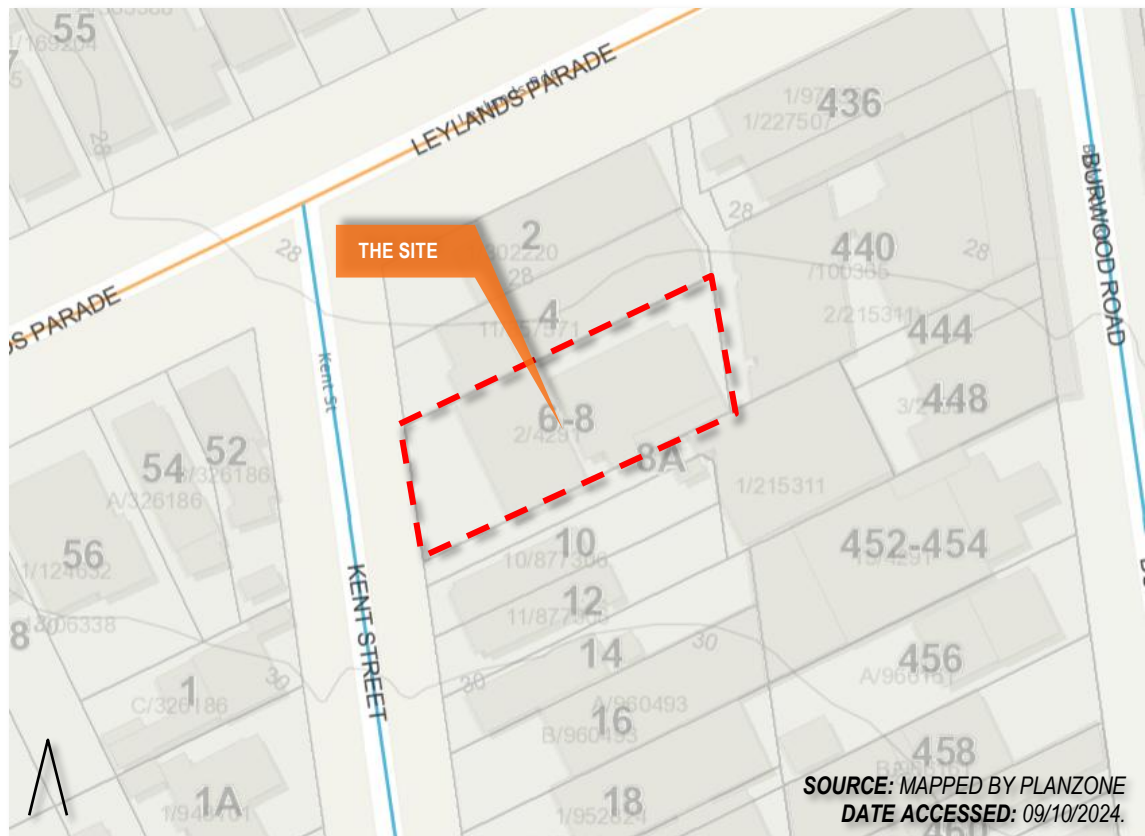


FIGURE 2: LOCATION MAP

2.3 DIMENSIONS AND SITE AREA

The subject site comprises a regular allotment with the boundary dimensions as follows:

- A western frontage measuring 20.115 metres;
- A northern side boundary measuring 20.115 metres;
- A southern side boundary measuring 50.295 metres; and
- An eastern rear boundary measuring 50.29 metres.

The subject site has a site area of 962.7m² as detailed on the accompanying Survey Plan.

2.4 EXISTING STRUCTURES

The subject site currently consists of 2 industrial buildings and a hard stand open parking area within the front setback area. An aerial image and photographs illustrating the site and existing structures are provided in the Figures 3 to 6:

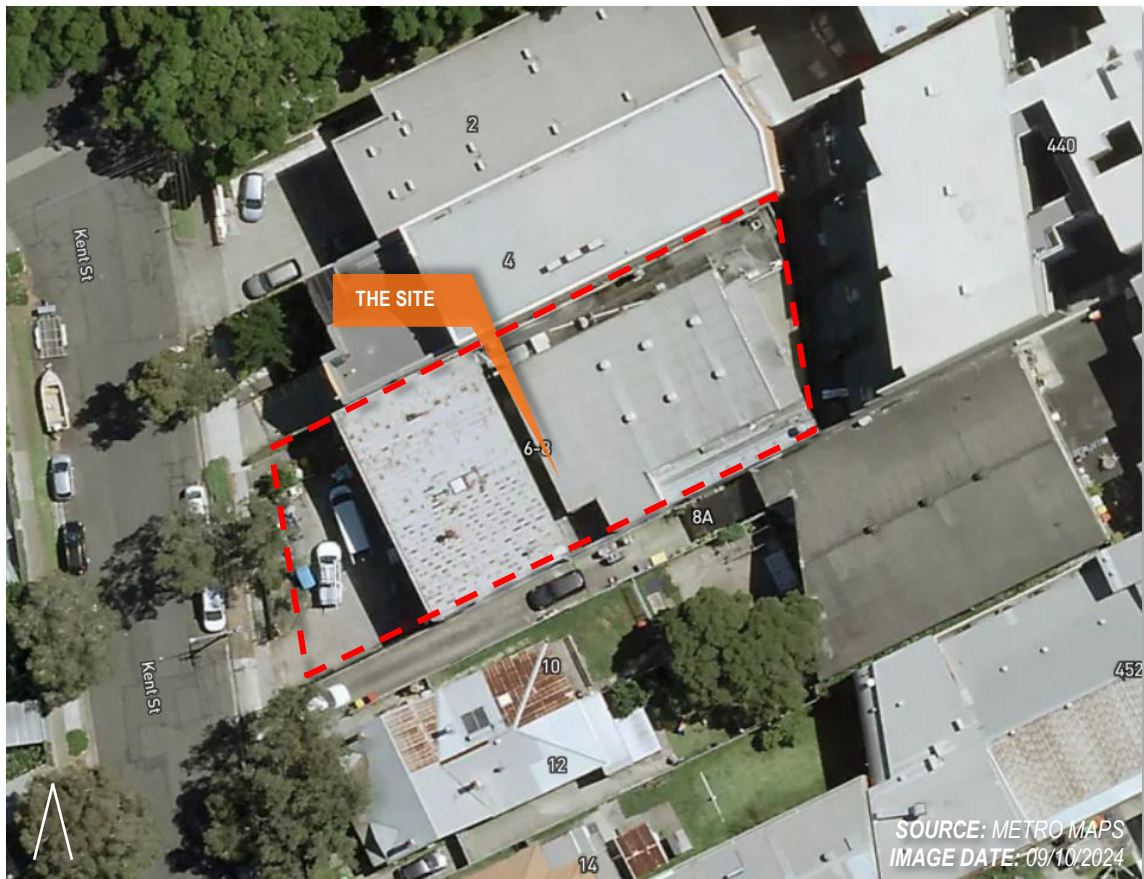


FIGURE 3: AERIAL MAP



FIGURE 4: VIEW OF THE SITE AT 6-8 KENT STREET

LEGEND:
✓ COMPLIES
✗ DOES NOT COMPLY
S SATISFACTORY

STATEMENT OF ENVIRONMENTAL EFFECTS
ALTERATIONS AND ADDITIONS TO APPROVED SHOP TOP HOUSING
6-8 KENT STREET, BELMORE



FIGURE 5: VIEW OF KENT STREET LOOKING NORTH



FIGURE 6: VIEW OF KENT STREET LOOKING SOUTH

2.5 EXISTING VEGETATION

The subject site does not contain any trees within the site area. No changes are proposed as per the previously approved DA-783/2020(as modified). Significant replacement vegetation was approved under DA-783/2020(as modified). No changes to the approved landscape design are proposed as part of this development application.

LEGEND:
✓ COMPLIES
✗ DOES NOT COMPLY
S SATISFACTORY



2.6 CONTEXT AND SURROUNDS

The surrounding land uses immediately adjoining the boundaries of the site are as follows:

ADDRESS	LOCATION	EXISTING IMPROVEMENTS	FIGURE NO.
4 Kent Street	Adjoining to North	Commercial	Figure 7
8A Kent Street	Adjoining to South	Commercial	Figure 8
10 -12 Kent Street	Adjoining to South	Residential	Figure 9
52 Leylands Parade	Opposite to West	Residential	Figure 10
1 Kent Street	Opposite to West	Residential	Figure 11

TABLE 3: SURROUNDS AND CONTEXT

The local surrounding area is characterised by industrial and commercial developments to the north and east and residential developments to the south and west of the site. It should be noted that the local surrounding area is an area undergoing transition to high density residential and mixed-use development following rezoning of the subject and surrounding land.

The existing land uses immediately adjoining or situated opposite the boundaries of the site are illustrated in Figures 7 to 11.



FIGURE 7: VIEW OF PROPERTY ADJOINING TO THE NORTH AT 4 KENT STREET



FIGURE 8: VIEW OF PROPERTY ADJOINING TO THE SOUTH AT 8A KENT STREET



FIGURE 9: VIEW OF PROPERTY ADJOINING TO THE SOUTH AT 10-12 KENT STREET

LEGEND:
✓ COMPLIES
✗ DOES NOT COMPLY
S SATISFACTORY



FIGURE 10: VIEW OF PROPERTY OPPOSITE TO THE WEST AT 52 LEYLANDS STREET



FIGURE 11: VIEW OF PROPERTY OPPOSITE TO THE WEST AT 1 KENT STREET

2.7 PAST USES AND DEVELOPMENT HISTORY

The site is known to have always been used for light industrial/commercial purposes. There is no prior development history of the subject site apart from DA-783/2020 & DA-783/2020/A which approved the shop top housing development and its associated modification.



3 THE PROPOSAL

3.1 DESCRIPTION

This Development Application seeks consent alterations and additions to an approved shop top housing development under Part 4 Division 4.3 Section 4.17(b) of the Environmental Planning and Assessment Act, 1979, DA-783/2020 (as modified) by making various internal and external modifications including an additional floor level and provisions of affordable housing units under State Environmental Planning Policy (Housing) 2021 at 6-8 Kent Street, Belmore.

The development remains defined as ‘*Shop Top Housing*’ pursuant to the definitions contained in *Canterbury-Bankstown Local Environmental Plan 2023*:

“ **Shop Top Housing** means one or more dwellings located above ground floor retail premises or business premises. ”

3.2 PROPOSED MODIFICATIONS

The development includes 1 ground floor retail premises with 27 residential units on the levels above and seeks consent for the following alterations and additions to the shop top housing development previously approved by DA-783/2020 (as modified):

NO.	ALTERATIONS AND ADDITIONS PROPOSED
1	Amendments to the existing approved Basement B1 which includes 19 car spaces and carwash and Basement B2 which 21 car spaces. The application seeks to reconfigure the car parking layout to achieve Basement B1 18 car space and 22 car spaces for Basement B2 which 21 car spaces. Both car parking layouts equate to 40 car spaces.
2	Inclusion of 5x Affordable Units across 5 residential levels under the provisions of SEPP Housing Code.
3	Re-configuration of level 4 including removal of apartment 4.04 & 4.05 terrace component and change apartment 4.04 & 4.05-to-2-bedroom apartments. This is to accommodate floor level addition proposed under SEPP Housing 2021.
4	Proposed level 5 floor addition including 4 apartments and 1 affordable unit (apartment 5.03).
5	Provide On-site Detention System at ground floor.

TABLE 4: SCHEDULE OF PROPOSED MODIFICATIONS

3.3 DEMOLITION, EARTHWORKS AND STORMWATER WORKS

The proposed application does not seek consent for any additional demolition or earthworks from those approved in DA-783/2020 (as modified).



3.4 DWELLING MIX

LEVEL	1 BED	2 BED	2 BED + STUDY	3 BED	3 BED + STUDY	TOTAL
Level 1	1	5	-	-	-	6
Level 2	1	5	-	-	-	6
Level 3	-	5	-	-	-	5
Level 4	-	5	-	-	-	5
Level 5 - 6		2	1	1	1	5
Total	2	22	1	1	1	27

TABLE 5: PROPOSED DWELLING MIX

3.5 PEDESTRIAN AND VEHICULAR ACCESS AND PARKING

Pedestrian access to the proposed shop top housing is provided from the Kent Street frontage of the site.

Vehicular access to shop top housing is provided via the Kent Street frontage through a existing driveway leading into the existing car parking area in the basement levels. The development proposes 22 x Residential Car Parking Spaces and 8 Bicycle Spaces in the proposed Basement Level 2; 8 x Residential Car Parking Spaces and 1 x Visitor Spaces including 4 x accessible space and 8 x Retail Car Parking Spaces in the proposed Basement Level 1.

3.6 COMMON OPEN SPACE AND LANDSCAPING

The development provides a Common Open Space of 371 m² or 38.5 % of total site. The development provides landscaped areas within the rear setback on the proposed ground floor level including 63.5m² of deep soil area and proposes planter boxes on Level 1. The floor level addition provides for 136 m² of landscaped communal area.

4 PLANNING FRAMEWORK

The *Environmental Planning and Assessment Act, 1979* (the Act) prescribes the following matters that have been taken into consideration in the assessment of the subject application, as detailed under the respective headings within Sections 5, 6 and 7 of this Statement:

- Section 1.7 - Significant effect on threatened species, populations or ecological communities, or their habitats;
- Section 4.15 - Evaluation:
 - Section 4.15(1)(a)(i) - The provisions of any Environmental Planning Instrument;
 - Section 4.15(1)(a)(ii) - The provisions of any exhibited Draft Environmental Planning Instruments;
 - Section 4.15(1)(a)(iii) - The provisions of any Development Control Plan;
 - Section 4.15(1)(a)(iiia) - The provisions of any Planning Agreement entered into under s7.4 or proposed Planning Agreement;
 - Section 4.15(1)(a)(iv) - The provisions of the Regulations;
 - Section 4.15(1)(b) - The likely environmental impacts on both the natural and built environments, and social and economic impacts of the development;
 - Section 4.15(1)(c) - The suitability of the site for the development;
 - Section 4.15(1)(d) - Any submissions made in accordance with the Act or the regulations; and
 - Section 4.15(1)(e) - The public interest.
- Section 4.46 - Integrated Development.

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



5 SECTION 1.7 EVALUATION EP&A ACT, 1979

Section 1.7 of the Act prescribes matters for consideration in determining whether a development is likely to have a significant effect on threatened species, populations or ecological communities, or their habitats. The relevant provisions from the Act are discussed below.

5.1 BIODIVERSITY CONSERVATION ACT, 2016

The development is not *likely to significantly affect threatened species* as required to be considered under Part 7 of the *Biodiversity Conservation Act, 2016*.

5.2 FISHERIES MANAGEMENT ACT, 1994

The development is not *likely to significantly affect threatened species, population or ecological community* as required to be considered under Part 7A of the *Fisheries Management Act, 1994*.

6 SECTION 4.15 EVALUATION EP&A ACT, 1979

6.1 SECTION 4.15(1)(A) OF THE EP&A ACT, 1979

(i) SECTION 4.15(1)(A)(I)

THE PROVISIONS OF ANY ENVIRONMENTAL PLANNING INSTRUMENT

The following environmental planning instruments are applicable to this DA as discussed below:

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

STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

CHAPTERS	APPLICABLE?
CHAPTER 2: VEGETATION IN NON-RURAL AREAS	✓
CHAPTER 3: KOALA HABITAT PROTECTION 2020	N/A
CHAPTER 4: KOALA HABITAT PROTECTION 2021	N/A
CHAPTER 5: RIVER MURRAY LANDS	N/A
CHAPTER 6: WATER CATCHMENTS	N/A
CHAPTER 7-12: REPEALED	N/A
CHAPTER 13 STRATEGIC CONSERVATION PLANNING	N/A

TABLE 6: SEPP BIODIVERSITY & CONSERVATION APPLICABLE CHAPTERS

CHAPTER 2: VEGETATION IN NON-RURAL AREAS

Chapter 2 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (the Biodiversity & Conservation SEPP) contains planning controls for the removal of vegetation on the land within non-rural areas of the State. The policy aims to protect the biodiversity values of trees and other vegetation in non-rural areas of the State and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



The subject site is located in an B2 Local Centre zone. The site does not contain any existing vegetation of significance or native vegetation.

STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021

State Environmental Planning Policy (Housing 2021) applies to residential flat buildings of at least 3 storeys in height and containing 4 or more dwellings. The development is for shop top housing which is 7 storeys in height and includes retail area on the ground floor level and 27 dwellings on levels 1 to 6 above and therefore the provisions of the SEPP and the accompanying Apartment Design Guide (ADG) apply to the proposal.

As required by Chapter 4 - Clause 147 of *State Environmental Planning Policy (Housing 2021)* (the SEPP) and Section 29 of the *Environmental Planning and Assessment Regulation, 2021*, a Design Verification Statement (DVS) has been provided by registered Architect Ross Howieson Architects (Registration No. 3792) which verifies the design of the development achieves compliance with the design quality principles set out in Schedule 9 of the Housing SEPP.

STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021			
CL	REQUIREMENT	PROPOSED	✓/✗
CHAPTER 2 AFFORDABLE HOUSING			
PART 1 - PRELIMINARY			
13A	Application of Chapter 4 to affordable housing	Note, the development seeks assessment against Chapter 2 Division 1 & Chapter 4 of the SEPP	✓
13	Affordable housing – the Act, s 1.4(1)	Noted, the approved and proposed development fits the description provided in this clause.	✓
14	Need for affordable housing and imposition of condition – the Act, s 7.32(1)	Noted.	✓
15	Requirement for imposition of conditions—the Act, s 7.32(3)(a)	<p>The proposed development achieves;</p> <ul style="list-style-type: none"> ✎ Mixture of affordable housing and commercial uses; ✎ Affordable component manages socially diverse population in LGA and represents the overall community composition; ✎ Affordable component shall be available for very low, low and moderate income households; ✎ Affordable component shall be rented at an appropriate rate of gross household income; ✎ The provisions of affordable housing are proposed as part of the level addition; ✎ The affordable component as part of floor level addition is managed and maintained for use for affordable housing; and ✎ The affordable component is proposed to comply with relevant planning 	✓

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021			
CL	REQUIREMENT	PROPOSED	✓/✗
		instruments including SEPP,	

PART 2 – DEVELOPMENT FOR AFFORDABLE HOUSING

DIVISION 1 – IN-FILL AFFORDABLE HOUSING

15A	Objectives of division	The proposed development achieves new in-fill affordable housing to meet very low-, low- and moderate-income households.	✓
15B	Definition	The proposed development is defined as “residential flat buildings” as per LEP.	✓
15C	Development to which division applies	The proposed development is defined as “residential flat buildings” as per LEP. Furthermore, the application proposes 15 % or 490 m ² of GFA towards affordable housing.	✓
16	Affordable housing requirements for additional floor space ratio	No floor space ratio is prescribed for the site.	✓
17	Additional floor space ratio for relevant authorities and registered community housing providers	N/A, not applicable as no FSR is prescribed.	✓
18	Affordable housing requirements for additional building height	AFFORDABLE HOUSING: 14.86 % PROPOSED: 15.39 %	✓
19	Non-discretionary development standards—the Act, s 4.15	The proposed development achieves; <ul style="list-style-type: none"> ➤ Minimum 450 m² site area; ➤ 371.1 or 38.5 % of total landscaped communal area is proposed; ➤ Each affordable and non affordable component achieves adequate car parking; 	✓
20	Design requirements	Noted, Chapter 4 of SEPP assessing this clause.	✓
21	Must be used for affordable housing for at least 15 years	Noted, the development shall commence for period of at least 15 years commencing on the day of the occupation certificate.	✓
22	Subdivision permitted with consent	Noted.	✓

CHAPTER 4 – DESIGN OF RESIDENTIAL APARTMENT DEVELOPMENT

142	Aims of chapter	The proposed development achieves the standard design of residential apartment development in NSW by; <ul style="list-style-type: none"> ➤ Providing increase of affordable housing density in areas well served by public transport and infrastructure; ➤ Achieves a building envelope consistent with aesthetics and streetscape character; ➤ Healthy mix of affordable housing to meet population growth; 	✓
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LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021			
CL	REQUIREMENT	PROPOSED	✓/✗
143	Land to which chapter applies	Noted, this chapter applies to this development.	✓
144	Application of chapter	This application is development for existing approved shop top housing. The application proposes additional 5 residential units equating to 27 dwellings across a 7 storey development.	✓
145	Referral to design review panel for development applications	Noted, a design review panel shall determine satisfactory prior to consent.	✓
146	Referral to design review panel for modification applications	The application does not seek modification to original consent.	✓
147	Determination of development applications and modification applications for residential apartment development	The application accompanies a Design Verification Statement (DVS) provided by registered Architect Ross Howieson Architects (Registration No. 3792) which verifies the design of the development achieves compliance with the design quality principles set out in Schedule 9 of the SEPP.	✓
148	Non-discretionary development standards for residential apartment development—the Act, s 4.15	Refer to Apartment Design Guide Assessment Table (Appendix 1) detailing compliance with this clause.	✓
149	Apartment Design Guide prevails over development control plans	Noted, standards outlined in ADG shall prevail over DCP.	✓

APARTMENT DESIGN GUIDE

Clause 29(b)(i)(ii) of EP&A 2021 prescribes that a DA for a residential flat building is to be assessed having regard to the *Apartment Design Guide* (ADG). An assessment of the proposal against the provisions contained in the ADG is provided as Appendix 1 to this Statement

STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

CHAPTERS	APPLICABLE?
CHAPTER 2: COASTAL MANAGEMENT	N/A
CHAPTER 3: HAZARDOUS AND OFFENSIVE DEVELOPMENT	N/A
CHAPTER 4: REMEDIATION OF LAND	✓

TABLE 7: SEPP RESILIENCE & HAZARDS APPLICABLE CHAPTERS

CHAPTER 4: REMEDIATION OF LAND

Chapter 4 of *State Environmental Planning Policy (Resilience and Hazards) 2021* (the Resilience & Hazards SEPP) contains planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated.



The history of land uses for the site has been considered as an indicator for potential contamination of the site in the original DA-783/2020(as modified). No changes are proposed to the extent of earthworks and so further consideration of contamination potential is not necessary. Council can therefore be satisfied of its obligations under Section 4.6, Chapter 4 of the Resilience & Hazards SEPP that the land is suitable for the proposed use.

STATE ENVIRONMENTAL PLANNING POLICY (SUSTAINABLE BUILDING) 2022

The application proposes alterations and additions to an approved shop top housing development under Part 4 Division 4.3 Section 4.17(b) of the Environmental Planning and Assessment Act, 1979, DA-783/2020 (as modified) by making various internal and external modifications including an additional floor level and provisions of affordable housing units under State Environmental Planning Policy (Housing) 2021 containing a total of 27 dwellings.

Pursuant to the provisions of the *Environmental Planning & Assessment Regulations 2021*, the proposed development is defined as *BASIX development* being (c) development that involves the alteration of a BASIX building, if the estimated development cost is \$50,000 or more. Accordingly, the following provisions in Section 2.1 of *State Environmental Planning Policy (Sustainable Buildings) 2022* (the SB SEPP) apply to this development:

- “(2) Schedule 2 sets out the standards that apply to—
 (a) BASIX development referred to in paragraph (c) or (d) of the definition of BASIX development in the *Environmental Planning and Assessment Regulation 2021*”

A *BASIX Certificate* accompanies the application indicating full compliance with the BASIX requirements by achieving or surpassing the minimum water, energy and thermal comfort scores.

Section 3.1 of *State Environmental Planning Policy (Sustainable Buildings) 2022* applies to development, other than development for the purposes of residential accommodation, that involves:

- “(a) the erection of a new building, if the development has an estimated development cost of \$5 million or more, or
 (b) alterations, enlargement or extension of an existing building, if the development has an estimated development cost of \$10 million or more.”

The non-residential works the subject of this DA have an estimated development cost of less than \$10 million and so this part of the SEPP does not apply to this DA.

STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

CHAPTERS	APPLICABLE?
CHAPTER 2: INFRASTRUCTURE	✓
CHAPTER 3: EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES	N/A
CHAPTER 4: MAJOR INFRASTRUCTURE CORRIDORS	N/A
CHAPTER 5: THREE PORTS - PORT BOTANY, PORT KEMBLA & NEWCASTLE	N/A

TABLE 8: SEPP TRANSPORT & INFRASTRUCTURE APPLICABLE CHAPTERS

CHAPTER 2: INFRASTRUCTURE

PART 2.3 - DIVISION 5 - ELECTRICITY TRANSMISSION OR DISTRIBUTION

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



SECTION 2.48: DETERMINATION OF DEVELOPMENT APPLICATIONS - OTHER DEVELOPMENT

Section 2.48 in Chapter 2 of *State Environmental Planning Policy (Transport and Infrastructure) 2021* (the Transport & Infrastructure SEPP) identifies triggers which require the local electricity supply authority to be given written notice of a DA (or modification) as identified below:

SECT.	TRANSPORT & INFRASTRUCTURE SEPP ELECTRICITY REFERRAL TRIGGERS	✓/✗
(1)(a)	<i>The penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower.</i>	N/A
(1)(b)	<i>Development carried out-</i> (i) <i>within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or</i> (ii) <i>immediately adjacent to an electricity substation, or</i> (iii) <i>within 5m of an exposed overhead electricity power line.</i>	N/A
1(c)	<i>installation of a swimming pool any part of which is-</i> (i) <i>within 30m of a structure supporting an overhead electricity transmission line, measured horizontally from the top of the pool to the bottom of the structure at ground level, or</i> (ii) <i>within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool.</i>	N/A
(1)(d)	<i>Development involving or requiring the placement of power lines underground, unless an agreement with respect to the placement underground of power lines is in force between the electricity supply authority and the council for the land concerned.</i>	N/A

TABLE 9: TRANSPORT & INFRASTRUCTURE SEPP ELECTRICITY REFERRAL TRIGGERS

Given the above, the local electricity supply authority is not required to be given written notice of the subject application.

PART 2.3 - DIVISION 15 - RAILWAYS

SECTION 2.97: DEVELOPMENT ADJACENT TO RAIL CORRIDORS

SECTION 2.98: EXCAVATION IN, ABOVE, BELOW OR ADJACENT TO RAIL CORRIDORS

SECTION 2.99: IMPACT OF RAIL NOISE OR VIBRATION ON NON-RAIL DEVELOPMENT

The development is not on land that is in or immediately adjacent to a rail corridor and the site is not land within or above a rail corridor, within 25 metres of a rail corridor or within 25 metres of the ground directly above an underground rail corridor and therefore Sections 2.97, 2.98 and 2.99 of the Transport & Infrastructure SEPP do not apply to the subject DA.

PART 2.3 - DIVISION 17 - ROADS AND TRAFFIC

SECTION 2.118: DEVELOPMENT WITH FRONTAGE TO CLASSIFIED ROAD

The subject site has a frontage to Kent Street, Belmore which is not identified by Transport for NSW (TfNSW) as a Classified or Regional road.

Accordingly, the provisions in Section 2.118 of the Transport & Infrastructure SEPP are not relevant to the subject application.

SECTION 2.119: DEVELOPMENT IN OR ADJACENT TO ROAD CORRIDORS

The site is located adjacent to Kent Street, Belmore Road corridor. Based on the most current Annual Average Daily Traffic (AADT) data published by TfNSW, the road did not have any recorded AADT data and is therefore not likely to have an AADT exceeding 20,000 vehicles.

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



Notwithstanding the above, the site is located within close proximity to Burwood Road to the east of the site and so an Acoustic Report prepared by Acoustic Noise & Vibration Solutions P/L accompanied the DA under separate cover which concludes:

“ The development at No. 6-8 Kent Street, Belmore if carried out as recommended in plans and specifications and including the acoustic recommendations in this report, will meet the required noise reduction levels as required by section 2.119, NSW Department of Planning’s ‘Development near Rail Corridors and Busy Roads - Interim Guideline’, Australian/New Zealand Standard AS/NZS 2107 ‘Acoustics - Recommended Design Sound Levels and Reverberation Times’, and Canterbury Bankstown Council requirements. ”

The development is not proposed in or adjacent to any road corridors subject to this clause, therefore Section 2.119 of the Transport & Infrastructure SEPP are not relevant to the application.

SECTION 2.121: TRAFFIC GENERATING DEVELOPMENT

The proposed development is not a traffic generating development as it is not development specified in Column 1 of the Table to Schedule 3 of the Transport & Infrastructure SEPP.

CANTERBURY-BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023

Canterbury-Bankstown Local Environmental Plan 2023 (the LEP) is the principal environmental planning instrument that applies to the land. An assessment pursuant to the relevant matters for consideration in the LEP is provided below.

CANTERBURY-BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023			
CL	REQUIREMENT	PROPOSED	✓/✗
PART 1 - PRELIMINARY			
1.2	Aims of Plan	The proposed development achieves the aims of the LEP in the following ways: (a) The development will provide for housing and employment opportunities for the existing and future residents of Canterbury; (b) The development will promote housing types to meet the population demand; (c) The development is of a design and type that will support the amenity and character of the local area and will enhance the quality of life of the community; and (d) The development would not have any impact on the environmental and cultural heritage values of Canterbury.	✓
1.4	Definitions are contained in the dictionary	The proposed development remains defined as a “Shop top housing”.	✓
PART 2 - PERMITTED OR PROHIBITED DEVELOPMENT			
2.2	Zoning of Land	The site is zoned B2 Local Centre.	✓
2.3	Zone objectives and Land Use Table	ZONE OBJECTIVES: The proposed development achieves the	✓

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



CANTERBURY-BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023			
CL	REQUIREMENT	PROPOSED	✓/✗
		<p>objectives of the B2 Local Centre zone in the following ways:</p> <ul style="list-style-type: none"> 🔍 The development provides for the retail and housing needs of the people who live in, work in and visit the local area; and 🔍 The development is located in an accessible location that will encourage employment opportunities. <p>LAND USE TABLE:</p> <p>"Shop top housing" is permissible with Council's consent in the B2 Local Centre zone and demolition is permissible pursuant to Clause 2.7 of the LEP.</p>	
2.7	Demolition requires development consent	Demolition works are proposed as part of floor addition.	✓
PART 4 - PRINCIPAL DEVELOPMENT STANDARDS			
4.3	Height of Buildings	<p>STANDARD: 18 metres</p> <p>PROPOSED: RL 51.130 to lift overrun on floor addition. This application seeks building height addition pursuant to SEPP Housing Code.</p>	✓
4.4	Floor Space Ratio	Not prescribed	✓
4.6	Exceptions to development standards	No variations are sought to development standards pursuant to Clause 4.6 of the LEP.	✓
PART 5 - MISCELLANEOUS PROVISIONS			
5.1	Relevant acquisition authority	The site is not mapped as reserved for acquisition on the <i>Land Reserved for Acquisition Map</i> .	✓
5.3	Development near zone boundaries	The development is permissible with consent and so does not rely on the provisions of this Clause.	✓
5.4	Controls relating to miscellaneous permissible uses	The proposed development is not for any of the development types listed in this Clause.	✓
5.6	Architectural roof features	The development does not propose any Architectural roof features.	✓
5.7	Development below mean high water mark	The site is not situated below the mean high water mark.	✓
5.10	Heritage Conservation	<p>The site is not identified as a heritage item, is not located in the vicinity of a heritage item and is not located within a Heritage Conservation Area.</p> <p>The site is not identified as an archaeological site and given the history of land uses on the site, is not anticipated to contain any items of archaeological significance.</p> <p>There are no known Aboriginal sites or Aboriginal places recorded in or near the subject site.</p>	✓
5.11	Bush fire hazard reduction	The application does not propose any bush fire hazard reduction works.	✓

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



CANTERBURY-BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023			
CL	REQUIREMENT	PROPOSED	✓/✗
5.21	Flood Planning	The site is not mapped as being in a Flood Planning Area or Flood Prone Land on the Flood Planning Maps and is not identified or known to be land at or below the flood planning level.	✓
PART 6 - ADDITIONAL LOCAL PROVISIONS			
6.1	Acid Sulfate Soils	The subject site is not mapped as being affected by Acid Sulfate Soils.	✓
6.2	Earthworks	No Earthworks are proposed as part of this application.	✓
6.3	Stormwater Management and water sensitive urban design	The development satisfies the matters prescribed in Clause 6.3(3) as detailed on the Stormwater Plans prepared by John Romanous & Associates.	✓
6.4	Biodiversity	The subject site is not identified a “ <i>Biodiversity significant land</i> ” on Council’s maps.	N/A
6.9	Essential Services	The augmentation and provision of new and additional essential services will be arranged by the developer subject to development consent being granted. Refer to discussion in Section 6.2.6 of this Statement.	✓
6.21	Restrictions on development in Zones B1, B2 and B5	The proposed development seeks to retain commercial component on ground floor as approved under DA-783/2020(as modified).	✓

TABLE 10: CANTERBURY-BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023 COMPLIANCE TABLE

(ii) SECTION 4.15(1)(A)(II)

THE PROVISIONS OF ANY EXHIBITED DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

DRAFT CANTERBURY BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2020

At the time of preparing this Statement, Council had publicly exhibited various amendments to *Draft Canterbury Bankstown Local Environmental Plan 2020* (draft LEP), none of which are relevant to the site and proposed development.

Accordingly, the proposed development is considered acceptable having regard to the provisions of the Draft LEP and Section 4.15(1)(a)(ii) of the Act.

(iii) SECTION 4.15(1)(A)(III)

THE PROVISIONS OF ANY DEVELOPMENT CONTROL PLAN

CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

Canterbury-Bankstown Development Control Plan 2023 (the DCP) contains objectives and development controls for development within the former Canterbury Local Government Area. An assessment of the proposal against the relevant provisions of the DCP is provided below.

CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023			
REF	CONTROL	PROPOSED	✓/✗
CHAPTER 2 - SITE CONSIDERATIONS			

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023			
REF	CONTROL	PROPOSED	✓/✗
	Chapter 2.1 - Site Analysis	The application accompanies an site analysis plan prepared by Ross Howieson Architects.	✓
	Chapter 2.2 – Floor risk management	The subject site based on Council's Stormwater System report is classified as not affected by 100-year ARI Flood Extent.	✓
	Chapter 2.3 – Tree Management	The proposed development does not seek consent for the removal of existing or vegetation trees.	✓
	Chapter 2.4 – Pipeline Corridors	The subject site integrates and acknowledges the principles of the subject site's constraints; however, is not located near Moomba to Sydney Ethane Pipeline.	N/A
CHAPTER 3 - GENERAL REQUIREMENTS			
CHAPTER 3.1 - DEVELOPMENT ENGINEERING STANDARDS			
2	Civil Engineering Requirements	Civil engineering specifications and structure will be conditioned in OC/CC stages.	✓
3	Stormwater Drainage System	The application does seek stormwater works as of this DA. Refer to stormwater plans prepared by John Romanous & Associates demonstrating compliance with relevant controls.	✓
4	On-site Detention Systems	The application does seek consent for on-site detention system. Refer to stormwater plans prepared by John Romanous & Associates demonstrating compliance with relevant controls.	✓
CHAPTER 3.2 - PARKING			
Sec 2	Off-street parking rates	The application proposes 30 residential car spaces, 8 retail parking spaces, 1 visitor car space & 8 bicycle spaces in accordance with off street car parking rate. Refer to Chapter 5 – 5.2 Former Canterbury LGA - Section 6.2.14 detailing associated car parking spaces as shop top housing.	✓
Sec 3	Design and layout	No significant changes are proposed to design AND layout beside minor changes to parking allocation at each basement level. Refer to DA-783/2020(as modified).	✓
CHAPTER 3.3 - WASTE MANAGEMENT			
2	Standard services specifications for residential development	Waste Management Plan prepared by Dickens Solutions in accordance with controls specified in this section.	✓

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023			
REF	CONTROL	PROPOSED	✓/✗
CHAPTER 3.4 SUSTAINABLE DEVELOPMENT			
2	Water conservation	Pursuant to the Regulations, the development is defined as <i>BASIX affected development</i> . A BASIX Compliance Certificate accompanies the DA indicating full compliance with the relevant standards.	✓
3	Energy Minimisation	Pursuant to the Regulations, the development is defined as <i>BASIX affected development</i> . A BASIX Compliance Certificate accompanies the DA indicating full compliance with the relevant standards.	✓
CHAPTER 5 – RESIDENTIAL ACCOMMODATION			
SECTION 5.2 – FORMER CANTERBURY LGA			
SECTION 6 – SHOP TOP HOUSING			
6.2 SEPP (HOUSING) 2021 (CHAPTER 4) APPLICATIONS			
SITE PLANNING			
6.2.1	Isolated Sites	The subject site is not an isolated site and will not isolate any adjoining site.	✓
6.2.2	Landscaping	<p>The subject site is in an urban business zone and is built predominantly to the front and side boundaries. 235 sqm. of landscaped communal open space is provided at the rear of the site at Ground level and a further 136m² of landscaped communal open space is provided at Level 6. The landscape area at ground level includes 63.5 sqm. of deep soil planting.</p> <p>The Communal open spaces provide landscaping, paved seating areas, vegetable gardens, barbecue facilities and an accessible toilet. The landscaped areas receive good solar access and provide good amenity for residents as well as opportunities for social interaction for all residents.</p> <p>The total landscaped communal area of 371 sqm. is 38.5 % of the site area</p>	✓
C5.2.1.3	Balconies and Communal Open Space		
	Balconies <i>The ADG sets the objectives and controls for balconies in the LGA for shop top housing to which the State Environmental Planning Policy (Housing) 2021 (Chapter 4) relates. Refer to the objectives, design criteria and design guidance outlined in 4E Private Open Space and Balconies of the ADG.</i>	Refer to ADG table (Appendix 1)	✓



CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

REF	CONTROL	PROPOSED	✓/✗
	<p><u>Communal Open Space</u></p> <p>C1 Provide a minimum of 15% of the site area for the purposes of communal open space on redevelopment sites larger than 500m.</p> <p>C2 Communal open space may be provided on podiums terraces, or in any deep-soil setback or separation between buildings. Roof top terraces will only be permitted in circumstances where there will be no adverse impacts to adjoining properties in terms of visual and acoustic privacy.</p> <p>C3 Each area of communal open space must have a minimum dimension of 6m and larger developments should consider greater dimensions.</p> <p>C4 Provide consolidated areas of communal open space with reasonable area, facilities and landscape for the uses it will accommodate and design to generate a variety of visible pedestrian activity.</p> <p>C5 Provide communal open space in locations that are sunny, and are adjacent to, as well as visible from, the main building lobby.</p> <p>C6 Provide windows that overlook communal open space and the approaches to the main building lobby to generate a variety of visible pedestrian activity.</p> <p>C7 Screen walls surrounding any communal area are to be no higher than 1.2m, although screens with 50% transparency may be up to 1.8m high.</p> <p>C8 Provision of child play areas within communal open space is encouraged.</p> <p>C9 Indoor recreation areas such as gyms are encouraged and will count towards communal open space requirements.</p>	<p>371 sqm or 38.5% of the total site area is committed for landscaped communal area.</p> <p>Level 6 communal area of 136 sqm is proposed on roof which has no adverse impact on neighbouring properties;</p> <p>Appropriate dimensions are adopted to existing ground floor communal area ;</p> <p>Noted, level 6 communal area is connected with residential occupants of the building and from dwelling 5.04 – 5.05.</p> <p>Communal area proposed is open space and visible to sun.</p> <p>Noted, the communal space proposed is open space on top level;</p> <p>Refer to ADG Assessment (Appendix 1)</p>	✓
6.2.4	<p><u>Layout and Orientation</u></p> <p>C1 Orientate development to maximise solar access and natural lighting, without unduly increasing the building's heat load.</p> <p>C2 Site the development to avoid casting shadows onto neighbouring dwelling's primary living area, private open space and solar cells.</p> <p>C3 Coordinate design for natural</p>	<p>The development has been designed to limit the number of single southerly aspect dwellings and orientates the maximum number of dwellings with an eastern to western orientation facing the street frontages that will allow for solar access from the east and west and natural cross-flow ventilation for all dwellings. This in turn will result in a more energy efficient and less resource intense building.</p>	✓

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

REF	CONTROL	PROPOSED	✓/✗
	ventilation with passive solar design techniques.		
	C4 Site new development and private open space to avoid existing shadows cast from nearby buildings.		
	C5 Site a building to take maximum benefit from cross-breezes and prevailing winds.		
	C6 Do not compromise the creation of active street frontage or casual surveillance of the street, communal space and parking areas, through the required orientation.		

BUILDING ENVELOPE

6.2.5	Floor to Ceiling Height Refer to 4C Ceiling Heights of the ADG made under SEPP Housing 2021 (Chapter 4) for objectives, design criteria and design guidance in relation to minimum ceiling heights.	Refer to ADG table (Appendix 1)	✓
6.2.6	Setbacks A minimum side boundary setback of 4.5m is required in the B5 zone. Ceiling Heights of the ADG made under SEPP Housing 2021 (Chapter 4) separation requirements will apply for buildings with height of 4 storeys and above.	Refer to ADG Assessment table.	✓
6.2.7	Building Depth The ADG sets the objectives and controls for building depth in the LGA for shop top housing to which the State Environmental Planning Policy (Housing) 2021 (Chapter 4) relates. Refer to 4B Natural Ventilation of the ADG for objectives, design criteria and design guidance.	Refer to ADG Assessment table. .	✓
6.2.8	Building Separation and Visual Privacy The ADG sets the objectives and controls for building separation in the LGA for shop top housing to which the State Environmental Planning Policy (Housing) 2021 (Chapter 4) relates. Refer to 3F Visual Privacy of the ADG for objectives, design criteria and design guidance.	Refer to ADG Assessment table. .	✓

BUILDING DESIGN

BUILDING ENTRIES

6.2.9	Built Form <u>Building Entries</u> C1 Provide accessible entries for all potential use such as the	<p>🔗 The development provides accessible entries for the proposed shop top housing use of the site. Most dwellings are provided with a balcony facing the</p>	✓
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LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

REF	CONTROL	PROPOSED	✓/✗
	<p>transporting of furniture.</p> <p>C2 Face habitable rooms towards the street, private open space, communal space, internal driveway or pedestrian ways in order to promote positive social interaction and community safety.</p> <p><u>Façade Treatment</u></p> <p>C3 Refer to Part D1 - Commercial Development of this DCP for objectives and controls relating to façade treatment for shop top housing development.</p>	<p>street frontage that will provide opportunities for casual surveillance and maximise overlooking of the surrounding public domains.</p> <p>✗ Proposed floor addition situates habitable spaces primarily towards street frontage, and pedestrian ways.</p> <p>✗ The proposed level addition façade is consistent with the existing.</p>	
6.2.10	<p>Roof Designs and Features</p> <p>Roof top terraces</p> <p>C1 Roof terraces are permitted with consent in all business zones except the B1 Zone.</p> <p>C2 A management strategy is required, and must be approved by Council as part of the application, for any proposed roof terrace.</p> <p>C3 Supplement open space on roof terraces by providing space and appropriate building systems to support the desired landscape design, incorporating shade structures and windscreens to encourage use of roof top open space.</p> <p>C4 Demonstrate that roof terrace has been designed so as to protect the privacy, solar access and amenity of adjoining buildings. Measures to minimise overlooking of adjoining properties include screening or planting between properties, and preventing rooftop users from standing at the edge of roof terraces that look into adjoining properties through planting and screens.</p> <p>C5 Allow for views and passive surveillance of streets and public open space from roof terraces.</p>	<p>✗ The proposed roof terrace is proposed as part of the addition.</p> <p>✗ Refer to OPOM attached in separate cover.</p> <p>✗ The proposed common terrace space is accommodated by 1600 mm high perimeter wall with sufficient building setback. The roof top terrace adopted is identical to approved roof top terrace DA-783/2020(as modified).</p>	✓
6.2.11	<p>Building Services</p> <p>C1 All letterboxes be installed to meet Australia Post standards.</p> <p>C2 Design and provide discretely located mailboxes at the front of the property.</p> <p>C3 Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and integrate with landscaping.</p> <p>C4 Substations should be located</p>	<p>Suitable conditions can be imposed on any consent granted for the proposal relating to controls C1, C3, C4, C5, C6, C7, C8, C9 and C10.</p> <p>The mailboxes at the front of the property are designed to be discrete and integrated into the overall building design.</p>	✓

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

REF	CONTROL	PROPOSED	✓/✗
	<i>underground. Where not possible, substations are to be integrated into the building design and concealed from public view</i>		
C5	<i>Substations must not be located forward of the front building line.</i>		
C6	<i>Facilities should not be visually obtrusive and should not detract from soft-landscaped areas that are located within the required setbacks or building separations.</i>		
C7	<i>Facilities should not be visually obtrusive and should not detract from soft-landscaped areas that are located within the required setbacks or building separations.</i>		
C8	<i>Appliances that are fitted to the exterior of a building, and enclosures for service meters, do not detract from the desired architectural quality of new building, or the desired green character of streetscapes.</i>		
C9	<i>Unscreened appliances and meters should not be attached to any facade that would be visible from a street or driveway within the site:</i> <i>(a) Screen air conditioning units behind balcony balustrades;</i> <i>(b) Provide screened recesses for water heaters rather than surface mounting them on exterior walls; and</i> <i>(c) Locate meters in service cabinets.</i>		
C10	<i>Screen or treat air conditioning units, TV antennae, satellite dishes, ventilation ducts and other like structures so they are not visible on the street elevation.</i>		
C11	<i>Coordinate and integrate building services, such as drainage pipes, with overall façade and balcony design.</i>		
C12	<i>Location and design of service areas should include:</i> <i>(a) Screening of clothes drying areas from public and semi-public places; and</i> <i>(b) Space for storage that is screened or integrated with the building design.</i>		
C13	<i>Minimise visual impact of solar hot water systems by:</i> <i>(a) Placing the system as unobtrusively as possible, both to the street and neighbouring</i>		

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

REF	CONTROL	PROPOSED	✓/✗
	<p>properties;</p> <p>(b) Using a colour that is consistent with the colour of roof materials;</p> <p>(c) Designing solar panels, where possible, as part of the roof;</p> <p>(d) Setting the solar panels back from the street frontage and position below the ridgeline; and</p> <p>(e) Separate the water storage tank from the solar collectors and place on a less visually obtrusive part of the roof, or within the building (for example, the roof space or laundry).</p>		

AMENITY

6.2.12 Solar Access and Overshadowing

C1 Daylight is to be provided to all common circulation areas (including lift wells) that are above ground.

The proposed development is oriented in a way that will retain a minimum of 3 hours of sunlight between 8:00am and 4:00pm on 21 June for existing primary living areas and to 50% of the principal private open space.

The proposed development would not reduce the existing level of solar access to the adjoining properties. ✓

Refer to the Shadow Diagrams prepared by Ross Howieson Architects accompanying this application under a separate cover.

6.2.13 Acoustic Privacy

C1 Locate sensitive rooms, such as bedrooms, from likely sources of noise such as major roads and neighbouring living areas.

Acoustic privacy will be achieved for the dwellings through the acoustic insulation requirements of the NCC/BCA.

C2 Above ground access to new dwellings must not include communal balconies that would be located immediately next to a bedroom window.

The development does not front any major roads and the bedrooms of the proposed units are located from the living areas of the adjoining property to the south.

C3 Bedroom windows in new dwellings that would be located at or close to ground level are to be raised above, or screened from, any shared pedestrian pathway.

No bedroom windows at or close to the ground floor level are proposed as part of the proposed development.

C4 Screen balconies or windows in living rooms or bedrooms that would face a driveway or basement ramp.

The subject site does not adjoin a railway or busy roads. ✓

C5 On land adjoining railway or busy roads, address all requirements in 'Development Near Rail Corridors and Busy Roads - Interim Guideline' which has been published by the NSW Department of Planning and Environment.

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

REF	CONTROL	PROPOSED	✓/✗
	<p><i>C6 Design the layout of lower levels facing the road or rail to:</i></p> <p><i>(a) The position of windows facing the noise source and ensure that total unprotected window area is minimal so as to limit the amount of airborne noise entering the built fabric;</i></p> <p><i>(b) Ensure that the detailing of the window types addressing the corridors are designed and constructed to attenuate excessive noise - (double and triple glazing and insulated to manufacturers standards); and</i></p> <p><i>(c) Ensure that balcony parapet walls are constructed of solid masonry or materials of similar sound attenuating qualities.</i></p> <p><i>C7 When designing the public spaces fronting busy roads and the rail corridor at ground level, consider the use of elements such as moving water and screens to achieve sound attenuation.</i></p>		

6.2.14 PARKING AND ACCESS

Shop top housing	TYPE	RATE	REQ'D	PROP'D	
B2 Zones					
<i>Studio: 0.25 spaces per dwelling</i>	1 Bed	0.8	1.6	2	
<i>1 bedroom: 0.8 spaces per dwelling</i>	2 Bed	1	22	22	
<i>2 bedroom: 1 space per dwelling</i>	2 Bed + Study	1	1	2	
<i>3 bedroom or more: 1 space per dwelling</i>	3 Bed	1	2	4	
<i>Visitor Parking: Not required</i>	Visitor	0	0	1	
	Total		26.6 (27)	30	
Business and Retail Premises					
<i>Belmore, Campsie, Canterbury and Lakemba centres</i>	Retail	1/33m ²	8	8	
<i>1 space per 66.7m² GFA (< 120m²)</i>	Access	1/adapt unit	1/adapt unit	1/adapt unit	✓
<i>1 space per 33m² GFA (120m² - 1,000m²)</i>					
<i>1 space per 27m² GFA (> 1,000m²).</i>					
<p><i>Note: Visitor parking for shops in centres are to be provided at the following rate:</i></p> <ul style="list-style-type: none"> <i>• 80% of parking rate to be allocated for visitors and short-stay parking.</i> <i>• 20% of the parking rate is to be allocated for staff and long-stay parking.</i> 					
<i>Staff: 1 space per 300m2 gross floor</i>					

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023

REF	CONTROL	PROPOSED	✓/✗
	<p>area</p> <p>Visitors: 1 space per 500m² gross floor area over 1,000m²</p> <p>Accessible Parking Rates</p> <p><u>Residential</u></p> <p>Provide 1 (one) accessible parking space per required adaptable dwelling designed and constructed in accordance with AS 2890.1.</p> <p><u>Commercial</u></p> <p>In a development containing 10 or more spaces, provide:</p> <p>(a) 1 (one) accessible parking space per 50 parking spaces for employees;</p> <p>(b) 1 (one) accessible parking space for visitors per 50 parking spaces where a car park has less than 500 spaces;</p> <p>(c) 1 (one) additional accessible parking space per 100 parking spaces above 500 spaces for visitors; and</p> <p>(d) Be designed and constructed in accordance with AS 2890.1.</p>		

PART 7 – COMMERCIAL CENTRES

SECTION 3 – BELMORE LOCAL CENTRE

STRUCTURAL PLAN

- | | | |
|-------------------|---|--|
| <p>3.1</p> | <p>Structural Plan</p> <p><i>C1 Development is to be in accordance to the structure plan shown in Figure 3a. The structure plan contains development controls in relation to parking, laneways, pedestrian pathways, retail/commercial activation locations and other matters. Where sites are to be redeveloped and a new lane is identified over private land, the creation of the lane is required even if the lane cannot be immediately utilised.</i></p> | <p>The application does achieve complete compliance with structure plan and development controls relevant. As noted, this application does not seek new built structure.</p> |
|-------------------|---|--|

✓

GENERAL

- | | | |
|-------------------|--|---|
| <p>3.2</p> | <p>Isolated Sites</p> <p><i>C1 Where a setback applies, buildings are to provide articulated and varied facades that do not result in a ziggurat appearance (i.e. do not have the form of a terraced structure with successive receding storeys).</i></p> | <p>The subject site is not isolated site. Furthermore, the development proposes level addition is consistent with the existing building articulation, façade and setback.</p> |
|-------------------|--|---|

✓

LEGEND:
 ✓ COMPLIES
 ✗ DOES NOT COMPLY
 S SATISFACTORY



CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023			
REF	CONTROL	PROPOSED	✓/✗
FRONT SETBACK			
3.3	<i>C1 Greater than four storeys – 5m (all storeys to be setback this distance including the fourth storey)</i>	The proposed development seeks to retain existing front setback.	✓
SIDE SETBACK			
3.4	Floor to Ceiling Height	N/A, no applicable to this application.	✓
MINIMUM FRONTAGE			
3.13	<i>C1 Where redevelopment is proposed in a B1 or B2 Zone of the LEP a minimum frontage of at least 18m shall be provided.</i>	N/A, not applicable to existing shop top housing.	✓

TABLE 11: CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023 COMPLIANCE TABLE

(iii) SECTION 4.15(1)(A)(IIIA)

THE PROVISIONS OF ANY PLANNING AGREEMENT ENTERED INTO UNDER S7.4

There are no known Planning Agreements entered into under Section 7.4 and no draft Planning Agreements are proposed to be entered into under Section 7.4 for this development.

(iv) SECTION 4.15(1)(A)(IV)

THE PROVISIONS OF THE REGULATIONS

ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION, 2021

Pursuant to Section 4.15(1)(A)(iv) of the Act, the following additional matters are required to be taken into consideration (where relevant) for a DA:

SEC.	MATTER FOR CONSIDERATION	✓/✗
29	<i>Residential apartment development</i>	✓
61(1)	<i>In the case of a DA for the demolition of a building, the provisions of AS 2601</i>	✓
61(2)	<i>Any subdivision order made under Schedule 7 to the Act</i>	N/A
61(3)	<i>The Dark Sky Planning Guideline</i>	N/A
61(4)	<i>Medium Density Design Guide for DA for manor house or multi dwelling housing (terraces)</i>	N/A
61(6)	<i>Development Assessment Guideline: An Adaptive Response to Flood Risk Management for Residential Development in the Penrith City Centre</i>	N/A
61	<i>Fire safety and other considerations</i>	N/A
63	<i>Considerations for erection of temporary structures</i>	N/A
64	<i>Consent authority may require buildings to be upgraded</i>	N/A

TABLE 12: MATTERS FOR CONSIDERATION UNDER THE EP&A REGULATION, 2021

SECTION 61(1): DEMOLITION

Section 61(1) of the Regulations prescribes that the provisions of *Australian Standard AS2601:2001 - The Demolition of Structures* are to be taken into consideration, pursuant to Section 4.15(1)(a)(iv) of the Act, in the case of a DA for the demolition of a building.

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



Demolition work is proposed as part of the proposal. Council may impose suitable conditions on any consent granted for the proposal to ensure compliance with the provisions of *Australian Standard AS2601:2001 - The Demolition of Structures*.

SECTION 29: RESIDENTIAL APARTMENT DEVELOPMENT

As required by Section 29 of the *Environmental Planning and Assessment Regulation, 2021*, a Design Verification Statement (DVS) has been provided by registered Architect Ross Howieson Architects (Registration No. 3792) which verifies the design of the development achieves compliance with the design quality principles set out in Schedule 9 of the Housing SEPP.

6.2 SECTION 4.15(1)(B) OF THE EP&A ACT, 1979

THE LIKELY IMPACTS OF THE DEVELOPMENT

INCLUDING ENVIRONMENTAL IMPACTS ON BOTH THE NATURAL AND BUILT ENVIRONMENTS, AND SOCIAL AND ECONOMIC IMPACTS IN THE LOCALITY.

The subject DA seeks consent alterations and additions to an approved shop top housing development under Part 4 Division 4.3 Section 4.17(b) of the Environmental Planning and Assessment Act, 1979, DA-783/2020 (as modified) by making various internal and external modifications including an additional floor level and provisions of affordable housing units under State Environmental Planning Policy (Housing) 2021 at 6-8 Kent Street, Belmore.

An assessment of the proposal against the provisions prescribed in *Canterbury-Bankstown Local Environmental Plan 2023* and *Canterbury-Bankstown Development Control Plan 2023* has been provided in this Statement detailing the proposal's likely environmental impacts on both the natural and built environments, and social and economic impacts in the locality. A further and summarised schedule of proposed works is provided below:

6.2.1 SITING, DESIGN AND THE BUILT FORM

The proposed development's compliance with the relevant applicable development controls indicates that the proposed development is appropriately sited, observes a high standard of design and proposes a built form that will be compatible with the local area and the desired future character.

The proposed development and dwellings within the upper level have been appropriately sited having regard to the site features such as outlook, solar access, natural ventilation and visual and acoustic privacy.

The proposed development has been designed to integrate and be consistent with the character of development envisaged in the local area with the proposed development to be finished in materials and finishes to compliment the setting and context of the area.

The built form is consistent with the building envelope controls for development on the site with no further variations sought to the controls prescribed in the *Canterbury-Bankstown Local Environmental Plan 2023* and the *Canterbury-Bankstown Development Control Plan 2023*.

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



6.2.2 PRIVACY

The development will not create any adverse privacy impacts for adjoining properties. The assessment provided in Section 6 of this Statement details the potential for any visual and acoustic privacy impacts along with mitigation measures that would ensure that the proposal is acceptable and would have an acceptable level of impact on adjoining properties.

In general, the siting of the proposed development provides ample separation from adjoining properties to ensure minimal acoustic and visual privacy impacts for adjoining properties, while also ensuring future residents of the proposed dwellings will be provided with suitable acoustic and visual privacy.

6.2.3 SOLAR ACCESS AND OVERSHADOWING

As detailed in this Statement, the development has been designed to ensure suitable levels of solar access are achieved for the development as well as suitable levels of solar access being maintained for adjoining properties.

The levels of additional overshadowing anticipated as a result of the development are not significant or detrimental to adjoining properties which will be able to continue to receive adequate levels of solar access.

6.2.4 TREE REMOVAL, FLORA & FAUNA, LANDSCAPING

The subject site does not contain any trees within the site area and removal of an existing street tree located in front of the subject site was approved in DA-783/2020(as modified). No changes are proposed to existing, proposed and approved vegetation, landscaping or common open space.

The site does not contain any existing vegetation of significance or native vegetation and is not identified as environmentally significant land on Council's online mapping system.

No impact on flora and fauna is envisaged as a result of the development.

6.2.5 TRAFFIC & PARKING

The development will have acceptable impacts on the existing traffic movements in the area as demonstrated in the *Traffic Impact Statement* prepared by Traffic Solutions Pty Ltd which accompanied the DA and Traffic and Parking Statement prepared by Traffic Solutions Pty Ltd accompanying this development application.

6.2.6 UTILITIES/INFRASTRUCTURE

The augmentation and provision of new and additional utilities and infrastructure will be necessary as a result of the proposal and will be borne by the person acting on any consent granted. A Dial Before You Dig request was conducted which returned the following results which have been considered in the design of the development:

AUTHORITY	RESPONSE
AUSGRID	Assets affected, AusGrid Letter accompanies DA.



AUTHORITY	RESPONSE
JEMENA	Not affected
NBN CO	Not affected
PIPE NETWORKS	Not affected
ROADS AND MARITIME SERVICES	Not affected
SYDNEY WATER	Not affected, sewer along rear eastern boundary
TELSTRA NSW	Assets affected, to be decommissioned.

TABLE 13: DIAL BEFORE YOU DIG RESPONSES

6.2.7 NATIONAL CONSTRUCTION CODES/BUILDING CODE OF AUSTRALIA

The design of the development has had regard to achieving compliance with the National Construction Code (NCC)/Building Code of Australia (BCA). Compliance with the NCC/BCA will be addressed in detail at the Construction Certificate stage. If necessary, conditions may be imposed by Council in relation to the development complying with the provisions of the NCC/BCA.

6.2.8 HERITAGE IMPACTS

The site is not identified as a heritage item, is not located in the vicinity of a heritage item and is not located within a Heritage Conservation Area.

The site is not identified as an archaeological site and given the history of land uses on the site, is not anticipated to contain any items of archaeological significance.

There are no known Aboriginal sites or Aboriginal places recorded in or near the subject site.

6.2.9 SOCIAL IMPACTS

The proposed development is considered to provide a positive social impact for the local and wider community. The following discussion provides an assessment of the potential social impacts the proposed development is anticipated to have on the local community:

COMMUNITY STRUCTURE: The development will provide a positive benefit for the local community by providing shop top housing that will cater for additional housing and additional facilities to accommodate the increased growth within the LGA.

INFRASTRUCTURE: Having regard to the scale of the proposed development and the proposed infrastructure works, the proposal is not considered to pose any significant impacts or strain on the capacity of existing infrastructure.

RESIDENTIAL AMENITY: The development will provide future residents with appropriate residential amenity and will have an acceptable level of acoustic and visual privacy impacts on future development on adjoining properties.

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



SAFETY AND SECURITY: The built form has been designed to achieve appropriate safety and security, natural surveillance, access control, territorial reinforcement, space management and maintenance in response to the Crime Prevention Through Environmental Design principles.

6.2.10 ECONOMIC IMPACTS

The development will generate some short-term economic benefits for the local and wider community via the creation of construction related employment opportunities and long term economic benefits through the creation of business and employment opportunities within the ground floor retail premises and ongoing building maintenance.

6.2.11 STORMWATER MANAGEMENT

Stormwater Plans prepared by John Romanous & Associates accompanied the DA and indicate the stormwater works required as part of the development. Overall, the development includes an appropriate stormwater system that will not create any adverse impacts to the existing stormwater system in the locality.

6.2.12 SOIL MANAGEMENT

No changes are proposed as per previously approved DA-783/2020(as modified). Accordingly, the development is not anticipated to have any adverse impacts in regard to soil erosion or sedimentation. No earthworks are proposed.

6.2.13 CONTAMINATION

The history of land uses for the site has been considered as an indicator for potential contamination of the site in the original DA-783/2020 (as modified). No changes are proposed to the extent of earthworks and so further consideration of contamination potential is not necessary. Council can therefore be satisfied of its obligations under Section 4.6, Chapter 4 of the Resilience & Hazards SEPP that the land is suitable for the proposed use

6.2.14 WASTE MINIMISATION/MANAGEMENT

A Waste Management Plan, prepared by Dickens Solutions, accompanied the DA under separate cover. The application proposes amendments to the Ground floor area which revises the waste storage and collection areas to rationalise the layout and avoid duplication of the waste areas. The revised waste storage areas are considered appropriate for the development and the site.

6.2.15 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN - CPTED

The proposed development will not contribute to the provision of any increased opportunity for criminal or anti-social behaviour to occur. An assessment of the proposed development having regard to the CPTED principles has been undertaken as detailed in Part 6 of this Statement and summarised below:



SURVEILLANCE:	The proposal maintains balconies and openings on the street facing façade as approved that will overlook the street and public domain which will activate the street frontage and provide opportunity for surveillance and increased security. Furthermore, the ground floor retail tenancy will provide for at grade activation of the street frontage.
ACCESS CONTROL:	The proposal maintains clearly defined boundaries, fencing and secure access control as approved that will avoid unintended access and controlled access to the property is achieved.
TERRITORIAL REINFORCEMENT:	The natural topography of the site, built form and boundary fencing will provide clear boundary delineation between the public and private domains creating territorial reinforcement
SPACE MANAGEMENT AND MAINTENANCE:	The proposed building and boundary fences will be constructed from durable materials that will require low levels of maintenance and ensure the development continues to appear cared for.

6.2.16 CONSTRUCTION IMPACTS

Whilst there is expected to be some impacts during construction of the development, the impacts are not anticipated to be excessive and can be suitably controlled by the imposition of conditions on any consent granted for the proposal.

6.2.17 ESD & THE CUMULATIVE IMPACT

The development is not expected to have any cumulative impacts and is not considered to inhibit the ability of future generations to use or develop the subject site.

6.3 SECTION 4.15(1)(C) OF THE EP&A ACT, 1979

THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT.

This development application seeks consent alterations and additions to an approved shop top housing development under Part 4 Division 4.3 Section 4.17(b) of the Environmental Planning and Assessment Act, 1979, DA-783/2020 (as modified) by making various internal and external modifications including an additional floor level and provisions of affordable housing units under State Environmental Planning Policy (Housing) 2021 at 6-8 Kent Street, Belmore.

The development remains defined as “*shop top housing*” and is permissible on the land pursuant to the B2 Local Centre zoning provisions applying to the land under *Canterbury-Bankstown Local Environmental Plan 2023*. The proposed development will achieve the relevant objectives of the zones as the development provides for the retail and housing needs of the people who live in, work in and visit the local area; and is located in an accessible location that will encourage employment opportunities.

The site is not impacted by any easements or other site or environmental constraints that would fundamentally restrict the development or render the site unsuitable for the development. The assessment of the proposal contained within this Statement outlines how the proposal achieves a satisfactory level of compliance with the provisions of *State Environmental Planning Policy (Housing) 2021* and Council’s LEP and DCP requirements for the siting, location and design of the development.

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



The proposed dwellings will be provided with suitable levels of amenity through the provision of suitable room and unit sizes, solar access, natural light and crossflow ventilation and visual and acoustic privacy.

During construction and upon completion, the proposal will have minimal impact on the locality and amenity of surrounding properties and will provide an appropriate catalyst for similar developments that will shape the future character of the area.

In view of the above and having regard to the assessment of the development contained within this Statement, it is concluded that the site is suitable for the development.

6.4 SECTION 4.15(1)(D) OF THE EP&A ACT, 1979

ANY SUBMISSIONS MADE IN ACCORDANCE WITH THIS ACT OR THE REGULATIONS.

The consideration of submissions cannot be made at the time of preparing this Statement.

6.5 SECTION 4.15(1)(E) OF THE EP&A ACT, 1979

THE PUBLIC INTEREST.

The development remains defined as “shop top housing” and is permissible on the land pursuant to the B2 Local Centre zoning provisions applying to the land under *Canterbury-Bankstown Local Environmental Plan 2023*. The proposed development will achieve the relevant objectives of the zones as the development provides for the retail and housing needs of the people who live in, work in and visit the local area; and is located in an accessible location that will encourage employment opportunities.

The proposal will achieve a development that will allow for the orderly and economic use of the land and is acceptable having regard to the applicable State and Council planning controls. The assessment of the proposal contained within this Statement outlines how the proposal complies with Council's requirements for the siting, location and design of the proposed development and the subject site is considered to be suitable for the proposed development.

The proposed dwellings will achieve a high degree of amenity through generous sized and functional layouts whilst also maintaining visual and acoustic privacy and solar access for existing properties located adjoining and opposite the site.

The development remains appropriately sited having regard to adjoining buildings, observes a high degree of architectural merit and proposes a built form that is compatible with the bulk and scale of adjoining and surrounding developments. When completed, the proposed development will have minimal impact on the locality and amenity of surrounding residents and will complement the character of existing and future developments in the streetscape and will provide for the housing needs of the local and wider community.

In view of the above and having regard to the assessment of the development contained within this Statement, the development is considered to be in the public interest.

6.6 SECTION 4.17(B) OF THE EP&A ACT, 1979

Pursuant to section 4.17 (b) of the Environmental Planning and Assessment Act 1979 requires modification or surrender of a consent granted under this Act or right conferred by Division 4.11 in relation to the land to which the development application relates.



This development application seeks consent alterations and additions to an approved shop top housing development under Part 4 Division 4.3 Section 4.17(b) of the Environmental Planning and Assessment Act, 1979, DA-783/2020 (as modified) by making various internal and external modifications including an additional floor level and provisions of affordable housing units under State Environmental Planning Policy (Housing) 2021 at 6-8 Kent Street, Belmore.

The application is proposing alterations and additions to the approved development in DA-783.2020 (as modified) which can be modified by any development consent granted for the subject application to insert a condition referring to any new consent granted for this subject application, under the provisions of section 4.17 (b) of the Environmental Planning and Assessment Act 1979. This would ensure that the 2 separate development consents related to the one development will operate together but cross reference each other.

7 SECTION 4.46 EVALUATION EP&A ACT, 1979

Section 4.46 of the Act details requirements for development that requires a separate approval under other environmental planning instrument or related legislation known as “*integrated development*”. An assessment as to whether any of the triggers for integrated development are met is provided below:

EPI OR ACT	✓/✗	EPI OR ACT	✓/✗
<i>Fisheries Management Act 1994</i>	N/A	<i>Protection of the Environment Operations Act 1997</i>	N/A
<i>Heritage Act 1977</i>	N/A	<i>Roads Act 1993</i>	N/A
<i>Mines Subsidence Compensation Act 1961</i>	N/A	<i>Rural Fires Act 1997</i>	N/A
<i>Mining Act 1992</i>	N/A	<i>Water Management Act 1912</i>	N/A
<i>National Parks & Wildlife Act 1974</i>	N/A	<i>Water Management Act 2000</i>	N/A
<i>Petroleum (Onshore Act) 1991</i>	N/A		

TABLE 14: INTEGRATED DEVELOPMENT TRIGGERS

8 CONCLUSION

The subject development application seeks consent for alterations and additions to an approved shop top housing development under Part 4 Division 4.3 Section 4.17(b) of the Environmental Planning and Assessment Act, 1979, DA-783/2020 (as modified) by making various internal and external modifications including an additional floor level and provisions of affordable housing units under State Environmental Planning Policy (Housing) 2021 at 6-8 Kent Street, Belmore.

The proposed development has been assessed pursuant to the matters for consideration prescribed in Sections 1.7, 4.15, 4.46 and 4.55 of the *Environmental Planning and Assessment Act, 1979* and the *Environmental Planning and Assessment Regulation, 2021*. The proposed development is not Designated Development or Integrated Development and so the application can be dealt with in the usual manner.

This Statement provides an assessment of the proposed development against the relevant planning instruments including:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (Housing) 2021;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- State Environmental Planning Policy (Sustainable Buildings) 2022;

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



- State Environmental Planning Policy (Transport and Infrastructure) 2021;
- Canterbury-Bankstown Local Environmental Plan 2023; and
- Canterbury-Bankstown Development Control Plan 2023.

The development remains defined as “*shop top housing*” and is permissible on the land pursuant to the B2 Local Centre zoning provisions applying to the land under *Canterbury-Bankstown Local Environmental Plan 2023*. The proposed development will achieve the relevant objectives of the zones as the development provides for the retail and housing needs of the people who live in, work in and visit the local area; and is located in an accessible location that will encourage employment opportunities.

Having regard to the type of development and the siting and design of the built form, the development is consistent with the desired future character of the local area. The built form is consistent with the site controls and achieves a high level of compliance with the requirements prescribed in *State Environmental Planning Policy (Housing) 2021*, *Apartment Design Guide*, *Canterbury-Bankstown Local Environmental Plan 2023* and *Canterbury-Bankstown Development Control Plan 2023*.

The site is not impacted by any easements or other site constraints that would restrict the proposed development or otherwise render the site unsuitable for the proposed development. Upon completion, the development will have minimal impact on the locality and amenity of surrounding properties and will provide a catalyst for similar developments that will form the streetscape character.

This Statement demonstrates that the development will allow for the orderly and economic use and development of the land; that the subject site is suitable for the proposed development; and that the proposed development will be in the local and wider public interest.

In view of the above and having regard to the assessment provided throughout this Statement, the development is considered worthy of Council’s approval.

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



APPENDIX 1

ADG ASSESSMENT

PLANZONE

1 NOVEMBER 2024

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



APARTMENT DESIGN GUIDE

NO.	OBJECTIVE	DESIGN CRITERIA	COMMENT	✓/✗
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PART 3 - SITING THE DEVELOPMENT

3D Communal and Public Open Space

3D-1 *An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.*

<i>Design Criteria</i>	<i>Communal open space has a minimum area equal to 25% of the site.</i>	Proposed COS = 371m ² (31.8% of the site area).	✓
	<i>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 (mid-winter).</i>	The COS will receive a minimum of 50% solar access between 9:00am and 12:00pm on 21 June. Refer to the Shadow Diagrams prepared by Ross Howieson Architects accompanying this application under separate cover.	✓

3E Deep soil zones

3E-1 *Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.*

Design Criteria

Deep soil zones are to meet the following minimum requirements:

Site area	Minimum dimensions	Deep soil zone (% of site area)
less than 650m ²	-	7%
650m ² - 1,500m ²	3m	
greater than 1,500m ²	6m	
greater than 1,500m ² with significant existing tree cover	6m	

Deep Soil Area proposed = 63.5 m² (15.14% of site area) with 3 m zone. Acceptable given the commercial zoning.

✓

On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:

- 10% of the site as deep soil on sites with an area of 650m² - 1,500m²
- 15% of the site as deep soil on sites greater than 1,500m²

3F Visual Privacy

3F-1 *Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.*

Design Criteria

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:

Building height	Habitable rooms and balconies	Non-habitable rooms
up to 12m (4 storeys)	6m	3m
up to 25m (5-8 storeys)	9m	4.5m
over 25m (9+ storeys)	12m	6m

To retain consistent amalgamated site, proposed level addition proposes blank walls along boundaries consistent with the local character and context.

The existing approved shop to housing under DA-783/2020(as modified) is 5 storey and the proposed 2 storey development remains within 5-8 storey range thus adopting the same building separation.

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



APARTMENT DESIGN GUIDE																												
NO.	OBJECTIVE	DESIGN CRITERIA	COMMENT	✓/✗																								
3J	Bicycle and Car Parking																											
3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.																											
	Design Criteria	<p>For development in the following locations:</p> <ul style="list-style-type: none">on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; oron land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre <p>the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less.</p>	<p>The site is located 500 metres walking distance to the entrance of Belmore Railway Station and so the car parking rates for residents and visitors in the RMS Guide to Traffic Generating Developments apply. Please note: The car parking requirements in DCP apply:</p> <table><tr><th>TYPE</th><th>RATE</th><th>REQ'D</th><th>PROP'D</th></tr><tr><td>1 Bed</td><td>0.4</td><td>0.8</td><td>2</td></tr><tr><td>2 Bed</td><td>0.7</td><td>15.4</td><td>22</td></tr><tr><td>3 Bed</td><td>1.2</td><td>3.6</td><td>6</td></tr><tr><td>Visitor</td><td>1/7</td><td>3.8</td><td>1</td></tr><tr><td colspan="2">Total</td><td>23.6 (24)</td><td>31</td></tr></table>	TYPE	RATE	REQ'D	PROP'D	1 Bed	0.4	0.8	2	2 Bed	0.7	15.4	22	3 Bed	1.2	3.6	6	Visitor	1/7	3.8	1	Total		23.6 (24)	31	✓
TYPE	RATE	REQ'D	PROP'D																									
1 Bed	0.4	0.8	2																									
2 Bed	0.7	15.4	22																									
3 Bed	1.2	3.6	6																									
Visitor	1/7	3.8	1																									
Total		23.6 (24)	31																									
		The car parking needs for a development must be provided off street.	Car parking is proposed within basement levels.	✓																								

PART 4 - DESIGNING THE BUILDING

4A Solar and Daylight Access

4A-1	<i>To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.</i>			
	Design Criteria	<p>Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.</p>	<p>Living rooms and private open spaces of 70% of the proposed apartments will receive at least 2 hours of direct sunlight between 9:00am and 3:00pm at mid-winter, as detailed on the Shadow Diagrams prepared by Ross Howieson Architects accompanying this application under separate cover.</p>	✓
		<p>In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter.</p>	N/A	✓
		<p>A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.</p>	<p>Apartments 1.04, 2.04, 3.03 and 4.03 receive zero direct sunlight between 9 am and 3 pm at mid-winter as outlined in shadow access diagrams.</p> <p>4/27 (14.8% (15%)) of dwellings receive <u>no</u> direct solar access between 9:00am and 3:00pm at mid-winter.</p>	✓
	Design Guidance	<p>Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than</p>	<p>The development has been designed to minimise overshadowing on the adjoining properties to the south. Those properties will continue to be capable of receiving the required solar access for future redevelopment of the lots in</p>	✓

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



APARTMENT DESIGN GUIDE				
NO.	OBJECTIVE	DESIGN CRITERIA	COMMENT	✓/✗
	20%.		accordance with the envisaged character for local surrounding area that is undergoing transition to high density residential and mixed use development following rezoning of the subject and surrounding land.	

4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.

Design Criteria	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.	77.0 % (20/27) of the proposed apartments will allow for natural cross flow ventilation as detailed on the Cross Flow Ventilation Diagrams prepared by Ross Howieson Architects accompanying this application under separate cover.	✓
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	No apartment has a depth of more than 18 metres measured from glass line to glass line.	✓

4C Ceiling Heights

4C-1 Ceiling height achieves sufficient natural ventilation and daylight access.

Design Criteria

Measured from finished floor level to finished ceiling level, minimum ceiling heights are:

Minimum ceiling height for apartment and mixed use buildings	
Habitable rooms	2.7m
Non-habitable	2.4m
For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area
Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope
If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use

These minimums do not preclude higher ceilings if desired.

All living rooms achieve a floor to ceiling height of 2.7 metres while all bathrooms and non-habitable rooms achieve a floor to ceiling height of 2.4 metres.

Second storey component to level addition achieves level floor to ceiling of 2.10m.

The ground floor retail level has a floor to ceiling height of 3.3 metres.

4D Apartment Size and Layout

4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.

Design Criteria	Apartments are required to have the following minimum internal areas:		Unit No.	Type	Min. Area	Prop Area	✓/✗
	Apartment type	Minimum internal area	1.01	2 bed, 2 bath	75m ²	78.5m ²	✓
	Studio	35m ²					
	1 bedroom	50m ²	1.02	2 bed, 1 bath	70m ²	84.5m ²	✓
	2 bedroom	70m ²					
	3 bedroom	90m ²	1.03	1 bed, 1 bath	50m ²	78.5m ²	✓
	<i>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.</i>		1.04	2 bed, 2 bath	75m ²	92m ²	✓
			1.05	2 bed, 2 bath	75m ²	82m ²	✓
1.06			2 bed, 2 bath	75m ²	99m ²	✓	
<i>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.</i>							

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



APARTMENT DESIGN GUIDE						
NO.	OBJECTIVE	DESIGN CRITERIA	COMMENT			✓/✗
		2.01	2 bed, 2 bath	75m ²	84.5m ²	✓
		2.02	2 bed, 1 bath	70m ²	84.5m ²	✓
		2.03	1 bed, 1 bath	50m ²	78.5m ²	✓
		2.04	2 bed, 2 bath	75m ²	92m ²	✓
		2.05	2 bed, 2 bath	75m ²	83m ²	✓
		2.06	2 bed, 2 bath	75m ²	99m ²	✓
		3.01	2 bed, 2 bath,	75m ²	102m ²	✓
		3.02	2 bed, 2 bath,	75m ²	98m ²	✓
		3.03	2 bed, 2 bath	75m ²	91m ²	✓
		3.04	2 bed, 2 bath	75m ²	76.5 m ²	✓
		3.05	2 bed, 2 bath	75m ²	86m ²	✓
		4.01	2 bed, 2 bath	75m ²	94m ²	✓
		4.02	2 bed, 2 bath, 1 study	75m ²	86m ²	✓
		4.03	2 bed, 2 bath	75m ²	91m ²	✓
		4.04	2 bed, 2 bath	75m ²	76.5 m ²	✓
		4.05	2 bed, 2 bath	75m ²	86 m ²	✓
		5.01	2 bed, 2 bath	75m ²	94 m ²	✓
		5.02	2 bed, 2 bath	75m ²	86 m ²	✓
		5.03	3 bed, 3 bath 1 study	100m ²	135m ²	✓
		5.04	2 bed, 2 bath, 1 study	75m ²	96m ²	✓
		5.05	3 bed, 3 bathroo m	100m ²	105m ²	✓
		Every habitable room must have a window in an external wall with a total				All habitable rooms in the development include a window in an external wall with ✓

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



APARTMENT DESIGN GUIDE				
NO.	OBJECTIVE	DESIGN CRITERIA	COMMENT	✓/✗
		<i>minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.</i>	a total minimum glass floor area of not less than 10% of the floor area of the room.	
4D-2	<i>Environmental performance of the apartment is maximised.</i>			
	<i>Design Criteria</i>	<i>Habitable room depths are limited to a maximum of 2.5 x the ceiling height.</i>	All habitable rooms in the development are limited to a maximum of 2.5 x ceiling height.	✓
		<i>In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.</i>	No habitable room has a depth of more than 8m from a window.	✓

4D-3 *Apartment layouts are designed to accommodate a variety of household activities and needs.*

<i>Design Criteria</i>	<i>Master bedrooms have a minimum area of 10m² and other bedrooms 9m²</i>	UNIT NO.	BEDROOM	REQ. AREA	PROP. AREA	✓/✗
		1.01	Master bed	10m ²	12.45m ²	✓
			Bed 2	9m ²	9m ²	✓
		1.02	Master bed	10m ²	10.45m ²	✓
			Bed 2	9m ²	9m ²	✓
		1.03	Bed 1	9m ²	10.89m ²	✓
		1.04	Master bed	10m ²	13.66m ²	✓
			Bed 2	9m ²	9m ²	✓
		1.05	Master bed	10m ²	11.85m ²	✓
			Bed 2	9m ²	9m ²	✓
		1.06	Master bed	10m ²	12.081m ²	✓
			Bed 2	9m ²	9.9m ²	✓
		2.01	Master bed	10m ²	12.45m ²	✓
			Bed 2	9m ²	9m ²	✓
		2.02	Master bed	10m ²	10.45m ²	✓
			Bed 2	9m ²	9m ²	✓
		2.03	Bed 1	9m ²	10.89m ²	✓
		2.04	Master bed	10m ²	13.66m ²	✓
			Bed 1	9m ²	9m ²	✓
		2.05	Master bed	10m ²	11.85m ²	✓
			Bed 2	9m ²	9m ²	✓
		2.06	Master	10m ²	12.081m ²	✓

LEGEND:
 ✓ COMPLIES
 ✗ DOES NOT COMPLY
 S SATISFACTORY



APARTMENT DESIGN GUIDE					
NO.	OBJECTIVE	DESIGN CRITERIA	COMMENT		✓/✗
			bed		
			Bed 2	9m ²	9.9m ² ✓
		3.01	Master bed	10m ²	9.9m ² ✓
			Bed 2	9m ²	9.9m ² ✓
		3.02	Master bed	10m ²	9.9m ² ✓
			Bed 2	9m ²	9.9m ² ✓
		3.03	Master bed	10m ²	9.9m ² ✓
			Bed 2	9m ²	9.9m ² ✓
		3.04	Master bed	10m ²	9.9m ² ✓
			Bed 2	9m ²	9.9m ² ✓
		3.05	Master bed	10m ²	13.67m ² ✓
			Bed 2	9m ²	9m ² ✓
		4.01	Master bed	10m ²	12.25m ² ✓
			Bed 2	9m ²	9m ² ✓
		4.02	Master bed	10m ²	10.467m ² ✓
			Bed 2	9m ²	9.5m ² ✓
		4.03	Master bed 1	10m ²	12.10m ² ✓
			Bed 2	9m ²	10.84m ² ✓
		4.04	Master bed	10m ²	13.52m ² ✓
			Bed 2	9m ²	9.58m ² ✓
		4.05	Master bed	10m ²	12.11m ² ✓
			Bed 2	9m ²	9.8m ² ✓
		5.01	Master bed	10m ²	11.11 m ² ✓
			Bed 2	9m ²	9 m ² ✓
		5.02	Master bed	10m ²	15.01 m ² ✓
			Bed 2	9m ²	11.69 m ² ✓
		5.03	Master bed	10m ²	13.28 m ² ✓
			Bed 2	9m ²	14.36 m ² ✓
			Bed 3	9m ²	9.14 m ²
		5.04	Master bed	10m ²	13.92 m ² ✓
			Bed 2	9m ²	9.55 m ² ✓

LEGEND:
 ✓ COMPLIES
 ✗ DOES NOT COMPLY
 S SATISFACTORY



APARTMENT DESIGN GUIDE							
NO.	OBJECTIVE	DESIGN CRITERIA	COMMENT			✓/✗	
			5.05	Master bed	10m ²	13.28 m ²	✓
				Bed 2	9m ²	11.77 m ²	✓
				Bed 3	9 m ²	10.71 m ²	
		Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	All bedrooms have a minimum dimension of 3 metres excluding wardrobe spaces.		✓		
		Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments.	All Living rooms have a minimum width of 3.6 m 1 bedroom apartments and all living rooms for 2 and 3 bedrooms apartments have a minimum width of 4 metres.		✓		
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	None of the apartments are cross-over or cross-through apartments.		✓			
4E	Private Open Space and Balconies						
4E-1	Apartments provide appropriately sized private open space and balconies to enhance residential amenity.						
	Design Criteria	Unit No.	Type	Min. Area	Prop Area	✓/✗	
		1.01	2 bed	10m ²	10.5m ²	✓	
		1.02	2 bed	10m ²	16.5m ²	✓	
		1.03	1 bed	8m ²	13m ²	✓	
		1.04	2 bed	10m ²	31.5m ²	✓	
		1.05	2 bed	10m ²	19m ²	✓	
		1.06	2 bed	10m ²	22m ²	✓	
		2.01	2 bed	10m ²	10m ²	✓	
		2.02	2 bed	10m ²	14m ²	✓	
		2.03	1 bed	8m ²	13m ²	✓	
		2.04	2 bed	10m ²	13.5m ²	✓	
		2.05	2 bed	10m ²	12m ²	✓	
		2.06	2 bed	10m ²	22m ²	✓	
		3.01	2 bed	10m ²	33m ²	✓	
		3.02	2 bed	10m ²	41.5m ²	✓	
		3.03	2 bed	10m ²	13.5m ²	✓	
		3.04	2 bed	10m ²	16.5m ²	✓	
		3.05	2 bed	10m ²	30m ²	✓	
		4.01	2 bed	10m ²	11.5m ²	✓	
		4.02	2 bed	10m ²	11.5m ²	✓	
		4.03	2 bed	10m ²	13.5m ²	✓	
		4.04	2 bed	10m ²	16m ²	✓	
		4.05	2 bed	10m ²	30m ²	✓	
		5.01	2 bed	10m ²	11.5m ²	✓	
		5.02	2 bed	10m ²	11.5m ²	✓	

LEGEND:

- ✓ COMPLIES
- ✗ DOES NOT COMPLY
- S SATISFACTORY



APARTMENT DESIGN GUIDE																
NO.	OBJECTIVE	DESIGN CRITERIA	COMMENT			✓/✗										
			5.03	3 bed	12m ²	13.5m ²	✓									
			5.04	2 bed	10m ²	12.5m ²	✓									
			5.05	3 bed	12m ²	15m ²	✓									
		For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m.	N/A				✓									
4F	Common Circulation and Spaces															
4F-1	Common circulation spaces achieve good amenity and properly service the number of apartments.															
	Design Criteria	The maximum number of apartments off a circulation core on a single level is 8.	A maximum of 5 apartments per level are serviced by 1 stair core and 1 lift core.			✓										
		For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	The building is 7 storeys in height.			✓										
4G	Storage															
4G-1	Adequate, well designed storage is provided in each apartment.															
	Design Criteria	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	All apartments are provided with storage areas within the apartments and within the basement level exceeding the required minimum areas.			✓										
		<table><tr><th>Dwelling type</th><th>Storage size volume</th></tr><tr><td>Studio apartments</td><td>4m³</td></tr><tr><td>1 bedroom apartments</td><td>6m³</td></tr><tr><td>2 bedroom apartments</td><td>8m³</td></tr><tr><td>3+ bedroom apartments</td><td>10m³</td></tr></table>	Dwelling type	Storage size volume	Studio apartments		4m ³	1 bedroom apartments	6m ³	2 bedroom apartments	8m ³	3+ bedroom apartments	10m ³			
Dwelling type	Storage size volume															
Studio apartments	4m ³															
1 bedroom apartments	6m ³															
2 bedroom apartments	8m ³															
3+ bedroom apartments	10m ³															
		At least 50% of the required storage is to be located within the apartment.														

TABLE 15: ADG COMPLIANCE TABLE