

SEE REPORT

MIXED USE -COMMERCIAL & Co-LIVING HOUSE

1246 Canterbury Road, Roselands NSW 2196

Prepared by

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INTRODUCTION

This Statement of Environmental Effects has been prepared by Michael Popovski to accompany the Development Application to the City of Canterbury Bankstown Council seeking consent for the Mixed-use- Commercial and Co-Living House at 1246 Canterbury Road, Roselands NSW 2196.

This Statement of Environmental Effects has been prepared pursuant to Section 4.12 of the *Environmental Planning and Assessment Act, 1979* (the Act) and Clause 50 and Schedule 1 of the *Environmental Planning and Assessment Regulation, 2000* (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.

Accordingly, the proposed development achieves a high level of compliance with the requirements prescribed in *Bankstown Local Environmental Plan 2023* (the LEP) and *Bankstown Development Control Plan 2023* (the DCP).

The Statement of Environmental Effects has been prepared having regard to the following plans, reports and documents that accompany the Development Application:

- Statement of Environmental Effects prepared by Zubayda Siddika
- Architectural Plans prepared by bdda Accredited Designer;

The DA is made pursuant to Part 4 of the *Environmental Planning and Assessment Act, 1979* and also seeks consent for the subdivision of land. The DA is not Integrated Development or Designated Development under the provisions of the *Environmental Planning and Assessment Act, 1979*.

The development has a Capital Investment Value of less than \$30 million and the application is not an application 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
2. Contentious Development	The consideration of submissions cannot be made at the time of preparing this Statement.
3. Departure from Development Standards	The minimum lot size is 800 sq m but the DA is seeking consent for the lot size of 566.6 sq m and need 4.6 variations report. 4.6 variation report will be attached with the development application.
4. Sensitive Development	(a) The DA is not designated development. (b) The DA does not seek consent for a residential flat building that

DEVELOPMENT	TRIGGER
	<p>is 4 or more stories in height.</p> <p>(c) The DA does not seek consent for the demolition of a heritage item.</p> <p>(d) The DA is not for licensed premises.</p> <p>(e) The DA is not for sex-services or restricted premises.</p> <p>(f) The DA does not propose to enter into a planning agreement.</p>

TABLE 1: LOCAL PLANNING PANEL MINISTERIAL DIRECTION CRITERIA

Accordingly, City of Canterbury-Bankstown Council is the consent authority for the purpose of determining the DA.

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 and 4.46 of the *Environmental Planning and Assessment Act, 1979* (the Act). The Statement should be read in conjunction with the plans and documents accompanying the application

THE SITE AND SURROUNDS

LEGAL DESCRIPTION

The subject property comprises one land parcel legally described as B2 or E1 Local Centre and is commonly known as 1246 Canterbury Road, Roselands NSW 2196.

LOCATION

The subject site is situated 1246 Canterbury Road, Roselands NSW 2196 illustrated in Figure 1.

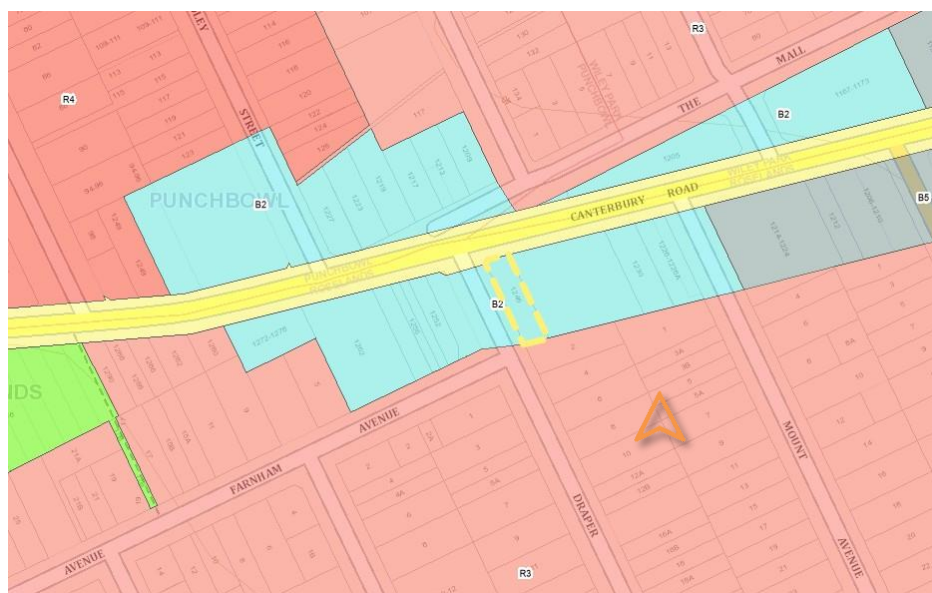


FIGURE 1: LOCATION MAP

AREA AND DIMENSIONS

The subject site comprises of a regular allotment with boundaries that are not subject to change.

The site has an overall site area of 566.6 m² subject to the confirmation of a survey.

EXISTING IMPROVEMENTS

Existing improvements on the site include commercial development. An aerial map and photographs illustrating the site and existing improvements are provided in Figure 2-3.



FIGURE 2: AERIAL MAP

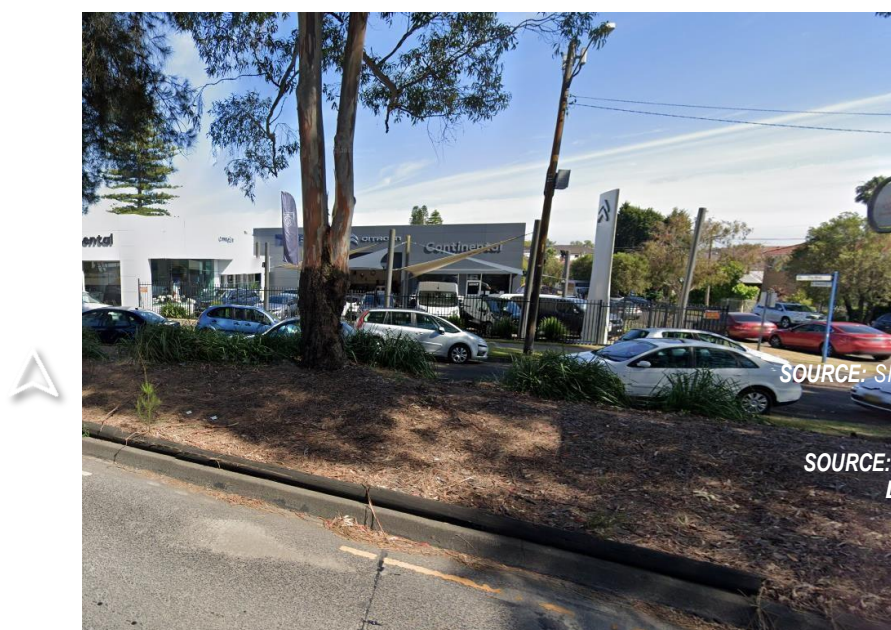


FIGURE 3: VIEW OF THE SUBJECT SITE FROM CANTERBURY ROAD

EXISTING VEGETATION

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

SURROUNDS AND CONTEXT

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

ADDRESS	LOCATION	EXISTING IMPROVEMENTS
1242-1244 Canterbury Road	Adjoining to east	Industrial lands
Drapper Road Milperra Road	Adjoining to west	Local Road

TABLE 2: SURROUNDS AND CONTEXT

The local surrounding area is characterised by Mixed development on all sides.

THE PROPOSAL

DESCRIPTION

The subject Development Application seeks consent for the Mixed-use- Commercial and Co-living House at 1246 Canterbury Road, Roselands NSW 2196. The proposed development is defined as “ *B2/E1 Local Centre- Co-Living House* ”, pursuant to the definitions contained in *Bankstown Local Environmental Plan 2023* :

“ *Co-living housing means a building or place that—*
(a) has at least 6 private rooms, some or all of which may have private kitchen and bathroom facilities, and
(b) provides occupants with a principal place of residence for at least 3 months, and
(c) has shared facilities, such as a communal living room, bathroom, kitchen or laundry, maintained by a managing agent, who provides management services 24 hours a day, but does not include backpackers’ accommodation, a Co-living house, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.
Note—
Co-living housing is a type of residential accommodation—see the definition of that term in this Dictionary. ”

(a) DEMOLITION AND EARTHWORKS

demolition or earthworks are being proposed as part of the application and separate demolition approval will be required and will be submitted before construction.

DEVELOPMENT AND BUILT FORM SNAPSHOT

GROSS FLOOR AREA ¹ :	566.6 sq m. However, minimum sizes required 800m and 4.6 variations will be submitted.
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FLOOR SPACE RATIO:	FSR 1:1 However, the policy provides a bonus of 0.5:1, therefore the maximum possible FSR is 1.5:1. The proposal complies.
BUILDING HEIGHT ²:	Maximum 18m and the proposed is 10.3 m.

TABLE 3: DEVELOPMENT AND BUILT FORM SNAPSHOT

- ¹ *The FSR and GFA of the proposed development have been measured according to the definitions of those terms prescribed in the LEP dictionary.*
- ² *The building height has been measured according to the definition of building height (or height of building) prescribed in the LEP dictionary.*

The following is a brief description of the proposal's main features.

<i>Ground Level</i>	<i>One standard Co-Living rooms and two accessible room. Lift shaft.</i>
<i>First Level</i>	<i>12 Co-Living Rooms and two communal spaces</i>
<i>Second Level</i>	<i>Open Terrace and two Co-living rooms attached with the terraces from the rear side of the terraces.</i>
<i>Room Design</i>	<i>The majority of rooms have a small private terrace, some with larger. The rooms have a kitchenette including laundry facilities and separate bathrooms.</i>
<i>Manager's Room</i>	<i>Accessible areas 17 in ground floor will be used as a manager's room.</i>
<i>Communal Rooms</i>	<i>Two communal rooms in first floor with total 57 sqm.</i>

PEDESTRIAN AND VEHICULAR ACCESS AND PARKING

Pedestrian access to the proposed development site is provided via the Road frontage. Vehicular access to the proposed site is provided via the Draper Avenue frontage from an existing concrete driveway. The proposed site has the following car parking spaces: a garage and carport located towards the front end of the site. However, two shortages of car park can be allocated on site streets as a street parking.

WASTE MANAGEMENT

Having regard to the proposed use of the premises, it will only generate minimal general waste. A Waste Management Plan accompanies the application. The Bin location in Ground floor showing separate entry and not conflicting with any parking access.

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 below:

- ▶ 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.

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.

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*.

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*.

SECTION 4.15 EVALUATION EP&A ACT, 1979

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 No. 55 - Remediation of Land;
- ▶ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;

- ▶ State Environmental Planning Policy (Infrastructure) 2021;
- ▶ State Environmental Planning Policy (Vegetation in Non-rural Areas) 2021;
- ▶ State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development
- ▶ State Environmental Planning Policy (Industry and Employment) 2021
- ▶ Greater Metropolitan Regional Environmental Plan No. 2 - Georges River Catchment; and

Affectations

Site Affectations	Yes	No
Bushfire Prone Land	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Flood Liable Land	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Foreshore Building Line	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Foreshore Scenic Protection Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Riparian Lands & Waterways	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Coastal Hazard and Risk	<input type="checkbox"/>	<input type="checkbox"/>
Water Catchment Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ecological Significant Site	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Contains Heritage Item(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Heritage Conservation Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Adjoining rail corridor	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Adjoining classified road	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Impacted by airspace operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Acid Sulfate Soils	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Within Gas Main Buffer	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Council Owned Land	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Crown Land	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Easements Within Lot Boundaries	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Narrow lot housing precinct	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (if yes describe)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

State Environmental Planning Policy (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021 is applicable to the development and the following clauses apply:

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 – Vegetation in non-rural areas		
Control	Proposal	Compliance
Part 2.1 – Preliminary		
<p>2.1 Aims of chapter.</p> <p>The aims of this Chapter are—</p> <p>(a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and</p> <p>(b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.</p>	No significant tree removal has been proposed, and No landscape plan has been proposed.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004		
Control	Proposal	Compliance
A BASIX Certificate is required to be lodged for any development application in NSW considered to be BASIX Affected Development by the Environmental Planning and Assessment Regulation 2000, unless the development constitutes BASIX Excluded Development (see Clause 3) of the Regulations.	The Development will submit BASIX and Natethers Certificate with the application. Thus the proposed Co-living houses will satisfy the requirements of the NSW Government's BASIX (https://www.basix.nsw.gov.au/information/index.jsp) standards for reduction in water and energy usage and provision of thermal comfort.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

The details of the provided BASIX Certificate are provided below:

State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021 is applicable to the development and the following clauses apply:

Chapter 4 – Remediation of Land

Clause 4.6 – Contamination and remediation to be considered in determining development application		
Standard	Proposal	Compliance
<p>(1) A consent authority must not consent to the carrying out of any development on land unless—</p> <p>(a) it has considered whether the land is contaminated, and</p>	Reviewed- Councils Contamination Records Arial Imaging (inc. historic imaging) and Conducted a site inspection.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

<p>(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and</p> <p>(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.</p>	<p>A review of the above indicates that the site has historically been used for local centre and there is no evidence that any use under Table 1 of the contaminated land planning guidelines has occurred on site. Given this, there is no evidence that the site is contaminated, and the site is considered suitable for the proposed development.</p>	
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State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Housing) 2021 is applicable to the development and the following clauses apply:

Development adjacent to classified road corridors and road reservations.

Division 17 Roads and Traffic		
Subdivision 2 Development in or adjacent to road corridors and road reservations		
Clause 2.119 – Development with frontage to classified road		
Standard	Proposal	Compliance
<p>Council cannot grant consent to development on land that has a frontage to a classified road unless it is satisfied that:</p> <p>(a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and</p> <p>(b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of –</p> <p>i. the design of vehicular access to the land, or</p> <p>ii. the emission of smoke or dust from the development, or</p>	<p>Compliance with SEPP (Transport and Infrastructure) 2021 has been considered during the assessment of this development application. The site is mapped within a Transport and Infrastructure thus it is likely to be impacted by road noise or vibration and acoustic report will be submitted.</p> <p>The application is accompanied by an acoustic assessment through the submission of Acoustic report which will demonstrates that the proposal, subject to the incorporation of the recommendations of that report into the proposal, will be appropriately designed with regards to traffic noise mitigation. Conditions are included in this regard in the recommendation.</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p>

<p>iii. the nature, volume or frequency of vehicles using the classified road to gain access to the land, and</p> <p>(c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road. must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following Laeq levels are not exceeded:</p> <p>(a) in any bedroom – 35dB(A) at any time between 10.00p.m and 7.00a.m;</p> <p>(b) anywhere else in the residential accommodation (other than a garage, kitchen, bathroom, or hallway) – 40 dB(A) at any time.</p>	<p>Subject to compliance with these requirements, the proposal, as designed, allows for forward entry and exit not from the site onto the classified road. It is considered that it will not adversely impact the safety, efficiency and ongoing operation of the classified road.</p> <p>The application is accompanied by an acoustic assessment which demonstrates that the proposal, subject to the incorporation of the recommendations of that report into the proposal, will be appropriately designed with regards to traffic noise mitigation.</p>	
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State Environmental Planning Policy (Housing) 2021

The Housing SEPP was gazetted on 26 November 2021. The Housing SEPP requires that Co-living houses are for the purpose of affordable rental housing and managed by a registered community housing provider and introduce a definition for 'co-living housing', which may be carried out by private developers, but would only be permitted where residential flat buildings or shop top housing are permitted. The current proposal is consistent with the provisions of the Housing SEPP 2021 Instrument.

Under the Housing SEPP, co-living housing:

- ✓ is subject to similar built-form development standards as Co-living houses
- ✓ must provide a primary place of residence for all occupants – it may not be used for short-term tourist and visitor accommodation
- ✓ may have as few as 6 private rooms (but most co-living housing developments will typically have about 30 to 40 private rooms)
- ✓ must provide indoor and outdoor communal space for residents to relax and socialize
- ✓ must have a manager, who will be responsible for implementing the plan of management for the property. The manager does not have to be always on site but must be contactable by phone 24/7.

The following tables will describe in details of Co-Living housing standards:

Chapter 3- Diverse Housing		
Part 3 Co- Living House		
Clause 67- Co-living housing may be carried out on certain land with consent		
Standard	Proposal	Compliance
Development for the purposes of co-living housing may be carried out with consent on land in a zone in which— (a) development for the purposes of co-living housing is permitted under another environmental planning instrument, or	The proposed Co-living house is located in B2 Local center.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
(b) development for the purposes of residential flat buildings or shop top housing is permitted under Chapter 5 or another environmental planning instrument.		<input checked="" type="checkbox"/> N/A

68 non-discretionary development standards—the Act, s 4.15		
(1) The object of this section is to identify development standards for particular matters relating to development for the purposes of co-living housing that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.		

<p>(2) The following are non-discretionary development standards in relation to development for the purposes of co-living housing—</p> <p>(a) for development in a zone in which residential flat buildings or shop top housing are permitted—a floor space ratio that is not more than—</p> <p>i) the maximum permissible floor space ratio for residential accommodation on the land, and</p> <p>ii) an additional 10% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of the Co-living house.</p>	<p>Complies.</p> <p>FSR 1:1</p> <p>However, the policy provides a bonus of 0.5:1, therefore the maximum possible FSR is 1.5:1. The proposal complies.</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p>
<p>(b) for co-living housing containing 6 private rooms—</p> <p>(i) a total of at least 30m² of communal living area, and</p> <p>(j) minimum dimensions of 3m for each communal living area,</p>		
<p>(c) for co-living housing containing more than 6 private rooms—</p> <p>(i) a total of at least 30m² of communal living area plus at least a further 2m² for each private room in excess of 6 private rooms, and</p> <p>(j) minimum dimensions of 3m for each communal living area,</p>	<p>Two (2) communal rooms have been provided at ground level and each has direct access to outdoor open space having a total area of 57 m².</p> <p>Architectural plan shows the further 2 sq m for each Co-living house access.</p> <p>The dimension of both communal spaces is more than 3 m.</p> <p>One of the outdoor spaces considered as communal rooms have direct access to a lift, storeroom and “back up” laundry, fire exit, staircases and service facilities via passage way.</p>	
<p>(d) communal open spaces—</p> <p>(i) with a total area of at least 20% of the site area, and</p> <p>(j) (ii) each with minimum dimensions of 3m,</p>	<p>The room sizes comply.</p> <p>All rooms are between 15 and 25 sqm.</p>	
<p>(e) unless a relevant planning instrument specifies a lower number—</p> <p>(i) for development on land in an accessible area—0.2 parking</p>	<p>The proposed development provided 5 Parking spaces.</p> <p>However, the proposed development is a corner lot, and the street parking can be</p>	

spaces for each private room, or (j) otherwise—0.5 parking spaces for each private room,	accessible for another two additional required car spaces. On street two car parking will be proposed and will comply with AS 2890.5 Part 5: On- street parking. As per SEPP's require only 4 car parking and two motorcycle parking. The Plan provides 5 car parking, one motorcycle parking and two bicycle parking. As the location of the development site is within 200m of public transport services, Car parking facility can be complied, as the residence will frequently use public transport instead of driving.	
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69 Standards for co-living housing

(1) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority is satisfied that—

(a) each private room has a floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, that is not more than 25m ² and not less than— (i) for a private room intended to be used by a single occupant—12m ² , or (ii) otherwise—16m ² , and	No room has an area exceed 25m ² in size (excluding any area used for the purposes of private kitchen or bathroom facilities	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
(b) the minimum lot size for the co-living housing is not less than— (i) for development on land in Zone R2 Low Density Residential—600m ² , or (ii) for development on other land—800m ² , and (iii) (Repealed)	No more than 2 adults will be permitted per room.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
(c) for development on land in Zone R2 Low Density Residential or an equivalent land use zone, the co-living housing— (i) will not contain more than 12 private rooms, and (ii) will be in an accessible area, and	Complies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

(d) the co-living housing will contain an appropriate workspace for the manager, either within the communal living area or in a separate space, and		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No N/A
(e) for co-living housing on land in a business zone—no part of the ground floor of the co-living housing that fronts a street will be used for residential purposes unless another environmental planning instrument permits the use, and	No front part is used for residential zone.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No , Justified N/A
(f) adequate bathroom, laundry and kitchen facilities will be available within the co-living housing for the use of each occupant, and	Complies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No N/A
(g) each private room will be used by no more than 2 occupants, and		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No N/A
(h) the co-living housing will include adequate bicycle and motorcycle parking spaces.	Total motorcycles and bicycle spaces are 7 is required and provide with the compliance.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No N/A

(2) Development consent must not be granted under this Division unless the consent authority considers whether—

(a) the front, side and rear setbacks for the co-living housing are not less than— (i) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum setback requirements for multi dwelling housing under a relevant planning instrument, or (ii) for development on land in Zone R4 High Density Residential—the minimum setback requirements for residential flat buildings under a relevant planning instrument, and	The overall siting of the building to the front façade and a ramp access is located on the existing the front terrace area through Drapper Avenue. The design of the development is considered to be compatible with the character of the B2 local area. This is the satisfactory streetscape appearance via the Draper Avenue front access of the	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
(b) if the co-living housing has at least 3 storeys—the building will comply with the minimum building separation distances specified in the Apartment Design Guide, and	Technically, the building is a three-storey building. The proposed room no 13 and room no 14 Co- Living rooms are located on the north eastern side of the open terrace	

	<p>on the third floor, which covers only 4.5% of the total rear boundary length.</p> <p>So, SEPP 65 Guideline design needs to consider, and the development application will submit SEPP 65 design guidelines.</p> <p>The guidelines that form part of SEPP65 have practical application when considering Co-Living house developments under the ARH SEPP. This is because:</p> <ul style="list-style-type: none"> • Co-Living rooms are required to have: direct solar access. <p>an amount of private open space.</p>	
(c) at least 3 hours of direct solar access will be provided between 9am and 3pm at mid-winter in at least 1 communal living area, and	The design guideline ensure the solar access which will comply.	
(d), (e) (Repealed)		
(f) the design of the building will be compatible with—the desirable elements of the character of the local area, or for precincts undergoing transition—the desired future character of the precinct.	<p>self-contained facilities so as to be capable of being used as a separate domicile.</p> <p>car parking. storage areas.</p> <p>SEPP65 does, however, provide some guidance on acceptable building separations and in this case, the underlying objectives of SEPP65 have been achieved in relation to shadow impact, privacy and urban form</p>	

The Provisions of any Local Environmental Plan

BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023

Bankstown Local Environmental Plan 2023 the LEP) is the principal environmental planning instrument that applies to the land and contains the development standards for development of the site. An assessment against the applicable sections of the LEP is provided below:

BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023			
CL	REQUIREMENT	PROPOSED	✓/x
PART 1 - PRELIMINARY			
1.2	Aims of Plan	The development is consistent with the aims of the LEP in the following ways:	✓

BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023			
CL	REQUIREMENT	PROPOSED	✓/✗
		(a) The development proposes growth that contributes to the sustainability of Bankstown, and recognizes the needs and aspirations of the land owners; (b) The development will protect and enhance the landform and vegetation in a way that maintains the landscape amenity of Bankstown; (c) The development protects the natural, cultural and built heritage of Bankstown; (e) The site is not affected by any environmental hazards; (g) To provide a range of business and industrial opportunities to encourage local employment and economic growth (i) The development achieves good urban design in terms of site layout, building form, streetscape and public and private safety; (k) The development considers the cumulative impact of development on the natural environment and waterways and on the capacity of infrastructure and the road network; and (l) The development will enhance the quality of life and the social well-being and amenity of the land owners.	
1.4	Definitions contained in the dictionary	The development is defined as a “Co-Living House”	✓
PART 2 - PERMITTED OR PROHIBITED DEVELOPMENT			
2.2	Zoning of Land	The land is zoned B2 Local Centre	✓
2.3	Zone objectives and land use table	ZONE OBJECTIVES: <ul style="list-style-type: none"> To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area. To encourage employment opportunities in accessible locations. To maximise public transport patronage and encourage walking and cycling. To provide for certain residential uses that are compatible with the mix of uses in local centres. To promote a high standard of urban design and local amenity LAND USE TABLE: “Co-Living House” is permissible with consent.	✓
2.5	Additional permitted uses for particular land	The site is not afforded with additional permitted uses in Schedule 1 of the LEP.	✓

BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023			
CL	REQUIREMENT	PROPOSED	✓/x
2.6	Subdivision - consent requirements	The application does not seek consent for the purpose of subdivision works.	✓
2.7	Demolition requires development consent	No demolitions works are being proposed.	✓
PART 4 - PRINCIPAL DEVELOPMENT STANDARDS			
4.1	Minimum subdivision lot size	The application does not seek consent for subdivision work.	✓
4.3	Height of Buildings	The height of the building is 10.950 m	✓
4.4	Floor Space Ratio (FSR) 1:1	Complies	✓
4.5	Calculation of floor space ratio and site area	The floor space ratio and site area have been calculated pursuant to the provisions of this Clause.	✓
4.6	Exceptions to development standards	No variations to a development standard are sought 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> .	✓
5.1A	Development on land intended to be acquired for public purposes	The site is not mapped as reserved for acquisition on the <i>Land Reserved for Acquisition Map</i> for future road development.	✓
5.3	Development near zone boundaries	The proposed development is permissible, and the application does not rely on the provisions of this Clause.	✓
5.4	Controls relating to miscellaneous permissible uses	Not Applicable.	✓
5.7	Development below mean high water mark	The site is not situated below the mean high-water mark.	✓
5.10	Heritage Conservation Heritage Item: x Conservation Area: x In vicinity of item or area: x Archaeological Site: x Aboriginal Heritage: x	The site is not identified as a heritage item, is not located within the vicinity of any heritage items and is not located within a Heritage Conservation Area. The site is not identified as an archaeological site. An AHIMS search has revealed that there are no Aboriginal sites in or near the subject site and no Aboriginal places declared in or near the site.	✓
5.11	Bush fire hazard reduction	The application does not propose any bushfire hazard reduction work.	✓
PART 6 - ADDITIONAL LOCAL PROVISIONS			

BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023			
CL	REQUIREMENT	PROPOSED	✓/x
6.1	Acid Sulphate Soils	The site is mapped as being potentially affected by Acid Sulfate Soils Class 5 on the <i>Acid Sulfate Soils Map</i> . However no works are being proposed that would trigger the application of this clause.	✓
6.2	Earthworks	No earthworks are being proposed as part of the application.	✓
6.3	Flood Planning	The subject site is not mapped as flood prone land or as land within a flood planning area.	✓
6.4	Biodiversity	The proposed use will not affect any terrestrial and aquatic biodiversity within the local government area.	✓
6.4A	Riparian land and watercourses	The site is not mapped as <i>Riparian Land</i> or <i>Watercourse</i> on the <i>Riparian Lands and Watercourses Map</i> .	✓
6.5	Limited development on foreshore area	The subject site is not located within the foreshore area.	✓
6.6	Development in areas subject to aircraft noise	The land is not located in the vicinity of the Bankstown Airport where the ANEF contour is between 20 and 25.	✓

TABLE 4: BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023 COMPLIANCE TABLE

Provisions of any Development Control Plan

Section 4.15 (1) (a) (iii) *The provisions of any development control plan*

The proposed development is subject to the provisions of the Canterbury Bankstown Development Control Plan 2023. The following comments are made with respect to the proposal considering the objectives and controls contained within the DCP.

Canterbury Bankstown Development Control Plan 2023

Chapter 5.1 Formal Bankstown LGA

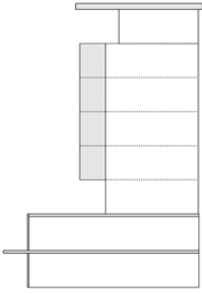
BDCP 2023 SECTION 9 CO-LIVING HOUSE & Co- Living Housing		
Development Standards	Proposed	Complies
<p>To ensure the building form, building design and landscape of Co-living houses are compatible with the suburban character of the residential areas.</p> <p>To ensure the building form and building design of Co-living houses provide appropriate amenity to residents in terms of access to sunlight and privacy.</p> <p>To ensure the building form and building design of Co-living houses do not adversely impact on the amenity of neighbouring sites in terms of visual bulk, access to sunlight</p>	<p>The proposed design of the building form, scale are compatible with the sub-urban character of the local centre.</p> <p>The building is three stories, and the design</p>	Y

<p>and privacy.</p> <p>To ensure the size, location and design of private open spaces provide appropriate amenity to residents in terms of useability, access to sunlight, privacy and landscape.</p> <p>To require landscape as a key characteristic in the development.</p> <p>To provide deep soil zones to allow for and support healthy plant and tree growth.</p> <p>To minimise the visual impact of off-street parking on the streetscape</p> <p>To ensure that land adjoining a development site is not left sterilised or isolated so that it is incapable of being developed for the purpose of multi dwelling housing under the applicable controls.</p>	<p>will comply with SEPP65 design guidelines.</p> <p>No adverse impact is showing in the neighborhoods as it is a corner lot, and it exists.</p> <p>The Landscape Plan is attached with the application, and it complies.</p>	
Storey limit (not including basements)		
18m allowed in B2 Centre. But for 3 storeys in residential zone needs maximum 10m.	Proposed is 10.5m in B2 or E1 local center.	Y
The siting of Co-living houses, and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.	The development is on the existing building.	
Any reconstituted ground level on the site within the ground floor perimeter of Co-living houses and co-living housing must not exceed a height of 1m above the ground level (existing). For the purposes of this clause, the ground floor perimeter includes the front porch.		
Any reconstituted ground level on the site outside of the ground floor perimeter of Co-living houses and co-living housing must not exceed a height of 600mm above the ground level (existing) of an adjoining site. For the purposes of this clause, the ground floor perimeter includes the front porch.	The proposed development is	
Setbacks for Co-living Houses or Co-Living House		
<p>Front Setback-</p> <p>Development must comply with the minimum front setbacks as follows:</p> <p>1–3 storeys Build to front boundary</p>	Front setback is 6.5m which is more than 3m.	Y
<p>Side setbacks</p> <p>Except where a proposed development adjoins a residential boundary, setbacks are not required in the B2 zone or E1 Local Centre when the desired character is for a continuous street frontage.</p>	1.2m	Y

<p>Minimum frontage</p> <p>2.13 Where redevelopment is proposed in a B1 or B2 Zone of the LEP a minimum frontage of at least 18m shall be provided.</p>	<p>Frontage is 36.879m via canterbury road. .</p>	<p>Y</p>
<p>Building design</p>		
<p>New Co-Living House (including alterations and additions) shall comply with the relevant building design controls of this DCP (unless specified in this chapter) for comparable predominant building type in the relevant zone provided in the table below:</p>		
<p>Building design (active street frontages)</p> <p>2.1 The ground floor design must incorporate active street frontages particularly where addressing main streets, public open space and pedestrian links.</p> <p>2.2 The design of active street frontages must include:</p> <p>(a) a minimum 80% glazing (including doors);</p> <p>well-detailed shopfronts with pedestrian entries at least every</p>	<p>The existing building form will be used for Co-living house has been used to create realistic streetscape perspectives, building massing studies and a shadow analysis and the building will be as an</p>	<p>Y</p>
<p>10m–15m;</p> <p>zero setback to the front building line (however this may incorporate indented entries or bays where consistent with the existing street character);</p> <p>high quality external materials;</p> <p>openable facades encouraging natural ventilation where possible; outdoor dining where possible.</p> <p>2.3 The design of active street frontages must not incorporate security roller doors and window bars.</p> <p>2.4 Ground floor business and office uses must utilise internal fitouts for privacy. The use of frosted screens or opaque glass for privacy is discouraged.</p> <p>2.5 The ground floor entries to retail, commercial, community and residential uses are to have the same finished floor level as the adjacent footpath and are to be accessible directly from the street. Ground floor entries which have a finished floor level above or below the adjacent footpath are discouraged.</p> <p>2.6 Where the finished floor level is raised due to flood impacts, the active street frontage must incorporate universal access between the street and ground floor uses, or accommodate level changes within the building.</p>	<p>existing.</p> <p>The proposed roof greatly assists to minimize building bulk and to achieve other outcomes such as minimizing solar loss to the property to the south.</p> <p>The solar Pannel will be proposed to reduce the excess energy uses.</p> <p>The proposal is commensurate with the commercial center zoning and is compatible with the surrounding development.</p> <p>No flood impacted zone.</p>	

<p>Building design (car parking)</p> <p>2.7 Vehicle access to off-street parking and loading bays is to be from a secondary street or rear lane.</p>	<p>Adjoining Drapper Lane is using as a secondary street and off-street parking and loading bays accessible from Drapper Avenue.</p>	<p>Y</p>
<p>Building design (pedestrian entrances)</p> <p>Entrances must be located on the primary street.</p> <p>Residential entrances must be secure and separate from non-residential entrances.</p>	<p>Entrance is located on primary street Canterbury Street side.</p>	<p>Y</p>
<p>Building design (utilities and building services)</p> <p>Development must show the location and design of utilities and building services (such as waste storage areas, plant rooms, hydrants, mechanical ventilation stacks, exhaust stacks, equipment and the like) on the plans.</p> <p>Development must locate utilities and building services on the secondary street or rear lane. Where this is not possible,</p>	<p>All utility services and facilities is showing on the plan.</p>	<p>Y</p>
<p>development must integrate utilities and building services with the building design and conceal the utilities and building services from public view.</p>	<p>The proposal effectively achieves that objective.</p>	
<p>Façade Design</p>		
<p>The vertical articulation dimensions are:</p> <p>(a) the facade design of the podium is to reflect the fine grain that is in accordance with, or similar to, that of the local streetscape; or</p> <p>(b) where there is no prevailing fine grain streetscape, the minimum vertical articulation dimension is 8m for the podium. The minimum vertical articulation dimension for tower buildings above the podium is 10m, which reflects the average width of an apartment.</p>	<p>The proposed development is commensurate with the surrounding development.</p>	<p>Y</p>

<p>Facade designs may include but are not limited to:</p> <p>(a) Articulating building entries. Distinguishing between the podium (base), middle and top sections of the facade.</p> <p>Expressing the building towers above the podium through a change in facade details, materials and colour.</p> <p>Selecting balcony types that respond to the building orientation and proximity to public domain.</p> <p>Using architectural features such as awnings to give a human scale at street level.</p> <p>Recessing elements such as windows or balconies to create visual depth in the facade.</p> <p>Emphasizing the difference between solid and void to create a sense of shadow and light.</p> <p>Using any other architectural elements to Council's satisfaction.</p>	<p>It is appropriate within the context of the Site and surrounding locality.</p> <p>To maximize articulation and solar access by incorporating deep recesses within the massing form to amplify the sun and animate the facades.</p> <p>The building layout is planned to capture sunlight into apartments and communal open spaces throughout the day, all year round.</p>	Y
<p>Notes- Vertical Louver will be used for façade and it will demonstrate the articulation of building into separate parts. The architectural character is compatible with the existing developments in the immediate context but is clearly defined to give a variety of grain and character within this framework.</p>		
<p>Building designs and window openings should be vertically proportioned in height, form and articulation.</p> <p>Facade designs must comprise high quality materials and finishes.</p> <p>Development must architecturally treat blank walls that can be viewed from the street or other public domain area (such as railway corridors) by incorporating public art, variation in building materials and/or other architectural design methods to Council's satisfaction.</p> <p>Building services such as downpipes and balcony drainage must integrate with the facade design.</p>	<p>The scale of the building, comparing the proposed development to one or more existing or future developments within its setting, defined by its height, articulation and detail is considered compatible with its context.</p>	Y

The design of balcony balustrades on the lower levels may be predominantly solid and/or opaque to provide privacy to residents and to screen drying areas.		
VISUAL BULK		
<p>Building designs are to comprise a podium with tower buildings above as shown in Figure 4a. The podium height must be the street wall height.</p> 	Complies as an existing.	Y
Notes: No blank walls, openings or glass curtains in the front is proposed.		
CORNER BUILDINGS		
<p>5.1 Development on corner sites must ensure the building design incorporates one or more of the following elements at the street corner:</p> <ul style="list-style-type: none"> (a) architectural roof feature; (b) stepping down or recessing of the built form from the corner; (c) splayed treatments; (d) use of materials/colours; (e) any other architectural elements to Council's satisfaction. 	<p>The site is located at the corner of Canterbury Road and Drapper Avenue.</p> <p>The site is adjoined by high density residential development, commercial zone in a B2 Local Centre zone and located within an established and evolving residential and commercial environment.</p> <p>All architectural roof, built form, materials and finished will be consistent with the existing building. So, no changes as the main part of the building will be as an exists.</p>	Y
Notes: No splayed treatment is required, as the building will be as an existing.		
MATERIALS AND FINISHES		
7.1 Development must incorporate quality, textured and low maintenance materials such as brickwork in the building	Low maintenance and graffiti resistant materials	Y

<p>elevations.</p> <p>7.2 Development must avoid large expanses of white render or other finishes which increase the visual bulk of buildings. Where rendered finish is proposed, it must be in combination with at least two other finishes and should not be the predominant finish in the facade.</p> <p>7.3 Use varied materials and contrasting colours to: (a) highlight feature elements; (b) (c) delineate vertical articulation dimensions; or reduce the impact of other building elements (e.g. reducing the dominance of upper floors or masking unsightly building services).</p> <p>7.4 Glazing in combination with quality external materials is appropriate for ground floor retail. Reflective glass to shopfronts is not permitted.</p> <p>7.5 The security door or grille to a shopfront facing the street must be transparent or an open grille type shutter. Solid roller doors or shutters are not permitted.</p>	<p>is used on surfaces susceptible to graffiti. The proposed material, texture or colours ensure that the use of superior quality external materials and finishes which :</p> <ul style="list-style-type: none"> • Contributes to architectural and urban design excellence. • Provides cohesive and visually interesting building appearance. • Responds to surrounding notable buildings and enhances the streetscape. • Provides longevity in external materials and finishes that are of superior quality. <p>Translucent or opaque materials for balustrades is used.</p>	
Car parking (C1 Co-Living Housing shall comply with Chapter 3.2 of this DCP)- Off-street parking rates		
<p>0.2 spaces per room in accessible areas and 0.5 car spaces per Co-Living room; and 1 car space for each person employed in connection with the development and who is resident on the site.</p> <p>Note- Co-Living House development standards are assessed under Clause 9 Bankstown DCP Residential Accommodation.</p> <p>Note: Clauses 68 (2) (e) of the Housing SEPP states that the following onsite car parking rates shall respectively apply for any proposed Co-living house or co-living housing development : (i) in the case of development in an accessible area—at least 0.2 parking spaces are provided for each Co-living room, and (ii) in the case of development not in an accessible area—at least 0.4 parking spaces are provided for each Co-living room, and (iii) in the case of any development— not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site,’. Additionally, clauses 25 (2) (d)</p>	<p>See SEPP2021 table in the above in this report.</p> <p>However, 2 extra carport will be proposed under on street car parking.</p> <p>Co-living housing developments will comply with the minimum access requirements contained within the BCA and Australian Standard 1428 – Design for Access and Mobility (as amended).</p>	<p>Y</p>

and 69 (2) (d) of the Housing SEPP states that: unsignalled '(d) at least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 Co-living rooms or co-living housing rooms'.		
However, Car parking requirements for Co-living houses except where provided by a social housing provider is 0.5 spaces per bedroom in all locations.		
Shading devices		
<p>Windows and openings shall be appropriately located and shaded to reduce summer heat load and maximise sunlight in winter.</p> <p>Use shading devices to allow direct sunlight to enter and heat a building in winter and prevent direct sunlight entering and heating the building in summer. Devices include eaves, awnings, shutters, louvres, pergolas, balconies, colonnades or external planting.</p>	Pergola in upstairs will use as a shading device which will prevent direct sunlight entering proposed Co-living rooms from south and east directions.	Y
Avoid reducing internal natural daylight or interrupting views with shading devices.		
Acoustic privacy		
<p>Protect sensitive rooms, such as bedrooms and Co-living rooms, from likely sources of noise such as major roads and neighbouring living areas.</p> <p>Bedroom windows and Co-living room windows in new developments that would be located at or close to ground level are be raised above, or screened from, any shared pedestrian pathway.</p> <p>Screen balconies or windows in living rooms, communal rooms, bedrooms or Co-living rooms that would face a driveway or basement ramp.</p> <p>Address all requirements in 'Development Near Rail Corridors and Busy Roads - Interim Guideline (2008)' published by the NSW Department of Planning.</p>	<p>All reasonable measures will be taken to ensure that the Co-living house does not impact adversely on the neighbourhood.</p> <p>The proposed development successfully aligns with the planning control that emphasizes the importance of using building design to enhance privacy while also ensuring there is no compromise on access to natural light and air.</p>	
<p>Signage-</p> <p>a) Signage shall be limited to a maximum of 1 sign per building, detailing only the name and address of the premises and contact details of the managing agent.</p> <p>b) Signage must be affixed to the front elevation and not to the fence.</p> <p>c) The sign shall have a maximum area of 0.25sqm and a maximum height of 0.5 metres.</p> <p>d) Signage shall be non-illuminated.</p>		

Building services		
<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 The location and design of substations+ must be shown on the plans.</p> <p>C4 Substations should be located underground. Where not possible, substations are to be integrated into the building design and concealed from public view.</p> <p>C5 Substations must not be located forward of the front building line.</p> <p>C6 Integrate systems, services and utility areas with the design of the whole development – coordinate materials with those of the building and N/integrate with landscaping.</p> <p>C7 Facilities should not be visually obtrusive and should not detract from soft-landscaped areas that are located within the required setbacks or building separations.</p> <p>C8 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.</p> <p>C9 Unscreened appliances and meters should not be attached to any facade that would be visible from a street or</p>	<p>All letter boxes installation will meet Australian standards.</p> <p>Location will be shown on the plan.</p> <p>N/A</p> <p>N/A</p> <p>A commercial waste room is existing and located in the ground floor. This will accommodate the required waste bins. Waste will be separated into general waste, cardboard/paper and co-mingled/mixed recycling (hard plastic containers, aluminium, glass</p>	Y

<p>driveway within the site: (a) Screen air conditioning units behind balcony balustrades; (b) (c) Provide screened recesses for water heaters rather than surface- mounting them on exterior walls; and Locate meters in service cabinets.</p> <p>C10 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.</p> <p>C11 Coordinate and integrate building services, such as drainage pipes, with overall facade and balcony design.</p> <p>C12 Location and design of service areas should include: (a) Screening of clothes drying areas from public and semi-public places; and (b) Space for storage that is screened or integrated with the building design.</p> <p>C13 Minimise visual impact of solar hot water systems by: Placing the system as unobtrusively as possible, both to the street and neighbouring properties; Using a colour that is consistent with the colour of roof materials; Designing solar panels, where possible, as part of the roof; Setting the solar panels back from the street frontage and position below the ridgeline; and Separating 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>	<p>containers, jars and cans).</p> <p>Waste will be collected by the normal Council collection contractor.</p> <p>Bins will be cleaned regularly to ensure odour and pest control. Litter control on the premises and in the surrounding public domain will also be undertaken.</p> <p>Staff/volunteers will be educated in the identification of recycling opportunities and ways to maximise the segregation of waste into their respective waste streams.</p>	
Private open space		
<p>9.18 Co-living houses or Co-Living Housing must provide: (a) one area of at least 20m² with a minimum dimension of 3 metres for the use of the lodgers; and (b) if accommodation is provided on site for a Co-living house manager, one area of at least 8m² with a minimum dimension of 2.5 metres is provided adjacent to that accommodation.</p> <p>9.19 Development must locate the private open space behind the front building line. This clause does not apply to any balconies where it is used to provide articulation to the street facade.</p>	<p>Communal area will be counted as an open space and one communal area is 38 sqm. The total communal area is 57 sqm.</p> <p>Communal room which will used as a private spaces located behind the front building line.</p>	Y
<p>Notes- Private open space is form an integral part of the development's design Please See in SEPP2021 table in the above of this report</p>		
Access to sunlight		
<p>9.20 At least 70% of Co-living rooms must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and</p>	<p>The development is a corner lot and sunlight first floor and ground floor</p>	Y

skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.

9.21 Where the development provides for one or more communal living rooms, at least one of those rooms must receive a minimum of three hours direct sunlight between 8.00am and 4.00pm at the mid-winter solstice.

9.22 At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.

9.23 A minimum 50% of the private open space required for Co-living houses and a minimum 50% of the private open space of a dwelling on an adjoining site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.

9.24 Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.

rooms are getting enough sunlight. However, Room facing southwest corner (room no-13) may not receive enough sunlight and the skylight can be proposed.

Both communal rooms are in the South direction and getting enough sunlight due to the frontage location.

Good separation approach from the neighboring buildings with proper setback guarantees privacy and promotes a comfortable environment through adequate ventilation and natural light, demonstrating a clear commitment to meeting the specified control.

No overshadowing is observed, as the proposed development is as existing.

Solar Pannel will be installed on the existing roof without extension or alterations to use as a way of reducing energy consumption and no overshadowing will observed.

Summary- The development adheres to planning controls, optimizing sunlight access for South -facing areas and maintaining good solar access for Co-living house, enhancing user amenity. It ensures neighbouring dwellings also receive adequate sunlight, with no major alterations made to improve site amenity without compromising solar access.

A design verification statement is also included under Part 1 of the attached Architectural Design Report.

Orientation of buildings on corner sites to the front and side of the lot, thereby utilising the street width and rear depth to increase the apparent building separation distance.

Visual privacy

<p>9.25 Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must: (a) offset the windows between dwellings to minimise overlooking; or (b) (c) (d) provide the window with a minimum sill height of 1.5 metres above floor level; or ensure the window cannot open and has obscure glazing to a minimum height of 1.5 metres above floor level; or use another form of screening to the satisfaction of Council.</p> <p>9.26 Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where: (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or (b) (c) (d) the window has a minimum sill height of 1.5 metres above floor level; or the window has translucent glazing to a minimum height of 1.5 metres above floor level; or the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.</p> <p>9.28 Council does not allow Co-living houses to have roof-top balconies and the like.</p>	<p>No need to keep 1.5m sill height in south elevation, as it next to Drapper avenue and not with the adjacent neighbourhoods building.</p> <p>North elevation provides screening with vertical batten cladding to ensure visual privacy.</p> <p>N/A as an exists.</p> <p>No roof top balconies is proposed.</p>	Y
Building design		
<p>9.29 Council applies the design quality principles of State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development and the Apartment Design Guide to Co-living houses. This includes buildings that are two storeys or less, or contain less than four dwellings.</p>	<p>It is noted that SEPP 65 applies to any DA lodged against the site compatibility certificate as it relates to the land.</p> <p>The application is supported by an Architectural Design Statement prepared by Architects, which considers the built form, density and appropriateness of the development outcome within the existing and future context and character of the area, and the design criteria and guidance for the siting, design, amenity of apartment development under Parts 3 and 4 of the ADG and SEPP 65.</p>	Y
<p>9.30 Co-living houses or Co-Living Housing must satisfy each of the following:</p>	<p>All described in</p>	Y

<p>(a) if a Co-Living house has 5 or more rooms, at least one communal living room will be provided; and (b) (c) (d) (e) (f) (g)</p> <p>if each room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least: (i) 12m² in the case of a Co-living room intended to be used by a single lodger, or (ii) 16m² in any other case; and</p> <p>no room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25m²; and no Co-living room will be occupied by more than 2 adult lodgers; and</p> <p>adequate bathroom and kitchen facilities will be available within the Co-living house for the use of each lodger; and</p> <p>if the Co-Living house has capacity to accommodate 20 or more lodgers, a Co-Living room or on site dwelling will be provided for a Co-living house manager; and</p> <p>at least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 Co-living rooms.</p> <p>9.31 The maximum roof pitch for Co-living houses is 35 degrees.</p> <p>9.32 Council does not allow Co-living houses to have attics.</p>	<p>previously under SEPP2021 and it complies.</p> <p>This plan shows the minimum separation between the trafficable area of the roof terrace and the adjoining development.</p> <p>Pitch roof is proposed and it's less than 35 degrees.</p> <p>No pitched roof to the street façade is proposed.</p> <p>The proposed roof terrace is not used for principal useable part of the communal open spaces.</p> <p>Parapet is proposed and is used as a balustrade.</p> <p>Complies</p> <p>All roofs are communal open spaces, and the documentation submitted with the Development Application shows that there are balustrades between the roof and</p>	
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<p>9.33 The siting of a plant room, lift motor room, mechanical ventilation stack, exhaust stack, and the like must: (a) (b) integrate with the architectural features of the building to which it is attached; or be sufficiently screened when viewed from the street and neighboring sites.</p> <p>9.34 Development for the purpose of Co-living houses must demolish all existing dwellings (not including any heritage items) on the site.</p> <p>9.35 Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).</p>	<p>private open spaces.</p> <p>The proposed Lift from ground floor to first floor will not be visualized from the street and neighboring site.</p> <p>Separate demolition approval will provide before CC for the part of the demolition required as a partial demolition.</p> <p>N/A</p>	
Building design (car parking)		
<p>9.37 The design and siting of car parking structures and driveways must ensure vehicles can leave the site in a forward direction.</p> <p>9.38 Development must locate the car parking spaces behind the front building line.</p> <p>9.39 Council must ensure the garage architecturally integrates with the development and does not dominate the street facade.</p>	<p>Sitting Car park is site forward direction from Drapper Avenue.</p> <p>Car parking spaces behind the building line.</p> <p>Garage is not dominating from the streetscape.</p>	Y
Landscape		
<p>9.40 Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of Co-living houses.</p>	<p>No trees are proposed to be removed as part of the proposal.</p> <p>The landscape is submitted with the application.</p> <p>The terraces and roof area will be counted as an impervious landscape area. It shows on the landscape plan.</p>	Y

<p>9.41 Development must landscape the following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown (refer to the Landscape Guide for a list of suitable species): (a) a minimum 45% of the area between the Co-living house and the primary street frontage; and a minimum 45% of the area between the Co-living house and the secondary street</p>	<p>Existing landscaping is unaffected by the proposal.</p> <p>Both first floor and top floor will be providing covered and uncovered</p>	<p>Y</p>
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SECTION 4.15(1)(C) OF THE EP&A ACT, 1979

THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT.

The subject DA seeks consent for Mixed-use- Commercial and Co-living House on the subject property.

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 under *Bankstown Local Environmental Plan 2023* and *Bankstown Development Control Plan 2023*.

The proposed development 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.

It is evident from the above and the assessment provided within this Statement that the site is suitable for the proposed development.

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.

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

THE PUBLIC INTEREST.

The proposed development is defined as "*Co-living Houses-Mixed Development* " and is permissible on the land pursuant to the B2 LOCAL CENTRE zoning provisions applying to the land under *Bankstown Local Environmental Plan 2023* and the proposal achieves the objectives of the B2 LOCAL CENTRE zone as it proposes a development that will provide a wide range of industrial and warehouse land uses that will encourage employment opportunities for the local area.

The development will allow for the orderly and economic use and development of land and is acceptable having regard to the applicable State and Council planning controls. The proposed development satisfies the land owners development capacity and is acceptable having regard to the applicable State and Council planning controls by not posing any unacceptable impacts on the locality and existing adjoining properties.

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.

When completed, the proposed development will have minimal impact on the locality and amenity of surrounding residents and will complement the character of existing developments in the streetscape and will provide a need for 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.

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

TABLE 5: INTEGRATED DEVELOPMENT TRIGGERS

Based on the above, the application is not identified as Integrated Development under the Act.

CONCLUSION

The subject DA seeks consent for Mixed-use- Commercial and Co-living House at 1246 Canterbury Road, Roselands NSW 2196. The development has been assessed pursuant to the matters for consideration prescribed in Sections 1.7, 4.15 and 4.46 of the *Environmental Planning and Assessment Act, 1979* and the *Environmental Planning and Assessment Regulation, 2000*. The proposed development is not Designated Development or Integrated Development and can be processed in the usual manner.

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

- 📌 State Environmental Planning Policy No. 55 - Remediation of Land;
- 📌 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- 📌 State Environmental Planning Policy (Infrastructure) 2007;
- 📌 State Environmental Planning Policy (Vegetation in Non-rural Areas) 2017;

- Greater Metropolitan Regional Environmental Plan No. 2 - Georges River Catchment;
- Bankstown Local Environmental Plan 2023 ; and
- Bankstown Development Control Plan 2023.

The proposed development is defined as “ *Co-Living Housing* ” and is permissible on the land pursuant to the B2 Local Centre zoning provisions applying to the land under *Bankstown Local Environmental Plan 2023* .

The proposal achieves the objectives of the B2 Local Centre zoning as it proposes a development that will provide a wide range of industrial and warehouse land uses that will encourage employment opportunities.

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. The built form of the proposed development achieves a high level of compliance with the requirements prescribed in the applicable State Environmental Planning Policies, *Bankstown Local Environmental Plan 2023* and *Bankstown Development Control Plan 2023*.

The proposed development will positively contribute to the preservation of industrial lands that will in turn encourage employment opportunities. The subject site is situated in an industrial area surrounded by similar scale buildings and uses, making the location ideal for the development.

Overall, when completed, the proposed development will have minimal impact on the locality and amenity of surrounding residents and will integrate within the character of existing developments in the local streetscape.

The development will allow for the orderly and economic use and development of land and the assessment provided within this Statement demonstrates 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.

