



**Land & Housing
Corporation**

STATEMENT OF ENVIRONMENTAL EFFECTS

Accompanying a development application for

**Demolition of existing structures and the construction
of an eight x 2 bedroom and two x 1 bedroom seniors
living multi-unit housing development**

at

**Lots 50-52 DP35665
8-12 Bungaree Road
Toongabbie**

September 2012

CONTENTS

1.	INTRODUCTION.....	2
2.	SITE DESCRIPTION AND ANALYSIS	3
2.1	Location and Property Description.....	3
2.2	Site Characteristics	5
2.3	Surrounding Development.....	5
3.	DETAILS OF PROPOSAL.....	6
3.1	Proposed Works.....	6
3.2	Demolition.....	6
3.3	Removal of trees.....	6
4.	Section 79C – Matters for Consideration.....	7
5.	OTHER CONSIDERATIONS	26
5.1	Visual Impacts.....	26
5.2	Open Space	26
5.3	Overshadowing and Privacy.....	26
5.4	Noise.....	26
5.5	Erosion Control Measures	26
5.6	Economic & Social Impacts	26
5.7	Environmental Benefits	27
5.8	Disabled Access.....	27
5.9	Fencing and walls	27
5.10	Security, Site Facilities and Safety	27
5.11	Waste Management.....	27
6.	CONCLUSION.....	28

1. INTRODUCTION

This statement of environmental effects has been prepared to accompany a development application for the demolition of existing structures and the construction of an eight x 2 bedroom and two x 1 bedroom seniors living multi-unit housing development at 8-12 Bungaree Road Toongabbie. The application is being lodged by the Land & Housing Corporation, pursuant to Section 78A of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions and objectives of Parramatta Local Environmental Plan 2011, State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 and Section 79C of the Environmental Planning & Assessment Act 1979 (as amended).

The works address the site and its context and will upgrade the overall streetscape through the provision of modern, well designed residential units. The proposed dwellings will meet an increasing demand for smaller, one and two bedroom units within the Parramatta Local Government Area.

The site currently fronts Bungaree Road and Willmot Avenue. A single storey detached dwelling house is located to the immediate north of the subject site and a single storey detached dwelling house is located immediately to the west of the subject site.

In terms of design, the proposed units have been given careful consideration in relation to the floor layout, dwelling design, appearance and amenity to the residents and the neighbours. The works will ensure that the needs of the future residents will be met and that the development is, in scale and character, compatible and consistent with the existing and adjoining developments.

2. SITE DESCRIPTION AND ANALYSIS

2.1 Location and Property Description

The site consists of three residential lots legally described as Lots 50, 51 and 52 in DP 35665 and commonly known as 8-12 Bungaree Road Toongabbie. The site has primary street frontage of 43.9m to Bungaree Road.



Figure 1: Site Plan, subject site highlighted in red.
(Source: Google Maps)



Figure 2: Subject site in relation to surrounding development
(Source: Google Maps)

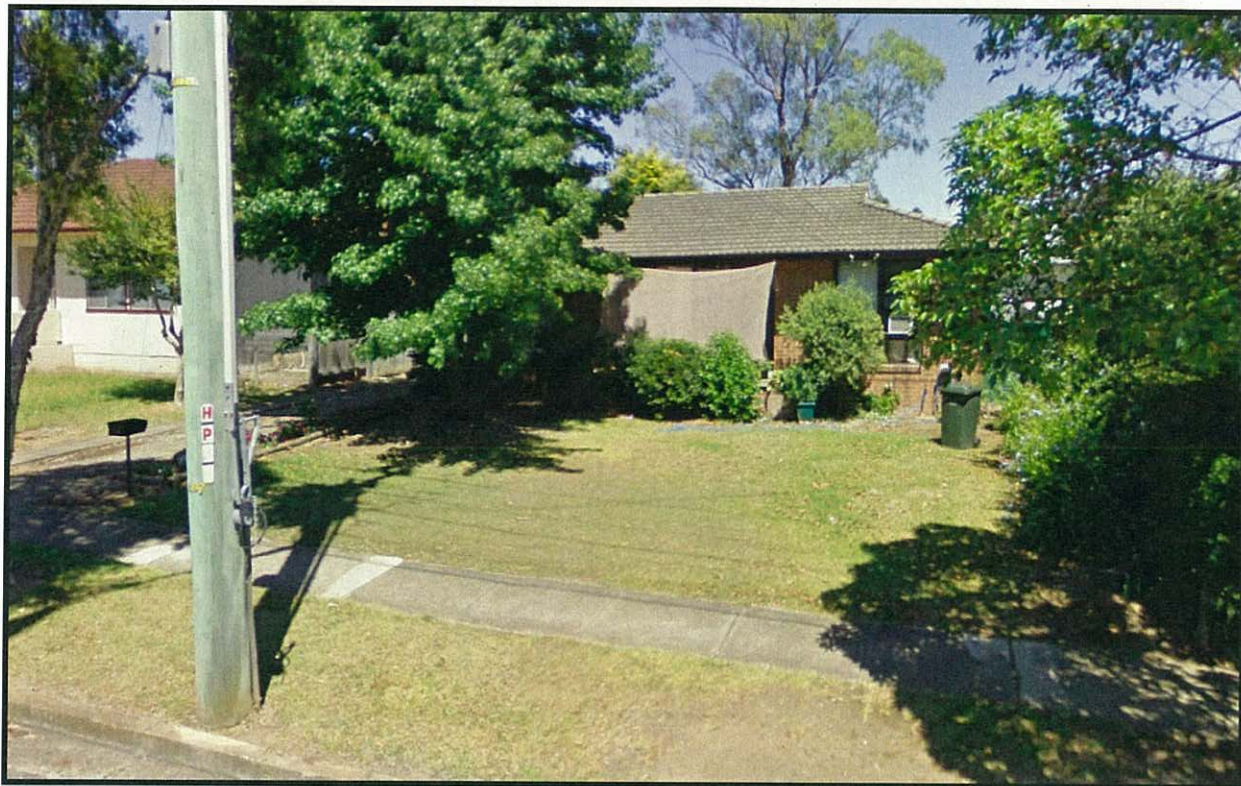


Figure 3: View of No. 8 Bungaree Road
(Source: Google Maps)



Figure 4: View of No. 10 Bungaree Road
(Source: Google Maps)

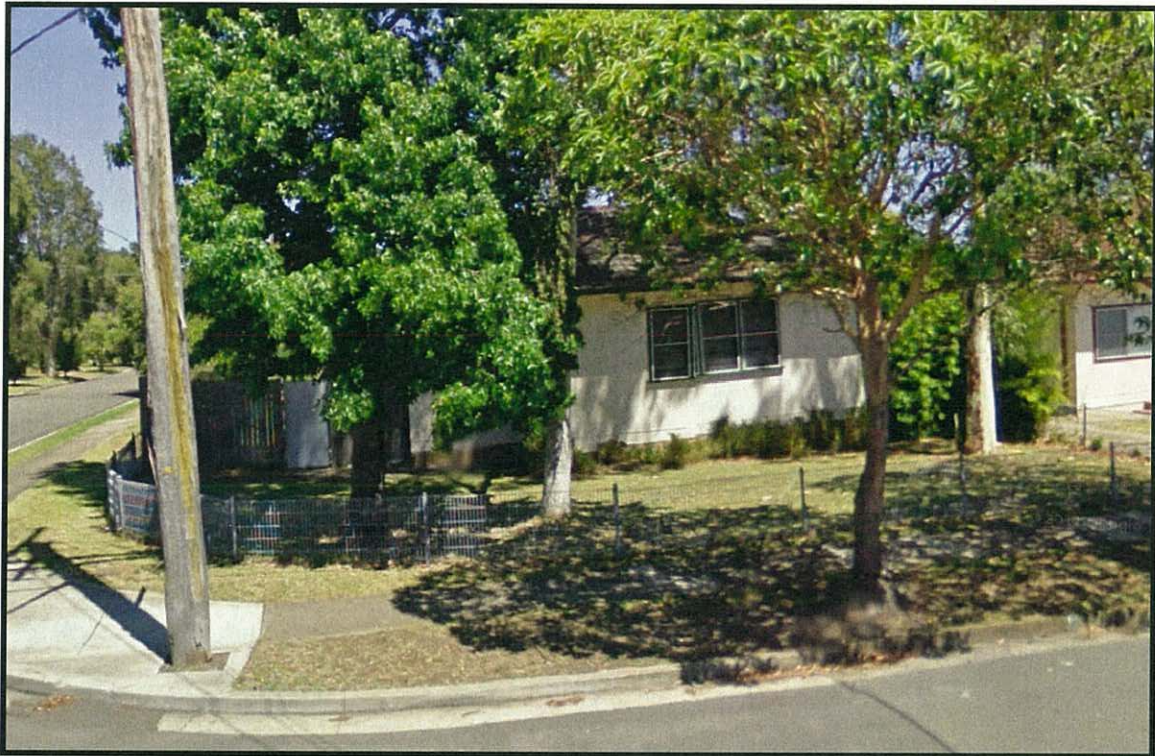


Figure 5: View of No. 12 Bungaree Road
(Source: Google Maps)

2.2 Site Characteristics

The site is regular in shape and has a site area of 1732m², with a frontage of 43.9m to Bungaree Road and 28.715m to Willmot Avenue.

The site slopes away slightly from Willmot Avenue with a fall of approximately 1.5m to the northeast corner of the site.

There are three significant trees at the front of the site along the Bungaree Road frontage and smaller trees dispersed throughout the site. Their health and significance, along with all other trees and vegetation on the site is assessed in the submitted arborist report prepared by Redgum Horticultural.

The existing lots are not burdened and do not benefit from any easement for drainage. An easement over adjoining properties is not required for site stormwater drainage as the site drains to the street.

2.3 Surrounding Development

The site is located within an established residential area predominantly characterised by older style single storey detached dwelling houses of brick clad construction with tiled roofs and associated structures, such as pergolas, garages, carports and larger in-fill newer detached dwelling houses and dual occupancy developments. Detached dwelling houses immediately adjoin the subject site to the east and west.

3.0 DETAILS OF PROPOSAL

3.1 Proposed Works

The proposed works are as follows:

- The removal of six trees located on the site.
- The demolition of three existing detached residential dwellings and associated structures.
- The construction of a two storey seniors living residential development comprising two, one bedroom units and eight, two bedroom units.
- The construction of four car parking spaces.
- The construction of two new driveways
- The construction of garbage and recycling bin storage areas along the Bungaree Road and Willmot Avenue frontages.
- The construction of concrete pathways.
- The provision one, 30,000 litre rainwater tank.
- The provision of one, 71,630 litre on-site detention tank.
- A variety of landscape plantings of varying size throughout the site.

Overall, the site will be enhanced as currently ageing house stock in Toongabbie will be replaced with modern, well-designed housing, accessible to local facilities. The development will satisfy an increasing demand for one and two bedroom affordable seniors housing units within the Parramatta Local Government Area.

The proposed development is permissible with Council's consent.

The Land and Housing Corporation will certify the building works as complying with the Building Code of Australia under Section 109R of the *Environmental Planning and Assessment Act 1979*.

3.2 Demolition

Demolition will involve the following in accordance with the demolition plan (Sheet 1 of 7 Rev A):

- the capping of all services in accordance with the relevant service authority;
- demolition of all three existing dwellings, associated structures including sheds, removal of fences and concrete paths and driveways; and
- breaking up and removal of redundant crossings.

3.3 Removal of trees

The site contains a number of semi-mature and mature trees. These are a mixture of native and exotic species, with some locally indigenous species.

As detailed in the Arborist's Report prepared by Redgum Horticultural (10 February 2011) a total of twelve trees on the site and recommends that:

- trees 1, 2, 4, 8, 9 and 12 be retained in situ and protected throughout the course of the proposed development, and
- the removal of trees 3, 5, 6, 7, 10 and 11.

4. Section 79C – Matters for Consideration

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of

(i) *any environmental planning instrument*

Parramatta Local Environmental Plan 2011

The provisions / development standards set out in the *Parramatta Local Environmental Plan 2011* (PLEP 2011) do not apply as the development proposal is for seniors housing in accordance with the provisions / development standards set out in *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (the 'Seniors SEPP').

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

Overview

PLEP 2011 is the principal planning instrument used to control the use and development of land within the local government area of Parramatta, within which the subject site is situated. Pursuant to Clause 2(2) of the Seniors SEPP, local environmental planning instruments are set aside where they would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in the SEPP. However, this is subject, among other considerations, to the following:

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

The SEPP applies to the subject site as it is zoned primarily for urban purposes, being situated within the R2 zone (low density residential) under PLEP 2011, and is not subject to any of the environmental constraints listed in Schedule 1 of the SEPP.

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

Location and access to facilities [Clause 26]

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

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

A bus stop for the 711 Hillsbus to Parramatta is 185m walking distance from the site and a bus stop for the 711 Hillsbus to Blacktown is 303m walking distance from the site. The bus stops are located on Fitzwilliam Road as demonstrated on the pedestrian route survey submitted with this

application. Hillsbus operate regular scheduled local bus services from the bus stops (Route 711) during weekdays and on weekends that would take residents to appropriate services and facilities at Parramatta CBD and Blacktown shops and intervening centres; including the services of a general medical practitioner.

The site gradient can be described as slightly sloping (approximately 0.7% gradient from the north-western rear corner of the site to the south-eastern corner of the site at the front boundary) and therefore considered to be appropriate for seniors housing. The gradients shown on the submitted pedestrian route survey to the bus stops indicate that the overall average gradient for the pathway does not exceed 1:14.

There are no potential obstacles over the route to the bus stops for pedestrians or people in wheelchairs, and a continuous 'suitable access pathway', as defined in the SEPP along the route to the bus stops from the site exists along Bungaree Road.

Site compatibility criteria [Clause 29]

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

- the proposed development is located in an established urban area and there are no known natural environmental considerations affecting the subject land (including known significant environmental values, resources or hazards) and the existing uses and approved uses of land in the vicinity of the proposed development is for residential purposes
- there are services and infrastructure that will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26 of the Seniors SEPP)

The impact of the bulk, scale, built form and character of the proposed development is considered to be compatible with the existing uses, approved uses and future uses of land in the vicinity of the development.

Site analysis [Clause 30]

In accordance with Clause 30 of the SEPP, a site analysis was undertaken prior to the design of the proposed development, (refer to Drawing No Sheet 1 of 7, Revision A – Block Analysis Demolition Plan & Site Analysis). The information about the site and its surrounds identified on the Site Analysis Plan has been taken into account in the assessment of the development in conjunction with the submitted survey and architectural plans.

Design principles [Clauses 33-39]

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

Neighbourhood amenity and streetscape [Clause 33]

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

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

comment: using the definition provided by the Seniors SEPP, the proposal has an FSR of 0.52:1, thereby exceeding the non-refusable FSR of 0.5:1 provided by the SEPP. However, the proposal is still considered to incorporate low scale, 1 & 2-storey residential development as the FSR for the site is 0.49:1 using the definition provided under the Parramatta LEP 2011. Therefore, the proposal will be compatible with the existing and future density of residential development in the surrounding area.

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

comment: there are no heritage conservation areas or local heritage items in the vicinity of or on the subject site

- maintain reasonable neighbourhood amenity and appropriate residential character by:

- providing building setbacks to reduce bulk and overshadowing

comment: building setbacks comply with Parramatta Development Control Plan 2011 (PDCP 2011) requirements

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

comment: minor cut and fill is proposed to address the access requirements of the Seniors SEPP

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

comment: the street front building will be 2-storey compatible with 2-storey residential development in the streetscape.

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

comment: no buildings are proposed to be located on boundaries

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

comment: the building line has been established and is consistent with the setbacks of dwelling houses on the immediately adjoining properties

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

comment: Landscaping will be carried out to complement the scale of the proposed development. A variety of tall and low shrubs, screen planting and ground covers, comprising predominately native species will be used to landscape the site. The proposed landscaping scheme will comprise strategically located plantings and mass planting of tall and low shrubs and ground covers (refer to the submitted Landscape Plans, Drawing No LA-01 Sheet 1 of 2, dated 6.01.2012 – 'Landscape Plan'; and LA-02 Sheet 2 of 2, dated 6.01.2012 – 'Landscape Details' prepared by Susan Stratton – consultant landscape architect).

Species have been selected based on their suitability for the geographical location and the residential nature of the proposal. Tree and plant species selected for the proposed landscaping scheme will be low maintenance with characteristics that will contribute to the amenity and appearance of the development. It is noted that the landscaping scheme proposes vegetation types that will blend the development into the streetscape, improve

privacy and minimise overlooking onto adjoining properties. It is considered that the proposed landscape treatment will soften the appearance of the proposed development and will contribute to the streetscape. The landscape design is also intended to enhance the internal amenity of the proposed development for residents.

- retain, wherever reasonable, major existing trees
comment: a total of six trees of varying significance are to be retained and protected throughout the course of the development; whilst a further six trees of varying significance are to be removed to accommodate the proposed works and suitable replacement plantings recommended (refer to the submitted Arboricultural Assessment, prepared by Redgum Horticultural, consultant arboriculturalists).
- be designed so that no building is constructed in a riparian zone
comment: not applicable, as the site is not located within or adjacent to a riparian zone

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

Visual and acoustic privacy [Clause 34]

The proposed development has been designed to maintain visual and acoustic privacy to adjoining properties and within the development. The layout and design of proposed buildings and the provision of landscaping will ensure that privacy within the development and onto adjoining properties is maintained. Design solutions include appropriate building setbacks and heights, dwelling layouts, placement and sizes of window openings, fencing heights and location and landscaping.

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

Solar access and design for climate [Clause 35]

The design and siting of the proposed development will provide adequate daylight access to the proposed dwelling living areas and open spaces and the private open spaces of adjoining properties. North/north-western and western orientation of proposed internal living areas and open space areas has been incorporated where possible in the development to maximise solar access. Landscaping will assist in microclimate management.

Stormwater [Clause 36]

Impervious surfaces have been minimised where possible to reduce the impact from stormwater. Site stormwater will be drained as shown on the submitted stormwater drainage plans and incorporates on-site detention (refer to the submitted stormwater drainage plans).

Crime prevention [Clause 37]

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

The design of the proposed development will allow for general surveillance of all common areas from dwellings.

Accessibility [Clause 38]

The proposed development allows for obvious and safe pedestrian links from the site that provide

access to transport services / local facilities and will provide an attractive and safe environment for pedestrians and motorists with convenient access to car parking areas for residents and visitors.

Waste management [Clause 39]

Waste and recycling facilities will be provided in accordance with Council's requirements. The proposed development provides dwellings with shared waste and recycling areas on the site.

Development standards [Clauses 40, 41 and Schedule 3]

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

Table 1 Minimum site size, site frontage and building height standards [Clause 40]

Development Standard	Required	Proposed	Complies
Site size (cl 40(2))	At least 1,000m ²	1732m ²	Yes, although not applicable to Land and Housing Corporation (cl 40(5)(a))
Site frontage (cl 40(3))	At least 20m	50m (Bungaree Road) 34.775m (Willmot Avenue)	Yes, although not applicable to Land and Housing Corporation (cl 40(5)(a))
Height (cl 40(4)) in zones where residential flat buildings are not permitted (cl 40(4)(a)) buildings adjacent to site boundary (cl 40(4)(b)) buildings located in the rear 25% of site (cl 40(4)(c))	8m or less (ground to ceiling level) Max 2 storeys Not to exceed 1 storey	Approximately 5.6m from ground level to uppermost ceiling. 2 storeys No dwellings proposed in the rear of the site.	Yes Yes Yes, although, not applicable to Land and Housing Corporation (cl 40(5)(a))

Compliance with the development standards for accessibility set out in Clause 41 and Schedule 3 is demonstrated in the table below. It should be noted that pursuant to Clause 41(2), The Land and Housing Corporation is exempt from the siting standards for wheelchair access and access to common area / facilities set out below in relation to a dwelling or part of a dwelling that is located above the ground floor in a multi-storey building.

Table 2 Accessibility and useability standards [Clause 41 & Schedule 3]

Development Standard (Sch 3)	Required	Proposed	Complies
Siting Standards: (cl 2) Wheelchair access 'Non-sloping' sites i.e. with gradients entirely <1:10	100% of ground floor dwellings to have wheelchair access by a continuous accessible path of travel as per AS 1428.1 to an adjoining public road	100% of ground floor dwellings will be wheelchair accessible	Yes
'Sloping' sites i.e. with gradients entirely or partially >1:10	% of ground floor dwellings, equal to % of site with gradient <1:10 or minimum 50% (whichever is greater), to have wheelchair access by a continuous accessible path of travel as per AS 1428.1 to driveway or public road that is accessible to all residents	Not applicable, as the site is not a sloping site	NA

Statement of Environmental Effects
8-12 Bungaree Road Toongabbie

Development Standard (Sch 3)	Required	Proposed	Complies
Common areas	All common areas and facilities to have wheelchair accessibility as per AS 1428.1	Complies	Yes
Security: (cl 3) Pathway lighting	Pathway lighting to be designed and located to avoid glare for pedestrians and adjacent dwellings and to provide minimum 20 lux at ground level	Complies	Yes
Letterboxes: (cl 4)	To be lockable, located in central location adjacent to street entry or in one or more central locations on a hard standing area and have wheelchair access and circulation by a continuous path of travel (as per AS 1428.1)	Complies	Yes
Private accommodation: (cl 5) Disabled car parking	Car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890 and at least 5% of the total number of car parking spaces (or at least 1 space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8m	Four car parking spaces are provided, each being designed to be accessible to people with a disability meeting the 5% requirement.	Yes
Garages	Must have power-operated door or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date	Not applicable, as the proposal does not incorporate garages	Yes
Accessible entry (every entry, whether front entry or not): (cl 6)	Must comply with clauses 4.3.1 and 4.3.2 of AS 4299	Complies	Yes
Garbage: (cl 21)	To be provided in accessible location	Shared and individual garbage / recycling bin enclosures will be provided adjacent to the common pedestrian entry to the development to serve all dwellings. Residents will be responsible for placing all bins on the kerbside for collection by Council waste contractors on collection days	Yes

Compliance with the specific development standards for useability set out in Schedule 3 of the Seniors SEPP, i.e. the standards for internal design and fittings, is outlined in the table below. It should be noted that pursuant to Clause 41(2), Land and Housing Corporation is exempt from those development standards in relation to a dwelling or part of a dwelling that is located above the ground floor in a multi-storey building, these being Clauses 7 to 13 & 15 to 20. Specifically, pursuant to Clause 18, the Land and Housing Corporation is exempt from the requirement to provide lift access for dwellings above the ground level in multi-storey buildings. The following standards therefore only apply to ground floor dwellings in seniors housing developments undertaken by Land and Housing Corporation.

Table 3 Standards that cannot be used for refusal for self-contained dwellings

Development Standard	Required	Proposed	Complies
Interior: general (cl 7)	Internal doorways must have a minimum clear opening that complies with AS 1428.1	Complies	Yes

Statement of Environmental Effects
8-12 Bungaree Road Toongabbie

Development Standard	Required	Proposed	Complies
	Internal corridors must have a minimum unobstructed width of 1,000 millimetres	Complies	Yes
	Circulation space at approaches to internal doorways must comply with AS 1428.1	Complies	Yes
Bedroom: (cl 8)	<p>At least one bedroom within each dwelling must have:</p> <p>(a) an area sufficient to accommodate a wardrobe and a bed sized as follows:</p> <p>(i) in the case of a dwelling in a hostel-a single - size bed,</p> <p>(ii) in the case of a self-contained dwelling - a queen-size bed, and</p> <p>(b) a clear area for the bed of at least:</p> <p>(i) 1,200 millimetres wide at the foot of the bed, and</p> <p>(ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and</p> <p>(c) 2 double general power outlets on the wall where the head of the bed is likely to be, and</p> <p>(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and</p> <p>(e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and</p> <p>(f) wiring to allow a potential illumination level of at least 300 lux</p>	<p>Complies</p> <p>Not applicable</p> <p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p>	<p>Yes</p> <p>NA</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
Bathroom: (cl 9)	<p>At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1:</p> <p>(a) a slip-resistant floor surface,</p> <p>(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,</p> <p>(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future:</p> <p>(i) a grab rail,</p> <p>(ii) portable shower head,</p> <p>(iii) folding seat,</p> <p>(d) a wall cabinet that is sufficiently illuminated to be able to read the</p>	Complies	Yes

Statement of Environmental Effects
8-12 Bungaree Road Toongabbie

Development Standard	Required	Proposed	Complies
	<p>labels of items stored in it,</p> <p>(e) a double general power outlet beside the mirror</p> <p>The requirement under item (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility</p>		
Toilet: (cl 10)	A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299	Complies	Yes
Surface finishes: (cl 11)	Balconies and external paved areas must have slip-resistant surfaces	Complies	Yes
Door hardware: (cl 12)	Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299	Complies	Yes
Ancillary items: (cl 13)	Switches and power points must be provided in accordance with AS 4299	To comply	Yes
Living room and dining room: (cl 15)	A living room in a self-contained dwelling must have:		
	(a) a circulation space in accordance with clause 4.7.1 of AS 4299, and	Complies	Yes
	(b) a telephone adjacent to a general power outlet.	Complies	Yes
	A living room and dining room must have wiring to allow a potential illumination level of at least 300 lux	Complies	Yes
Kitchen: (cl 16)	A kitchen in a self-contained dwelling must have:		
	(a) a circulation space in accordance with clause 4.5.2 of AS 4299, and	Complies	Yes
	(b) a width at door approaches complying with clause 7 of this Schedule, and	Complies	Yes
	(c) the following fittings in accordance with the relevant subclauses of clause 4.5 of AS 4299:		
	(i) benches that include at least one work surface at least 800 millimetres in length that comply with clause 4.5.5 (a),	Complies	Yes
	(ii) a tap set (see clause 4.5.6),	Complies	Yes
	(iii) cooktops (see clause 4.5.7), except that an isolating switch must be included,	Complies	Yes
	(iv) an oven (see clause 4.5.8), and	Complies	Yes
	(d) "D" pull cupboard handles that	Complies	Yes

Development Standard	Required	Proposed	Complies
	<p>are located towards the top of below-bench cupboards and towards the bottom of overhead cupboards, and</p> <p>(e) general power outlets:</p> <p>(i) at least one of which is a double general power outlet within 300 millimetres of the front of a work surface, and</p> <p>(ii) one of which is provided for a refrigerator in such a position as to be easily accessible after the refrigerator is installed</p>	<p>Complies</p> <p>Complies</p>	<p>Yes</p> <p>Yes</p>
Access to kitchen, main bedroom, bathroom and toilet: (cl 17)	In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level	Not applicable	NA
Laundry: (cl 19)	<p>A self-contained dwelling must have a laundry that has:</p> <p>(a) a width at door approaches that complies with clause 7 of this Schedule, and</p> <p>(b) provision for the installation of an automatic washing machine and a clothes dryer, and</p> <p>(c) a clear space in front of appliances of at least 1,300 millimetres, and</p> <p>(d) a slip-resistant floor surface, and</p> <p>(e) an accessible path of travel to any clothes line provided in relation to the dwelling</p>	<p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
Storage for linen: (cl 20)	A self-contained dwelling must be provided with a linen storage in accordance with clause 4.11.5 of AS 4299	Complies	Yes

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

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

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

Development Standard	Required	Proposed	Complies
Building Height: (cl 50(a))	8m or less	Max. 5.6m	Yes
Density and Scale: (cl 50(b))	Floor Space Ratio 0.5:1 or less	0.52:1	The proposal results in a minor variation to the standard. The variation is acceptable given that the development does not result in any adverse impacts.
Landscaped Area: (cl 50(c))	Minimum 35m ² per dwelling (10 x 35m ² = 350m ²)	>500m ²	Yes

Statement of Environmental Effects
8-12 Bungaree Road Toongabbie

Development Standard	Required	Proposed	Complies
Deep Soil Zone: (cl 50(d))	Minimum 15% of area of site (15% x 1732m ² = 259.8m ²) Minimum two thirds to be preferably located at rear of site Minimum dimension 3m	272m ² or 15.7% of site. Two thirds of deep soil zones located at rear of the site. Complies	Yes Complies Yes
Solar Access: (cl 50(e))	70% of living areas & main private open space to receive minimum 3 hrs sunshine between 9 am and 3 pm at mid-winter	Living rooms & private open space areas of at least 70% of units will receive min. 3hrs sun in mid-winter.	Yes
Private Open Space: (cl 50(f))	Ground level: Minimum 15m ² per dwelling One area minimum 3m x 3m, accessible from living area	Min 15m ² per dwelling Complies	Yes Yes
	Upper level/s: 1 bedroom: Minimum 6m ² Minimum dimension 2m	Min. 10.0m ² & dimension 2.5m	Yes
Car parking: (cl 50(h))	Minimum 1 car parking space for each 5 dwellings (Land and Housing Corporation concession – 5 car parking spaces required)	4 car parking spaces for 10 dwellings.	Yes

(ii) Any proposed Instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)

There are no known draft environmental planning instruments relevant to this proposal.

(iii) any development control plan

Parramatta Development Control Plan 2011 (PDCP 2011)

The table below demonstrates how the relevant key development controls in PDCP2011, have been taken into account in the design and site planning of the proposal:

Table 5 Parramatta DCP2011 – Consideration of Relevant Development Controls

PDCP 2011 Site Planning and Development Principles in Residential Zones Parts 2 and 3			
Development Requirement	Required	Provided	Complies
Soil management	<p>Development is to be designed and constructed to integrate with the natural topography of the site so as to minimize the need for cut and fill.</p> <p>Soil loss from development is to be minimized through effective site management practices that reduce the impact of sedimentation on downstream waterways and drainage systems and that minimize windblown soil loss.</p> <p>Development is to minimize site disturbance, including impact on vegetation and significant trees.</p>	<p>Cut and fill is minimized.</p> <p>An Erosion and Sediment Control Plan prepared in accordance with the Blue Book 'Managing Urban Stormwater: Soils and Construction (4th Edition) is submitted with this application.</p>	Yes

Statement of Environmental Effects
8-12 Bungaree Road Toongabbie

PDCP 2011
Site Planning and Development Principles in Residential Zones
Parts 2 and 3

Development Requirement	Required	Provided	Complies
	Development that is likely to result in erosion and sedimentation is to be accompanied by details of the proposed method of on-site erosion and sediment control. Such details are to follow the guidelines in the NSW Landcom (2004) Managing Urban Storm water: Soils and Construction and Council's Design and Development Guidelines.		
Acid sulphate soils	Development is to ensure that sites with potential to contain acid sulfate soils are managed in a manner consistent with the provisions contained in Parramatta LEP 2011.	The site is not identified as being affected by Acid Sulphate soils.	Yes
Height	Maximum height – 9m and up to 2 storeys in Residential R2 zone.	Proposal will be two storeys in height and maximum height less than 9m.	Yes
Frontage	Minimum frontage of 24 metres.	Proposed site frontages are 50m to Bungaree Road and 34.775m to Willmot Avenue.	Yes
Front setback	Minimum front setback is 5-9 metres.	The proposal provides a front setback of 7.175m to Bungaree Road and 5.16m to Willmot Avenue.	Yes
Side setback	Minimum 4.5 metres.	4.8 metres.	Yes
Rear setback	Minimum 15% of the length of site	Not applicable – corner lot	N/A
Deep soil zone	Minimum 30% of which at least 50% is located at the rear of the site Minimum dimensions 4x4m.	The proposal provides a deep soil zone of 15% of the site area, which can support the growth of trees and shrubs in accordance with the Seniors SEPP.	Yes
Landscaped area	Minimum 40% (includes deep soil zone).	The proposal provides at least 35m ² of landscaped area per dwelling, which is in accordance with the Seniors SEPP.	Yes
Building form and massing	Buildings are to be of a height that responds to the topography and the shape of the site. The proportion and massing of buildings is to respond favourably to the form, proportions and massing of existing buildings in the street. Building height and mass should not result in unreasonable loss of amenity to adjacent properties, open space or the public domain.	There will be a modest increase in massing of buildings as one residential flat building will replace two detached dwellings. The maximum height of the proposed buildings will be compatible with the surrounding area. The design addresses setbacks and orientation of dwellings to minimize loss of amenity to adjacent properties.	Yes

PDCP 2011
Site Planning and Development Principles in Residential Zones
Parts 2 and 3

Development Requirement	Required	Provided	Complies
Building facades and articulation	Building design and architectural style is to interpret and respond to the positive character of the locality, including the dominant patterns, textures and compositions of buildings.	The design provides variation to facades and elevations that will enhance visual interest and reduce appearance of building bulk.	Yes
	Building facades should be modulated in plan and elevation and articulated to reduce the appearance of building bulk and to express the elements of the building's architecture.		
	The facades of buildings should be designed with a balance of horizontal and vertical elements.		
	Building frontages and entries are to provide a sense of address and visual interest.	Each dwelling facing the street has an individual front door and pathway leading directly from the street.	Yes
	Residential flat buildings: multiple stair/lift cores should be provided to encourage multiple street entries to buildings containing multiple dwellings.	Multiple entries to the street include driveways and pedestrian pathways. These contribute to the variation in street frontage.	Yes
Roof design	Roof forms should minimize the appearance of bulk and scale of a building. Roof forms are to respond to the neighbouring roofs, in particular in scale and pitch.	Roof pitches are consistent with existing roof forms in the streetscape and will therefore not add to the appearance and bulk of the development.	Yes
Energy efficiency	Development is to demonstrate compliance with the design principles embodied in BASIX. The principles and properties of thermal mass, glazing and insulation are to be recognized and incorporated into the design of new buildings to achieve a high level of energy efficiency.	Yes (refer BASIX certificate).	Yes
Streetscape	Development is to respond and sensitively relate to the broader urban context including topography, block patterns and subdivision, street alignments, landscape, views and vistas and the patterns of development within the area.	The proposal will relate to the local topography, landscape and will not impact on local views and vistas.	Yes
	Building design and landscaping are to be in harmony with the form, mass and proportions of the streetscape.	The proposal will present a modest increase in form, mass and proportion to the current streetscape. The impact is mitigated by variation in façade, landscaping, fencing and street planting, which will enhance local streetscape.	Yes
	Building setbacks from the street boundary are to be consistent with prevailing setbacks of adjoining and nearby buildings.	Existing setbacks are greater than the setback of the proposed new buildings; however the impact is mitigated by landscaping and street planting along the street frontage of the site.	Yes
	The maximum length of building frontage along the street is 20m.	The appearance of the development when viewed from Bungaree Road is of three, two-storey detached residential dwellings, each with a	Yes

Statement of Environmental Effects
8-12 Bungaree Road Toongabbie

PDCP 2011
Site Planning and Development Principles in Residential Zones
Parts 2 and 3

Development Requirement	Required	Provided	Complies
	<p>The minimum separation between buildings along the street is 3m. Where this space is proposed to be used as part of the outdoor area associated with a dwelling, fencing and landscaping is to be designed to address any privacy needs for that space and also to address the amenity of the streetscape presentation of the development.</p>	<p>building frontage that is less than 20m through the provision of access stairwells to break up the building form.</p> <p>Privacy needs of the occupants and the amenity of the streetscape will be enhanced by fencing and landscaping.</p>	Yes
Fencing	<p>Front fences and landscaping should allow people in their homes to view street activity.</p> <p>New fences and walls are to be constructed of robust and durable materials which reduce the possibility of graffiti. The materials should be compatible with the associated building.</p> <p>Use of continuous lengths of blank walls at street level is to be avoided.</p> <p>Suitable planting should be used to soften the edges of fences at the interface of the public domain.</p> <p>Sheet metal is not to be used at the street frontage or forward of the building line or in locations that have an interface with the public domain.</p> <p>Fencing should respond to the topography of the site.</p> <p>Front fences are to be a maximum of 1.2m. Where noise attenuation or protection of amenity require a higher fence, front fences may be permitted to a maximum height of 1.8m.</p>	<p>The height and design of the front fencing allows for adequate surveillance of the street.</p> <p>The proposed fencing is a 900mm, metal fence with vertical slats with brick pillars and will be in keeping with the design of the associated buildings. Boundary fencing is proposed as 1.8m high Colorbond fencing.</p> <p>No blank walls are proposed.</p> <p>Suitable plantings within the front setback are proposed as demonstrated on the submitted Landscape Plan.</p> <p>No Colorbond fencing is proposed forward of the building line.</p> <p>The site is relatively level.</p> <p>The front fence is proposed to be 900mm high.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
Landscaping	<p>Landscaping is to be designed to integrate new development with the existing landscape character of the street and be sensitive to site attributes, existing landscape features, streetscape view and vistas.</p> <p>Landscaping is to enhance the visual setting and accentuate the design qualities of the built form.</p> <p>Landscaping solutions are to be used to create a screening effect for visually obtrusive land uses or building elements.</p> <p>Trees should be planted tree canopy to soften the built environment and to encourage the continuity of the landscape pattern.</p> <p>Landscaping is to be designed so as to minimise overlooking between properties.</p> <p>Landscaping should provide shade in</p>	<p>Landscaping will be carried out to complement the scale of the proposed development. A variety of tall and low shrubs, screen planting and ground covers, comprising predominately native species will be used to landscape the site. The proposed landscaping scheme will comprise strategically located plantings and mass planting of tall and low shrubs and ground covers (refer to the submitted Landscape Plans, Drawing No LA-01 Sheet 1 of 2, dated 6.01.2012 – 'Landscape Plan'; and LA-02 Sheet 2 of 2, dated 6.01.2012 – 'Landscape Details' prepared by Susan Stratton – consultant landscape architect)</p> <p>Species have been selected based on their suitability for the geographical location and the residential nature of the proposal. Tree and plant species selected for the proposed landscaping</p>	Yes

PDCP 2011
Site Planning and Development Principles in Residential Zones
Parts 2 and 3

Development Requirement	Required	Provided	Complies
	<p>summer without reducing solar access in winter.</p> <p>The amount of hard surface area is to be minimised to reduce run-off. Run-off should be reduced by directing the overland flow from rainwater to permeable surfaces such as garden beds.</p> <p>Landscaped areas should be designed to require minimal maintenance by using robust landscape elements and using hardy plants with low fertilizer requirements.</p> <p>A landscape plan, prepared by a suitably qualified person, is to be submitted for development of residential flat buildings at the front and rear of properties to encourage</p>	<p>scheme will be low maintenance with characteristics that will contribute to the amenity and appearance of the development. It is noted that the landscaping scheme proposes vegetation types that will blend the development into the streetscape, improve privacy and minimise overlooking onto adjoining properties. It is considered that the proposed landscape treatment will soften the appearance of the proposed development and will contribute to the streetscape. The landscape design is also intended to enhance the internal amenity of the proposed development for residents.</p>	
Private and Communal Open Space	<p>Private open space is to be:</p> <ul style="list-style-type: none"> • Provided for all dwellings • Directly accessible from the living area of the dwelling and capable of serving as an extension of the dwelling for relaxation, entertainment and recreation • Designed to ensure privacy of the occupants of adjacent buildings and within the proposed development • Located so as to maximize solar access • Designed to focus on the quality of the space in terms of its outlook, orientation, relationship to the dwelling, size and shape and its enclosure and landscape treatment. <p>Communal open space:</p> <ul style="list-style-type: none"> • Is to be located where it is highly visible and directly accessible to the maximum number of dwellings • Is to be designed with an integral role in the site, with uses such as circulation, BBQ or play areas or passive amenity • Is to be integrated with the deep soil zone to provide a landscaped setting with opportunities for large and medium size tree planting • Should be located adjacent to surrounding public open spaces e.g. reserves and public through site links where appropriate. <p>Residential flat buildings:</p> <ul style="list-style-type: none"> • Minimum of 10m² private open space per dwelling is to be provided with minimum dimensions of 2.5m. • Minimum of 10m² of communal open space per dwelling is to be provided. 	<p>All ground floor units will have private open space in the form of courtyards or patios that relate to the living areas of each dwelling. First floor units will have similar areas in the form of balconies.</p> <p>These areas have been located to maximise solar access.</p> <p>Communal open space is provided mainly at the rear of the property, where it can provide a deep soil zone and access to winter sunlight.</p> <p>The proposal complies with the minimum open space provisions for both private and communal open space.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

Statement of Environmental Effects
8-12 Bungaree Road Toongabbie

PDCP 2011
Site Planning and Development Principles in Residential Zones
Parts 2 and 3

Development Requirement	Required	Provided	Complies
Visual and acoustic privacy	<p>Development should be located, oriented and designed to maximise visual and acoustic privacy between buildings.</p> <p>The internal layout of buildings is to be designed to minimise overlooking of living areas and private open spaces.</p> <p>Building elements such as balconies and decks are to be designed to minimise overlooking of living areas and private open spaces of adjoining dwellings.</p> <p>The windows of dwellings are to be located so they do not provide direct and close views into the windows of other dwellings, particularly those of living areas.</p> <p>The windows of dwellings are to be located and designed so as to reduce the transmission of noise.</p> <p>Building design elements should be used to increase visual and acoustic privacy such as recessed balconies and/or vertical fins between adjacent balconies, fencing, vegetation and louvres and pergolas which limit overlooking of lower dwellings and/or private open space.</p> <p>The internal layout of buildings is to be designed so as to reduce the effects of noise transmission. For example, dwellings with common party walls should locate noise generating rooms such as living rooms adjacent the noise generating rooms of other dwellings.</p> <p>Appropriate building materials should be used to provide acoustic privacy.</p> <p>The minimum separation between habitable rooms/balconies is 12m.</p>	<p>The proposed development has been designed to maintain visual and acoustic privacy to adjoining properties and within the development. The layout and design of proposed buildings and the provision of landscaping will ensure that privacy within the development and onto adjoining properties is maintained. Design solutions include appropriate building setbacks and heights, dwelling layouts, placement and sizes of window openings, fencing heights and location and landscaping.</p> <p>The proposed dwellings have been designed in accordance with the requirements of the <i>Building Code of Australia</i> for sound and impact transmission so that acceptable noise levels between dwellings are achieved.</p>	Yes
Acoustic amenity	<p>Where dwellings are proposed within proximity to noise-generating land uses, appropriate materials with acoustic properties should be incorporated.</p> <p>Entries, halls, storage rooms, bathrooms and laundries should be located on the noise affected side of each dwelling and should be able to be sealed off by doors from living areas and bedrooms where practicable.</p>	<p>The design includes the use of suitable building materials to mitigate the impact of any traffic noise.</p>	Yes
Solar Access and Cross Ventilation	<p>Development is to be designed and sited to minimize the extent of shadows that it casts on:</p> <ul style="list-style-type: none"> Private and communal open space within the development, Private and communal open space of adjoining dwellings, Solar collectors of adjoining developments, and Habitable rooms within the development and in adjoining developments. 	<p>The design and siting of the proposed development will provide adequate daylight access to the proposed dwelling living areas and open spaces and the private open spaces of adjoining properties. North/north-western and western orientation of proposed internal living areas and open space areas has been incorporated where possible in the development to maximise solar access. Landscaping will assist in microclimate management.</p>	Yes

PDCP 2011
Site Planning and Development Principles in Residential Zones
Parts 2 and 3

Development Requirement	Required	Provided	Complies
	<p>Dwellings within the development site and adjoining properties are to receive a minimum of 3 hours sunlight in habitable rooms and in at least 50% of the private open space between 9 a.m. and 3 p.m. on 21 June.</p> <p>Landscaping should provide shade in summer without reducing solar access in winter.</p> <p>Buildings should be orientated to benefit from prevailing breezes.</p> <p>Building elements such as operable louvres and screens, pergolas, blinds etc. should be used to modify environmental conditions where required, such as maximizing solar access in winter and sun shading in summer.</p> <p>Residential flat buildings:</p> <ul style="list-style-type: none"> • Minimum floor to ceiling height is 2.7m, • 80% of dwellings are to be naturally cross ventilated, • Single aspect dwellings are limited in depth to 8m from a window, and • Maximum building depth is 18m. 	<p>The design complies with solar access and cross ventilation requirements for residential flat buildings.</p>	
Stormwater Drainage	<p>Water sensitive urban design principles are to be incorporated into the design of storm water drainage, on-site detention and in the orientation of the development.</p> <p>Development is to be sited to minimize disturbance of the natural drainage system.</p> <p>Impervious surfaces are to be minimized and soft landscaping used to promote infiltration and reduce storm water runoff.</p> <p>Adequate provision is to be made for the control and disposal of storm water runoff from the site to ensure that it has no adverse impact on Council's storm water drainage systems, the development itself, or adjoining properties. Storm water drainage design criteria are to be in accordance with Council's current Design and Development Guidelines.</p> <p>On-site detention (OSD) will be required as outlined in the Upper Parramatta River Catchment Trust On-Site Detention Handbook. Council will permit the use of appropriately located rainwater tanks and/or other on-site retention measures in conjunction with OSD basins.</p> <p>Storm water, including overland flows entering and discharging from the site, must be managed. The site drainage network must provide the capacity to safely convey storm water runoff resulting from design storm water events listed in Council's current Design and Development Guidelines.</p> <p>The design and location of storm water</p>	<p>The stormwater drainage plan includes the installation of rainwater re-use tanks and a below ground on-site stormwater detention tank. The plan is in accordance with the Upper Parramatta River Catchment Trust OSD Handbook.</p>	Yes

Statement of Environmental Effects
8-12 Bungaree Road Toongabbie

PDCP 2011
Site Planning and Development Principles in Residential Zones
Parts 2 and 3

Development Requirement	Required	Provided	Complies
	drainage structures, such as detention and rainwater tanks, is to be integrated with the landscape design for the site. Above ground structures are not to be visually intrusive.		
Water efficiency	<p>Landscaping with plant species that require minimal water.</p> <p>Use of water efficient taps, dual flush toilets, shower roses with flow restricting devices.</p> <p>Development is to demonstrate compliance with the design principles in BASIX.</p>	Yes, refer to the BASIX certificate submitted with the Development Application.	Yes
Waste management	<p>Waste should be minimized by reducing, reusing and the recycling of demolition, construction and household waste.</p> <p>Excavated material, demolition and builders' waste should be reused or recycled or, as a last resort, processed in an appropriate manner at a site approved by the NSW Office of Environment and Heritage.</p> <p>Development is required to provide an appropriate space for the temporary storage of garbage, recyclable and compostable waste to enable the efficient separation of waste products.</p> <p>A waste storage area is to be situated in a position for easy access and removal of bins.</p> <p>Development applications which involve the demolition and/or construction of new buildings are to include a Waste Management Plan.</p>	<p>Refer to the Waste Management Plan submitted with the Development Application.</p> <p>Waste storage areas are located close to the street frontage.</p> <p>A Waste Management Plan is submitted with the Development Application.</p>	Yes
Safety and security	<p>Development is to be designed to incorporate and/or enhance opportunities for effective natural surveillance by providing clear sightlines between public and private open places, installation of effective lighting, and the appropriate landscaping of public areas.</p> <p>Development should be designed to minimize opportunities for crime through suitable access control.</p> <p>Development is to incorporate design elements that contribute to a sense of community ownership of public spaces.</p> <p>Residential flat buildings: buildings should contain multiple stair/lift cores which limit the number of dwellings with access from a circulation core.</p>	<p>The design provides opportunity for natural surveillance and suitable access control.</p> <p>Access to the upper and rear units is via a central stairwell and secure entrance lobby.</p>	<p>Yes</p> <p>Yes</p>
Housing diversity and choice	<p>The following mix is to be used as a guide for residential flat buildings:</p> <ul style="list-style-type: none"> • 3 bedroom 10-20% • 2 bedroom 60-75% • 1 bedroom 10-20% 	The proposed development is for 10 dwellings of which 2 are 1 bedroom units and 8 are 2 bedroom units. All dwellings are suitable for seniors or people with disabilities.	Yes

PDCP 2011
Site Planning and Development Principles In Residential Zones
Parts 2 and 3

Development Requirement	Required	Provided	Complies
	<p>Adaptable housing is to be provided in accordance with the following:</p> <ul style="list-style-type: none"> Total number of dwellings = 10-20: requires 2 adaptable dwellings. 		
Parking and vehicular access	<p>Vehicle access points and parking areas are to be:</p> <ul style="list-style-type: none"> Easily accessible and recognizable to motorists Undisruptive to pedestrian flow and safety Located to minimize traffic hazards and the potential for vehicles to queue on public roads Located to minimize the loss of on street car parking, and to minimize the number of access points <p>Car parking spaces are to be designed to ensure ease of access, egress and manoeuvring on-site, and shall comply with AS2890.</p> <p>Car parking areas and vehicle access ways are to be landscaped to integrate sympathetically with the development and landscape character of the locality.</p> <p>Car parking at ground level is not to encroach within building setbacks.</p> <p>Where appropriate, reasonable provision is to be made for the parking needs of people with disabilities.</p> <p>Bicycle parking is to be provided at the rate of 1 space per 2 dwellings.</p> <p>Residential flat buildings:</p> <ul style="list-style-type: none"> Car parking spaces are to be located in a basement, although at grade parking is permitted from the lane on sites with frontage to a main street and a lane 1 space per 1 bedroom unit 1.25 spaces per 2 bedroom unit Plus 0.25 spaces per dwelling for visitor parking <p>A car wash bay which may also be a visitor space.</p> <p>Each on site parking space must have the following dimensions:</p> <ul style="list-style-type: none"> Enclosed garage: 3.0m width x 5.4m length Disabled parking space in accordance with AS2890 Unenclosed parking space in accordance with AS2890. 	<p>The proposed development provides 4 parking spaces on-site; all of which are suitable for persons with a disability and complies with the requirements of the SEPP.</p>	<p>Yes</p>

(iia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F,

None applicable.

(iv) the regulations

None applicable.

(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,

None applicable.

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

The proposed development will not create significant environmental impacts on the natural and built environments. The proposed works will comprise a modern, well designed building, on a currently underutilised site.

In relation to social and economic impacts on the locality, the site had been under-utilised, with only three small dwellings being located on centrally located land within the Parramatta LGA. The redevelopment of the subject site will assist Land & Housing Corporation in meeting the demand for appropriate small accommodation.

The social effect of the development on the wider community will be beneficial in providing housing for those with a demonstrated housing need. The Land & Housing Corporation already owns the site and its redevelopment is considered to be wise management of public assets. Economic benefits will be incurred as a result of the employment of local tradespeople in the construction of the development.

(c) the suitability of the site for the development,

The site is considered to be suitable for the proposed development. The development is consistent with the objectives of the zone and the development control plan. The development will not result in adverse environmental impacts and is compatible with the nature of the surrounding land uses.

(d) any submissions made in accordance with this Act or the Regulations

Consideration will be given to any submissions made as a result of Council's consultation and notification processes.

(e) the public interest.

No adverse impacts relating to the public interest are expected to arise from the proposal. The proposed development aims to provide modern, well-designed housing for persons on low incomes (comprising seniors and persons with a disability) and satisfy an increasing demand for affordable housing within the local area. The proposed works are also regarded to be an improvement on the current residential development situated on the site.

5.0 OTHER CONSIDERATIONS

5.1 Visual Impacts

The development is considered to represent a high visual standard and will not block any substantial views, with the locality being relatively flat. The external works proposed have been designed in accordance with Council's DCP where possible and will improve the overall visual aesthetics of the site. It is the intention of the proposal to improve the image and appearance of the site.

5.2 Open Space

Useable open space for each individual unit has been provided in accordance with the requirements of the DCP and Housing NSW Design Requirements where possible, having regard to the constraints of the site. All future residents will have direct access to useable private open space from their individual units.

5.3 Overshadowing and Privacy

Shadow diagrams have been prepared for the proposed development. The plans indicate that the living rooms of the adjoining dwelling houses will maintain 3 hours sunlight between 9am and 3pm on June 21.

The living rooms and private open space of all of the dwellings in the development will receive at least three hours sunlight between 9am and 3pm on June 21.

5.4 Noise

Usual noise levels associated with building work will be generated within normal working hours during construction of the project, which should have minimal adverse effects. No major plant or equipment is to be installed and noise generated upon completion will be similar to that of the previous residential development which is compatible with the residential environment.

Acceptable noise levels between dwellings will be achieved in accordance with the Building Code of Australia (BCA) requirements for sound and impact transmission.

5.5 Erosion Control Measures

Appropriate measures will be implemented during construction to mitigate against soil erosion and sedimentation. Such measures are set out in the Office of Environment & Heritage's "Managing Urban Stormwater, Soil and Construction" Manual (1998 Edition).

5.6 Economic & Social Impacts

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

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

The social effect of the development on the wider community will be beneficial in providing housing for those with a demonstrated housing need. The Land & Housing Corporation already owns the site and the proposed development will utilise the site more efficiently, with a greater number of

modern residential units able to be provided on the property.

5.7 Environmental Benefits

The design meets BASIX energy efficiency requirements and the proposal will not increase peak stormwater flows or cause soil erosion or have an adverse impact on any trees that are proposed to remain on the site. There will be no adverse impact in terms of soil contamination or air pollution or on rare or endangered plant or animal species.

5.8 Disabled Access

One of the primary aims of the proposed development is to provide access for aged and disabled persons within the site. All ground floor units have been designated as universal units meaning that they are capable of accommodating persons with a significant disability without substantial modification should the need arise.

5.9 Fencing and walls

Site boundary dividing fencing will be 1.8m high 'Colorbond' steel panel fencing. Front street boundary fencing will be 0.9m high open style vertical slat metal fencing in a powder coated finish with brick panels.

5.10 Security, Site Facilities and Safety

Fencing at the side boundaries of the site will provide territorial reinforcement whilst being sympathetic to the streetscape. A secure lobby prior to entry to the upper level dwellings will ensure security for individual units. Common garbage storage areas and letterboxes are proposed. Principle entrances to the site are clearly defined.

5.11 Waste Management

The proposed development entails the provision of individual and shared garbage bin storage enclosures adjacent to the pedestrian access. Garbage bins will be collected from the enclosures in accordance with Council's requirements.

6.0 CONCLUSION

The residential development proposed for the subject site, located at 8-12 Bungaree Road, Toongabbie has been considered in terms of the matters for consideration that are contained within Section 79C(1)(a) of the *Environmental Planning and Assessment Act 1979* ("the Act").

As indicated in Part 4 of this Statement, the proposed development is considered to be acceptable in terms of the relevant provisions of State Environmental Planning Policy (Housing for Seniors and Persons with a Disability) 2004, which is the principal environmental planning instrument applicable to the subject proposal. As such, it is considered to be acceptable in terms of Sections 79C (1) (a) (i) and (ii) of the Act.

As indicated in Part 4 of this Statement, the proposed development is considered to be acceptable in terms of all the relevant aims, objectives and standards contained within the relevant sections of the Parramatta Development Control Plan 2011 (PDCP 2011), and is, therefore, consistent with Section 79C(1)(a)(iii) of the Act.

In addition, the proposed development would have a number of positive effects on both the natural and built environments, as well as a range of social and economic benefits. It is considered unlikely that the proposed development, given its nature, scale and location, would have any detrimental impacts on the built or natural environment or any detrimental social or economic impacts on the surrounding locality. Thus, it is considered to be acceptable in terms of Section 79C(b) of the Act.

Further, the subject site, given its location, size and natural features, and given it is not subject to any significant hazards, is considered to be, pursuant to Section 79C(1)(c) of the Act, suitable for the proposed development.

The proposed development would allow the Land & Housing Corporation to modernise its housing stock, assist it in trying to meet constantly increasing demands for public housing, and allow a site that is centrally located within Toongabbie to be better utilised. Thus, the proposed development is clearly in the public interest, and acceptable in terms of Section 79C (1)(e) of the Act.

Given the above, the proposed development is worthy of approval, and it is requested that the development application to which this Statement of Environmental Effects relates be approved by Council as submitted.

Authorised by:

 03.10.12.
Daniel Ouma-Machio
Manager Planning, Technical Services
Land & Housing Corporation