



& Associates Pty Ltd



Town Planners
BASIX/Energy Assessors

**REVISED STATEMENT
OF ENVIRONMENTAL EFFECTS**

Prepared by

GAT & Associates
Town Planners
BASIX/Energy Assessors

Construction of a part six (6), part eight (8) storey
residential flat building development incorporating
107 residential units with three levels of basement
car parking and associated landscaping

No's 184 – 192 Restwell Road,
Prairiewood
(Lot 7, Section E, D.P. 6934)

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1.0 INTRODUCTION

This revised Statement of Environmental Effects has been prepared in support of an application for the demolition of existing club house buildings and the construction of the construction of a part six (6), part eight (8) storey residential flat building development incorporating 107 residential units with three levels of basement car parking and associated landscaping on land known as 184 – 192 Restwell Road, Prairiewood.

The development is within 40m of a watercourse and on this basis is classified as Nominated Integrated Development with a referral to the NSW Office of Water required under the provisions of Section 91 of the Environmental Planning and Assessment Act, 1979.

GAT & Associates has been retained by the Calabria Club, to prepare a revised Statement of Environmental Effects to accompany the development application for Fairfield Council's consideration.

This Statement of Environmental Effects is based on information and details shown on the following architectural plans and measured drawings prepared by Pagano Architects, Job No.2248, dated 1 August 2014:

- ❑ 2248 Sheet 01 – Cover Page;
- ❑ 2248 Sheet 02 – Site & Context Plan;
- ❑ 2248 Sheet 03 – Site Analysis;
- ❑ 2248 Sheet 04 – Street Network Plan;
- ❑ 2248 Sheet 05 – Basement Level 1;
- ❑ 2248 Sheet 06 – Basement Level 2;
- ❑ 2248 Sheet 07 – Basement Level 3;
- ❑ 2248 Sheet 08 – Ground Floor Plan;
- ❑ 2248 Sheet 09 – Level 2 Plan;
- ❑ 2248 Sheet 10 – Levels 3 - 5 Plan;
- ❑ 2248 Sheet 11 – Level 6 Plan;
- ❑ 2248 Sheet 12 – Levels 7 – 8 Plan;
- ❑ 2248 Sheet 13 – Elevations & Sections;
- ❑ 2248 Sheet 14 – Shadows& Sections; and
- ❑ 2248 Sheet 15 – Artist's Rendering.

The following reports and supplementary documentation have been considered and should be read in conjunction with this Statement of Environmental Effects.

- ❑ Landscape plans and documentation prepared by Ray Fuggle & Associates, Issue B, dated 4 August 2014;
- ❑ Stormwater documentation prepared by Vladimir Stojnic;
- ❑ Supplementary letter prepared by Colston Budd Hunt & Kafes Pty Ltd;
- ❑ BCA Report and Access Report prepared by AED Group P/L;
- ❑ Supplementary flooding correspondence from by Sinclair Knight Merz;
- ❑ BASIX Report prepared by GAT & Associates;
- ❑ Colour Schedule prepared by Pagano Architects; and
- ❑ 3D Renders prepared by Pagano Architects.

Background to Revised Scheme

The initial application lodged with Council proposed a built form comprising of three tower elements. Council in its assessment of the development application raised concern with the proposed built form, being the three tower elements being contrary to the development control plan, which in their interpretation supports a block form apartment layout.

A meeting was held with Council Officers including SJB Planning to discuss the above concerns.

During the meeting the merits of the tower scheme was explained and our position that at all stages of the process, since mid-2012, our consultation with Council, including the early meetings with the Asset Section of Council and the strategic planners, was on the basis of a tower scheme.

The key issues raised by the strategic planners in the initial meetings related to the need to provide only one access point in this precinct, that although we were staggering the DA's how were we going to address the issue that the site needed to be developed as one parcel i.e. separating the northern portion of the site and more importantly, that we were reducing the width of the roads as per the Development Control Plan which meant an increase of developable area, hence increased floor area beyond the Development Control Plan.

The strategy of staggering the development and erecting individual buildings were always understood. At no time in those early discussions was the perimeter block form raised. The issue of the tower scheme only came up for the first time at the pre-DA meeting and the minutes of the meeting only reflect Council's views and not our position, which reflected the tower scheme and previous discussions with Council.

We note the pre-DA advice dated 14th of August 2013 where it indicated that although the preferred option is a perimeter style building, the Council acknowledged that in the event that we wish to proceed in the configuration of a tower development then we were to demonstrate that the objectives of the Development Control Plan were being met.

It was our view that the initial development scheme as detailed within the Statement of Environmental Effects development application was a reflection of previous meetings held with Council and that it was not a prohibition. If this was not the case then the pre-DA minutes should have been direct, in that they will not support the DA unless it is of a perimeter block form.

The club is of the view that the scheme as initially submitted to the Council had met the objectives of the Development Control Plan.

The club has spent a considerable amount of money and although they believe the scheme incorporating three separate towers was acceptable, they are also keen to move forward with the need to secure a positive outcome. On that basis the club has accepted that an amended scheme is needed to align with a perimeter block form as requested.

We also appreciate the Council in taking a proactive role where a preliminary assessment of the application was undertaken prior to the application being referred to other Departments and/or exhibited so as to resolve any issues, which clearly was our intention as well.

With a view to moving forward, a meeting was held with Council's officers and their consultants on the 16th of June 2014 where a concept plan was presented as to an alternative design. The meeting was productive and there was a general acceptance that the amendments have gone a long way in addressing the concerns raised to the original scheme.

The key elements which need to be acknowledged is that the proposed development, in terms of its footprint, is now a perimeter

building rather than a tower development as originally submitted and that the proposed development in terms of its heights are compliant with the Council's controls.

A variation is still being sought for the laneway alignment. As documented in this report, the Development Control Plan indicates that the road layout is indicative.

The proposed development has been assessed in relation to:

- ❑ Environmental Planning & Assessment Act, 1979;
- ❑ Fairfield Local Environmental Plan 2013;
- ❑ Fairfield City Wide Development Control Plan 2013;
- ❑ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- ❑ State Environmental Policy No. 55 – Remediation of Land;
- ❑ State Environmental Planning Policy (Infrastructure) 2007;
- ❑ State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development; and
- ❑ Section 79C Considerations under the Environmental Planning and Assessment Act, 1979.

2.0 SITE AND CONTEXT

The subject site is located on the southern side of Restwell Road, between the Transit way and entrance to the Stocklands shopping centre precinct.

The site is currently occupied by a club house and amenities buildings. The site is commonly known as 184 – 192 Restwell Road, Prairiewood. (Refer to Figure 1 – Site Location Map)

The site is legally known as Lot 7, Section E in Deposited Plan 6934, with an overall area of 1.403Ha. The rear portion of the site has been dedicated to the Council as a recreation. This dedication was part of a Voluntary Planning Agreement between the Calabria Club and the Council.

The subject development site (Proposed Lot 1) is trapezoidal in shape and has a total area of 3,046.6m² having a frontage to the new east west link road of 75.58m and depth of 24.72m to eastern side boundary, frontage of 82.10m to the southern boundary and 56.34m to the western boundary.

The subject site is zoned B4 Mixed Use under the provisions of the Fairfield Local Environmental Plan 2013. (Refer to Figure 2 – Zoning Map)

The subject property is located within the Prairiewood Town Centre and consequently surrounded by various types of development, with the immediate and surrounding area containing a mixture of land uses including the Stocklands Shopping Centre, Fairfield Hospital, library, community facilities, open space/recreational uses and low density residential development. (Refer to Figure 3 – Photos of Site and Surrounds).

Adjoining the site immediately to the north is the Stockland's Shopping Centre which at present is being renovated. Immediately to the east are community facilities which include the Prairiewood Youth and Community Centre, the Cerebral Palsy Alliance.

To the south and west is Council owned land which includes the Prairiewood Leisure Centre. The southern portion of the land immediately behind the development site is zoned RE1 – Public Recreation. Whereas the Council owned land immediately west of our site forms part of the Prairiewood Town Centre and is accordingly also zoned B4 Mixed Use. This land is adjacent to the Parramatta to Liverpool TransitWay.

The site has not been identified as an item of heritage significance nor is the site located within a conservation area. The site has been identified as flood prone land. The site is not identified as containing acid sulphate soils.

Refer to Figure 1 – Site Location Map (Source: SIX Maps)



Subject Site

Figure 2 – Zoning Map (Source: Fairfield LEP 2013)

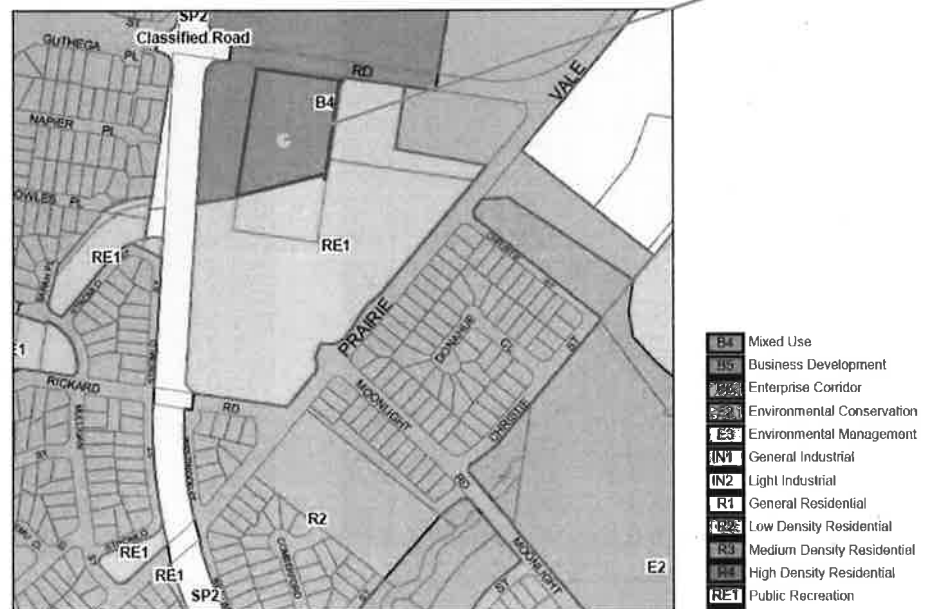


Figure 3 – Photographs of Site and Surrounds



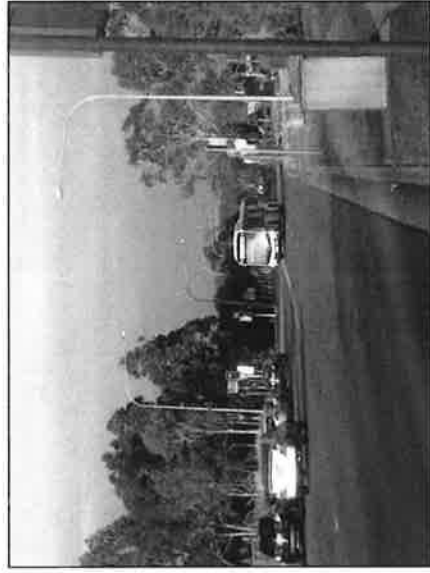
The subject site as viewed from Restwell Road showing sports fields



Stocklands shopping centre across the road – loading areas front Restwell Road



The subject site as viewed from Restwell Road showing dwelling near Restwell Road frontage



T-Way intersection located approximately 100m from the site

3.0 PROPOSED DEVELOPMENT

The revised proposal before Council now involves the demolition of the existing buildings and the construction of a part six (6), part eight (8) storey residential flat building development incorporating 107 residential units with three levels of basement car parking and associated landscaping on land known as 184 – 192 Restwell Road, Prairiewood.

The residential unit mix provided by the development is as follows:

- ❑ 4 x studio type units;
- ❑ 25 x 1 bedroom type units;
- ❑ 43 x 2 bedroom type units; and
- ❑ 35 x 3 bedroom type units.

The development as submitted has been amended to address the concerns raised by Council as canvassed earlier in this report.

A breakdown of the revised development is provided as follows:

Demolition:

The existing buildings located on the site will be demolished to make way for the proposed residential flat building development.

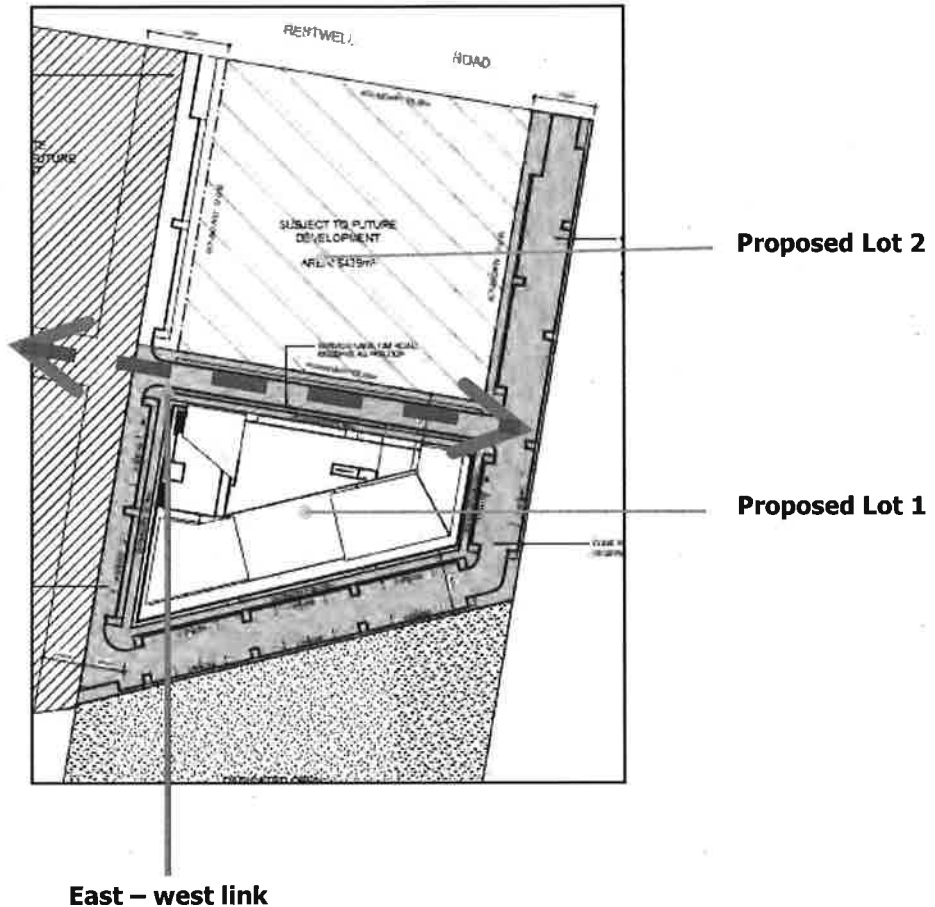
Subdivision and new roads:

As part of this proposal, we are also proposing to subdivide the subject land into two allotments to create two superlots. (Refer to Figure 3).

Proposed Lot 1 will include the proposed residential flat building development subject of this development application, whereas Proposed Lot 2 will be set aside as a future development lot. The details of each allotment are as follows:

Proposed Lot	Area m ²	Allotment Width (m)	Allotment Length (m)
1	3,046.6	75.58	Varies between 24.27 to 56.34
2	5,439	75.58	72.016

Figure 4 – Proposed subdivision & east-west link



Creating an intersection with Restwell Road, the perimeter roads provide access to the site including provision for street tree planting and indented on street car parking bays.

Access from Restwell Road will be as a 'left in, left out' arrangement until such time as the road on the western side of the development site is constructed. Half of this road is located on Council owned land. Due to the uncertainty regarding the timing and construction of this road, it is paramount that as part of this development the access road from Restwell Road straddling our eastern boundary is constructed.

An east west link is also proposed, essentially splitting the development site in two. This road will eventually form a four way intersection with the adjoining land to the west when it is developed. (Refer to Figure 4).

Basement:

Comprising of three levels of residential car parking, the basement provides for a total of 138 car spaces.

Level one of the basement is accessed from an 8m wide driveway, serviced from the newly created east/west link, being a laneway as identified within Council's Development Control Plan. At this level, the basement provides for a total of 55 car parking spaces including 27 visitor parking spaces, with the balance of the car parking spaces allocated for the residents of the development. Access to the basement will be through a roll-a-door using a swipe card/intercom system.

The second basement level provides an additional 50 parking spaces, essentially a repeat of the basement one level above, however all parking is designated for the residents of the building with no visitor parking at this level. This level will also include provision for plant equipment, storage and access to the stairwells; one located adjacent to each elevator core which provides access to all levels of the development.

Level three of the basement provides for 33 car spaces, again solely for the residents of the development. Due to the design of this level, access to only three of the four lifts is available. Provision for bicycle storage, residential storage spaces, garbage rooms and plant equipment has also been included on this level.

It is noted that the car parking spaces at all levels of the basement for the residents of the development is provided as lock up garages.

A total of seven accessible parking spaces are provided, spread over the three levels of the basement parking area.

Four lift core areas provide access to all levels of the development. Garbage rooms are located adjacent to the lift core at level one.

A two metre wide deep soil zone is provided around the perimeter of the entire basement.

The individual storage spaces for each unit are provided as part of the car parking space, notably at the end of each car space.

Ground level:

Comprises of 13 residential units (5 x 1 bedroom, 4 x 2 bedrooms

and 4 x 3 bedrooms) and provides for ground level pedestrian access to the development. A communal open space area is also located at the rear of the development in the centre of the site which is of an ample size and area to incorporate communal facilities.

The ground floor is provided with varying setbacks the maximum being a 2m setback generally provided from all boundaries. This setback is reduced to 1m in some areas to create for varying planes which will provide articulation to the building facades.

From the northern boundary the setback is substantially increased to approximately 10.5 metres in the eastern portion and around 28m from the western portion of the development given the irregular allotment. This allows for a communal open space area to be provided in this location which accords with the development control plan.

This communal open space area, with a northerly orientation will incorporate landscaping and outdoor recreational facilities, whilst allowing and promoting an active podium level.

A series of double height entry features are provided around the site which defines entries to the development and the four lift cores. Private courtyards are provided for the ground level units at this level, with the private and public domain distinguished by change in levels, including terraced areas and planter boxes.

Each of the units is accessed from a separate lobby area. The lobby area of each building core have direct access to the street and the communal open space area which provides for through connections

A stairwell which provides access to all the levels, including the basement is located immediately adjacent to each of the lifts. A swipe card system will control access for the residential users.

Extensive landscaping has been provided for the development which includes the communal open space area as a well as perimeter planting. Reference is made to the landscape plan.

Level 2

Comprises of 17 residential units (1 x studio type units, 5 x 1 bedroom, 8 x 2 bedrooms and 3 x 3 bedrooms units). Access to this level is via the respective lift from each core area.

At this level, setbacks generally align with the ground level below. The principal private open space for units is provided as balconies at

this level, with some units enjoying a smaller secondary balcony in addition to its primary private open space balcony area.

It is noted that privacy screens and sliding louvres are provided to some balconies to enhance privacy for occupants within the development. To the southern street elevation, fixed vertical louvres are provided which create articulation to the building façade in this location and also aid in providing visual relief.

Levels 3 to 5

Comprising a total of 51 residential units over 3 levels, providing a mixture of studio (3), 1 bedroom (15), 2 bedroom (24) and 3 bedroom (9) units. The unit types are all single level with each unit having its own balcony.

The living areas where possible have been orientated to maximise solar access opportunities into the units. Each unit is provided with a balcony area which forms its private open space as an extension of the living areas. Some units enjoying a smaller secondary balcony in addition to its primary private open space balcony area.

The living areas are also orientated with a northerly aspect or towards the corners. This therefore maximises solar access to living areas.

The floor plate of these levels aligns with the second floor below.

Level 6:

This level provides for a total of 10 units, incorporating a mixture of 2 bedroom (3) and 3 bedroom (7) units. Increased building setbacks are provided allowing for generous terraced and balcony areas for each unit. Some units enjoying a smaller secondary balcony in addition to its primary private open space balcony area.

Again the unit types are all single level units. As much as possible, living areas are orientated with a northerly aspect to maximise solar access whilst also providing for natural surveillance opportunities to the communal open space area.

Levels 7 and 8:

It is noted that the development, at the north western corner steps back to provide for six storeys in this location which aligns with the controls of the development control plan.

The remaining 16 residential units are located on these levels, again with a mixture of 2 bedroom (4) and 3 bedroom (12) type units. Building setbacks are consistent with level 6 below, with smaller balconies replacing some of the terraced areas.

Living areas are orientated with a northerly aspect to maximise solar access whilst also providing for natural surveillance opportunities to the communal open space area. Some units enjoying a smaller secondary balcony off a bedroom in addition to its primary private open space balcony area.

General comments

The proposed development provides for a total gross floor area of 10,415.1m², representing a floor space ratio of 3.42:1.

To the northern boundary, a setback of 2m to north-western corner is provided for its full height, being six storeys in this location. The central component of the building is setback behind the communal open space area. The north-eastern corner of the building is provided with a 2m ground floor setback for its full height, being six storeys in this location.

A setback of 2m up until Level 5 is provided, which increases to approximately 4.5 from Level 6 to 8 from the southern boundary.

For the eastern and western boundaries, a setback of 2m, reduced to 1m in some areas is provided from the ground level up to Level 5. These setbacks are increased to 4m from Level 6 onwards.

Each unit will be provided with private open space in the form of balconies/terrace areas off the living spaces to each unit. Some units enjoying a smaller secondary balcony, notably off a bedroom in addition to its primary private open space balcony area.

As will be detailed within this Statement of Environmental Effects, the proposal provides for adequate common open space and new landscaping. Reference is to be made to the submitted landscape plan.

The development proposes an overall height of 27.6m, which exceeds Council's control. This will be discussed further in this report.

A total of 11 adaptable units are provided, being Units A1, A4, A8, A12, A16, C2, D6, D11, D16, D21 and D27.

Privacy screening are provided throughout the development, notably fixed privacy screens to the internal eastern and western elevations. With movable louvres provided to the northern elevation as an added

privacy mechanism. In some instances, masonry walls have been incorporated into the design to mitigate privacy and maintain a good level of amenity between units.

The layout of the development provides four separate lift cores where each passenger lift is provided with a swipe card reader for security purposes. These lifts will provide access to all levels of the development. Lift security will provide access only to residents to residential lobbies. Visitors are required to be "buzzed" into the development via the intercom system at either the basement entry or respective foyer.

A total of 40 on street car parking spaces for visitors/ the public are provided by the development which are located around the perimeter of the residential flat building development. This is in addition to the 27 visitor car parking spaces provided at basement level one of the development.

The development proposal has evolved in response to the issues raised at the initial meeting held with Council Officers and concerns raised with the development submitted as discussed earlier in this report.

It is submitted that this development proposal will not have any unreasonable impacts on neighbouring properties and should successfully integrate into the desired future context of the subject site and its locality.

The following design objectives were considered in formulating the proposed development as submitted:

- ❑ To ensure that the development is complementary to the surrounding developments.
- ❑ To minimise level changes on site and protect the relationship to the neighbours.
- ❑ To ensure that the proposed development is in keeping with the desired future character of the area.
- ❑ To design a development that provides a high level of internal amenity.
- ❑ To ensure issues of privacy, setbacks and shadowing are acceptable to the neighbouring properties.

- ❑ To provide a high quality of development in a manner that contributes positively to the area.
- ❑ To ensure that the development responds to the natural topography of the site to limit excavation.
- ❑ To ensure that the built form and public domain outcomes are of the highest standard.

3.2 Technical Reports

3.2.1 Traffic Assessment

As part of the amended development application, we have a revised Traffic Report prepared by Colston Budd Hunt and Kafes Pty Ltd was prepared to address the concerns as outlined in Council's letter prepared by SJB Planning.

The report, prepared by Colston Budd Hunt and Kafes Pty Ltd provided traffic and parking assessment against relevant Australian Standards and Council's planning controls.

In addition the updated report provides comments on the impact of shifting the east-west link south, and the new intersection alignment in terms of:

- Serviceability,
- Access points,
- Traffic flows, and
- Functionality of the intersection as a service lane/road as noted in the attached Traffic and Parking Assessment prepared by John Coady referred to later in this report.

The assessment has concluded that the proposed development is acceptable for the subject site and its locality.

Reference is to be made to the supplementary Traffic Report prepared Colston Budd Hunt and Kafes Pty Ltd which is submitted with the development application (under separate cover) and should be read in conjunction with this report.

4.0 PLANNING CONTROLS AND ASSESSMENT

4.1 FAIRFIELD LOCAL ENVIRONMENTAL PLAN 2013

The following table outlines the relevant controls under the Fairfield Local Environmental Plan.

Planning Guidelines	Requirement	Provided	Comply
Zoning	<ul style="list-style-type: none"> Zone B4 Mixed Use The land use table is provided below: <p>"2 Permitted without consent" <i>Environmental protection works; Home-based child care; Home occupations.</i></p> <p>3 Permitted with consent <i>Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4.</i></p> <p>4 Prohibited <i>Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Attached dwellings; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks;</i></p>	<p>The proposal is for a residential flat building. On this basis, the proposed development is best defined as follows:</p> <p>"Residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.</p> <p>Note: Residential flat buildings are a type of residential accommodation—see the definition of that term in this Dictionary."</p> <p>The proposed use as noted above is not identified as a prohibited use under Council's land use table and is considered to be therefore permissible with the consent of Council.</p>	✓



Planning Guidelines	Requirement	Provided	Comply
	<p>Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental facilities; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Home businesses; Home industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Multi dwelling housing; Open cut mining; Recreation facilities (major); Research stations; Resource recovery facilities; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies."</p>		
Height of Building	<ul style="list-style-type: none">• 26 metres	<ul style="list-style-type: none">• The proposed development provides for a total of 8 storeys, measuring at its maximum height 27.6m. This breach occurs given the roof structures/roof elements, rather than floor area. This provides for a varied roof form and adds to the articulation of the building to the upper level. It is noted that the number of storeys is compliant with the	<div>✓</div> <p>Refer to Clause 4.6 Variation attached as</p>



Planning Guidelines	Requirement	Provided	Comply
		development control plan. The proposal seeks to utilise Clause 5.6 of FLEP - Architectural Roof Features as it permits variations to maximum building height standards where roof features contribute to the building design and overall skyline.	Appendix 2
Floor Space Ratio	<ul style="list-style-type: none">3:1	<ul style="list-style-type: none">The proposed floor space ratio is 3.42:1. This equates to an additional 1,275.3m² or variation of 13.9%. <p>It is important to note that the additional floor space is resultant from the development's compliance with the perimeter block building design prescribed by the DCP, acknowledging we are compliant with the height control in terms of storeys. In fact, we are lower in part to the storey requirement. <i>See further comments under Section 4.2.3 within this report.</i></p>	X Refer to Clause 4.6 Variation attached as Appendix 3
Heritage Conservation	<ul style="list-style-type: none">The heritage significance of Fairfield is to be retained.	<ul style="list-style-type: none">The site is not listed as a heritage item, and is not within the vicinity of items or within a conservation area.	Not applicable
Acid Sulfate Soils	<ul style="list-style-type: none">The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.	<ul style="list-style-type: none">The site is not affected by acid sulphate soils.	Not applicable
Terrestrial Biodiversity	<ul style="list-style-type: none">The objective of this clause is to maintain terrestrial biodiversity by protecting native fauna and flora.	<ul style="list-style-type: none">The subject site is not mapped as containing biodiversity.	Not applicable

Planning Guidelines	Requirement	Provided	Comply
Riparian Land and Watercourses	<ul style="list-style-type: none"> The objective of this clause is to protect and maintain the following: <ul style="list-style-type: none"> a) water quality within watercourses, b) the stability of the bed and banks of watercourses, 	<ul style="list-style-type: none"> A portion of the site is mapped as a riparian zone. We note that the riparian zone is located where the perimeter road runs along the southern boundary and forms part of the RE1 zoned land. We are of the view that the riparian zone as depicted on the FLEP map is contained wholly within the recreation zone immediately south of the development site. 	<ul style="list-style-type: none"> ✓ Not applicable
Earthworks	<ul style="list-style-type: none"> Before granting development consent for earthworks, the consent authority must consider the following matters: <ul style="list-style-type: none"> a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality, b) the effect of the proposed development on the likely future use or redevelopment of the land, c) the quality of the fill or the soil to be excavated, or both, d) the effect of the proposed development on the existing and likely amenity of adjoining properties, e) the source of any fill material and the destination of any excavated material, 	<ul style="list-style-type: none"> In response to the matters for consideration the proposed development, including the excavation of the basement is linked to the long term use of the land. The effect of the proposed development on the existing and likely amenity of the adjoining properties has been discussed and addressed in this report and found to be acceptable. The excavated material will be used to fill area of the site where required, with the remainder of fill to be taken to an appropriately licensed facility. The site is not identified as a heritage item and taking the history of the site into consideration there is an unlikelihood that relics are contained on site. 	<ul style="list-style-type: none"> ✓

Planning Guidelines	Requirement	Provided	Comply
	<p>f) the likelihood of disturbing relics,</p> <p>g) proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.</p>	<p>Given the location of the site, the excavation of the basement will not have any adverse impact on watercourse, drinking water catchment or environmentally sensitive area.</p> <p>Taking the above into consideration, the proposed earthworks are satisfactory in this regard.</p>	
Flood Planning	<ul style="list-style-type: none"> Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development: <ul style="list-style-type: none"> a) is compatible with the flood hazard of the land, and b) will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and c) incorporates appropriate measures to manage risk to life from flood, and d) will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding 	<ul style="list-style-type: none"> Reference is made to the Sinclair Knight Merz report dated 29 November 2013 which provides information on the proposed developed case flooding conditions on the subject lot, and the impact on flooding from the proposed development. <p>The proposed development was modelled for the site which found that there was little to no impact for the 100 year Average Recurrence Interval (ARI) flood and Probable Maximum Flood (PMF).</p> <p>SKM have provided additional comments in response to Council's response. These should be read in conjunction with this report.</p>	✓

4.2 FAIRFIELD CITY WIDE DEVELOPMENT CONTROL PLAN 2013

4.2.1 Chapter 3: Environmental Site Analysis

The provisions of Chapter 3, as outlined in the table below, apply to all development applications (except for minor development).

Planning Guidelines	Requirement	Provided	Comply
Flood Risk Assessment	<ul style="list-style-type: none"> If a site is flood affected, this is to be addressed as part of the Development Application. 	<ul style="list-style-type: none"> Refer to 'Flood Planning' above 	✓
Land contamination	<ul style="list-style-type: none"> All development applications (except for change of use and occupation DA's) must submit information detailing whether there is evidence to suggest that the site of the proposed development may be contaminated. 	<ul style="list-style-type: none"> The site has been used for recreational purposes, and there have been no known uses on the site which would have resulted in contamination or the like. 	✓
Acid sulphate soils	<ul style="list-style-type: none"> A person must not, without development consent, carry out works described in the table contained in Clause 27 of the Fairfield Local Environmental Plan 1994, on land of the class specified for those works. 	<ul style="list-style-type: none"> The proposal is not identified as being affected by acid sulphate soils. 	Not applicable
Threatened Species	<ul style="list-style-type: none"> Land proposed for development which is identified or thought to contain Threatened Species, Populations and Endangered Ecological communities that have been identified by the NSW Threatened Species Conservation Act 1995, NSW Fisheries Management Act 1994 and the Commonwealth Biodiversity and Conservation Act 1999 must conduct an Assessment of Significance as described by the Threatened Species Conservation Act 1995 and Environmental Planning & Assessment Act 1979. 	<ul style="list-style-type: none"> No trees are currently on the subject development site. 	✓

Planning Guidelines		Requirement	Provided	Comply
	Bushfire	<ul style="list-style-type: none"> Development subject to bushfire risk is to satisfy the specifications and requirements of the Planning for Bushfire Protection 2001 Guidelines (www.rfs.nsw.gov.au) that are relevant to the development, or in the case of a development that is for subdivision purposes and in an area deemed Bushfire Prone that consultation with RFS concerning measures to protect life, property and the environment from bushfire takes place. 	<ul style="list-style-type: none"> The site is not identified as being bushfire prone land. 	Not applicable
	Erosion and sediment control	<ul style="list-style-type: none"> An Erosion and Sediment Control Plan is required for all development sites where soil disturbance, change or stockpiling will occur. 	<ul style="list-style-type: none"> An Erosion and Sediment Control Plan is submitted as part of this development application. 	✓
	Local context	<ul style="list-style-type: none"> All development applications subject to a local context analysis shall include information on and be informed by: <ul style="list-style-type: none"> the regional context in which the development site is located urban form existing buildings and uses transport routes and road network development pattern streetscape social contribution 	<ul style="list-style-type: none"> Refer to the architectural plans submitted and this Statement of Environmental Effects which outlines the subject site and its context. 	✓
	Site planning	<ul style="list-style-type: none"> DA is to include site plan, and address issues such as overshadowing impacts, drainage, BASIX, on-site detention, waste management, landscaping, heritage, and acoustic privacy. 	<ul style="list-style-type: none"> All of the relevant information is submitted with the development application. 	✓

4.2.2.2 Prairiewood Town Centre Southern Precinct Development Control Plan

The table below provides an assessment against the relevant guidelines, as prescribed by the development control plan:

4.2.2.2.1 Site Development Principles

Planning Guidelines	Requirement	Provided	Comply
Site Development	<ul style="list-style-type: none"> The land subject to this DCP should be developed as either a consolidated parcel or in a maximum of two primary development parcels, with each parcel being generally the same as the two existing lots (excluding the rear of Lot 7, which is being dedicated as public open space); 	<ul style="list-style-type: none"> The development proposal before Council involves a development as two parcels in accordance with the DCP, with a residue allotment at the front of the site. 	✓
	<ul style="list-style-type: none"> The development of the first parcel provides for the whole of the singular access road connecting to Restwell Road to be constructed to Council's normally accepted standards and subject to consultation with the RTA; 	<ul style="list-style-type: none"> The proposed development provides for connecting roads to Restwell Road which allow for access to the residential flat building development. The construction of the eastern access road has received favourable support from the RMS. <i>See further comments under Section 4.2.3 within this report.</i> 	✓
	<ul style="list-style-type: none"> That documentation is submitted with any application for the development of the first parcel that demonstrates that the second parcel can be developed at a later date in a manner that will comply with relevant controls (including solar access) and in a way that will satisfy the intent of the DCP and substantially achieve the development potential envisaged for the land; 	<ul style="list-style-type: none"> Block modelling is provided in the DCP and this has been reproduced in the submitted plans. We have also provided a context plan and site analysis plan as part of our amended submission which shows the anticipated built form in plan for Proposed Lot 2 and Council land to the west. <i>See further comments under Section 4.2.3 within this report.</i> 	✓

Planning Guidelines	Requirement	Provided	Comply
	<ul style="list-style-type: none"> That development of the second parcel is to be sympathetic to the architectural style of the development approved on the first parcel and use similar or compatible materials. 	<ul style="list-style-type: none"> Not applicable – subject to future development application. 	Not applicable
Streets	<ul style="list-style-type: none"> New streets are to be located generally in accordance with the Indicative Southern Precinct Plan (see Figure 2), with a single access point into the site from Restwell Road. Street locations shown in Indicative Southern Precinct Plan are indicative in terms of location, but not in terms of function. The north-south and east-west internal connections are to provide for efficient access and vehicular and pedestrian flow within the site. All potential new roads as shown on Figure 2 are to be constructed wholly within the land the subject of this DCP. The primary access from Restwell Road (see Figure 2) should be dedicated as a public road with a minimum 20m reservation. All other roads are to have a minimum reservation and design specification as determined by Council dependent on road function and urban design considerations. The exact location of the Restwell Road intersection, and associated design details, shall be in accordance with traffic engineering assessment and design to be submitted with any development application for the site. 	<ul style="list-style-type: none"> New streets provided are in accordance with the Indicative Southern Precinct Plan in terms of function and location. A slight variation is sought to the positioning of the east-west road further south is proposed as part of this application. <i>Refer to Section 4.2.3 of this report for further discussion.</i> North-south and east-west internal connections are provided in accordance with the Precinct Plan which will allow for efficient access for vehicles and pedestrians within the site. Primary access (central) road from Restwell Road is 10m wide, being half road width as required by our development with its dedication to be conditioned by the Council. All other roads are to be in accordance with Council specifications. As canvassed in this submission, we are seeking an interim 'left in/left out' arrangement from our eastern road as part of the development proposal. <i>Refer to Section 4.2.3 of this report for further discussion.</i> 	<ul style="list-style-type: none"> ✓ Minor variation sought ✓ ✓ ✓ Minor variation sought

Planning Guidelines	Requirement	Provided	Comply
	<ul style="list-style-type: none"> Generally, street blocks should not exceed 120m in length unless the alignment is a rational extension of adjoining streets. The Transit-way is an access-denied road. There will not be any internal road connection to the Transit-way. The need for provision or to link in with cycleway routes is to be determined in consultation with Council and the RMS. Development applications are to be accompanied by a Traffic Report, prepared by a suitably qualified person, addressing the relationship of the proposed internal street / access arrangements with existing and likely future road networks. The street network shall take into consideration the potential need to connect to adjoining land in the future to facilitate the long term vision of the Prairiewood Masterplan. The primary criteria in reviewing the status of other future roads are that public roads should be required: <ul style="list-style-type: none"> to provide for access to later stages 	<ul style="list-style-type: none"> Street blocks do not exceed 120m in length and are therefore compliant. No road access to Transit-way proposed. Not applicable as our site does not abut the T-Way. Reference is made to both the initial traffic report and supplementary traffic report prepared by Colston Budd Hunt & Kafes submitted with this development application. The proposal is found to be acceptable. The proposal enables future cycle ways to the east and south as per Council's DCP. Noting that Council has sought to increase the pavement width from 5m (as per the DCP) to 7m as per Council's letter. The development of the site proposes a street network which aligns with the indicative precinct plan and provides suitable access to adjoining sites to fulfill the long term vision of the masterplan. 	<ul style="list-style-type: none"> ✓ ✓ ✓ ✓ ✓



Planning Guidelines	Requirement	Provided	Comply
	<p>of development, if not able to be resolved by easements;</p> <ul style="list-style-type: none">○ whether this would be essential to facilitating access to future development to the east as envisaged by the Prairiewood Masterplan; and○ to provide public access to civic spaces and the adjoining public open space land (if not able to be resolved by easements)		

4.2.2.2 Active Frontages

Planning Guidelines	Requirement	Provided	Comply
Driveways	<ul style="list-style-type: none">• Buildings should have multiple vertical circulation cores and have multiple common entries along the street.• For every 10m² of retail GFA, there should be a minimum of 1m of active street frontage.• All dwellings with floor areas adjacent to, or within 1.4m of the adjoining public domain should have access from the public domain.	<ul style="list-style-type: none">• One vehicular entry point is provided into the basement from the central east west access road. This ensures there is no access from the perimeter edge roads.• No retail floor spaces proposed; therefore not applicable.• No dwellings within 1.4m of adjoining public domain. Notwithstanding, the majority of the ground floor units do have direct access to the perimeter road.	<div>✓</div> <div>Not applicable</div> <div>✓</div>

Planning Guidelines	Requirement	Provided	Comply
	<ul style="list-style-type: none"> The articulation of street facades is to respond to the location of common entries. Common entries are to be visible and recognisable from the street. Lanes, share ways or through-site pedestrian links should be incorporated at the breaks between buildings. Breaks between buildings should be aligned with openings between buildings, street or lanes in the surrounding area. Ground floor non-residential frontages should be designed as shop fronts with no less than 70% of the shop front glazed with clear glass. 50% of frontage should be individual shops 6m wide or less. Ground floor levels of residential buildings are to be at or near ground level and, in any case, no more than 1.4m above pavement level. Ground level entrances to retail and commercial development must be at the same level as the adjacent footpath. 	<ul style="list-style-type: none"> Four common entries are provided around the perimeter of the building, with direct access to, and is visible from the street. These access points create for an active environment. The layout of the proposed development, allows for through site pedestrian connections at ground level for the occupants of the development, which promotes an active and safe environment at this level. Breaks provided within the building to reinforce entries/access points. No ground floor non-residential frontages proposed. Not applicable. The ground floor levels are located not more than 1.4m above pavement level. Not applicable as there are no retail or commercial uses proposed. 	<ul style="list-style-type: none"> ✓ ✓ ✓ Not applicable Not applicable ✓ Not applicable

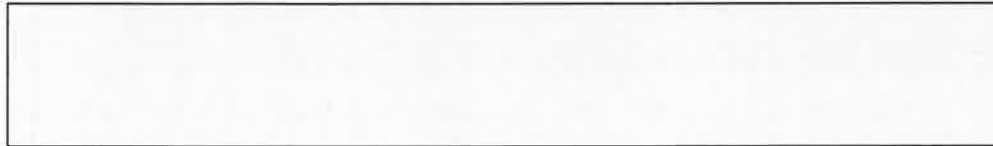
4.2.2.3 Land Use

Planning Guidelines	Requirement	Provided	Comply
Residential Dwelling Type	<ul style="list-style-type: none"> Minimum dwelling mix: Studio 5%, 1 bed 15%, 3+ bed 25% - no minimum for 2 bed 10% of dwellings to be adaptable which equates to 10.7 units. 	<ul style="list-style-type: none"> The development provides a dwelling mix as follows: Studio 4%, 1 bed 23%; 2 bed 40% and 3+ bed 33%. The development is one unit short of the minimum 5% requirement as prescribed by the DCP. We are of the view that the proposed unit mix is appropriate for the subject site and the locality given its context and location in south western Sydney. 11 dwellings provided as required. 	<ul style="list-style-type: none"> ✓ Minor variation sought ✓
Mixed Use Development	<ul style="list-style-type: none"> Residential units with ground floor access (i.e. next to other permitted uses at ground floor level, rather than above other uses) may have work spaces as home offices. Separate access points, service areas and garbage areas are required for different uses. Wherever possible, uses should be separated at ground level and be located on individual property titles. Noise generating land uses shall not result in unacceptable impacts on surrounding residents. 	<ul style="list-style-type: none"> Not applicable. Separate access points have been provided for servicing, pedestrians and vehicles. No separate uses proposed. Not applicable. 	<ul style="list-style-type: none"> Not applicable ✓ Not applicable Not applicable

4.2.2.4 Built Form

Planning Guidelines	Requirement	Provided	Comply
Setbacks	<ul style="list-style-type: none"> Except where otherwise specified, buildings are to be set back a maximum of 2m from the boundary, as depicted by Figure 6, with edge treatments in accordance with Figures 7-13, depending on proposed use. <p>Note: A 2m setback applied to the ground and first floors will create a streetscape with a defined built form. For retail frontages this allows for a generous footpath and the potential for outdoor seating and for residential frontages a landscaped area for screen planting to improve privacy.</p> <ul style="list-style-type: none"> The building may be setback further than 2m where a public place in the form of a "square", "plaza", or "plaza" is proposed. Where such a public place is proposed, 90% of the frontage of buildings facing onto it must be "active frontage". Above the fifth storey, buildings should be set back from the building envelope by an additional 	<ul style="list-style-type: none"> The proposed building has a maximum street setback of 2m as required. 	✓
		<ul style="list-style-type: none"> The central component of the development has a setback more than 2m from the northern boundary of Lot 1 as allowed. This increased setback provides space for a piazza and an outdoor communal area with a northerly aspect as required by the Development Control Plan. The piazza/communal open space area including the podium area around the building provides for an active area and connectivity throughout the entire development area. It also allows future connection to the future lot to the north. 	✓
		<ul style="list-style-type: none"> An additional 4m setback provided above the 5th storey as required. 	✓

Planning Guidelines	Requirement	Provided	Comply
	<p>4m.</p> <ul style="list-style-type: none"> The first two levels above ground level are required to be developed to the extent of the building envelope for 70% of the lot frontage. 30% of the frontage may have a setback of up to 4m from the building envelope to allow for building articulation and any residential courtyards. Where car parking is proposed at ground level, it is not to be visible from the street and is to be concealed behind the built form. Basement car parking is preferred to above ground car parking. 	<ul style="list-style-type: none"> The proposed development complies with this control which is to provide for articulation to the building facade and stepping in of the building above the street frontage height. Residential car parking provided within the basement and not visible for the street. Basement car parking provided as preferred by the development control plan. 	<p>✓</p> <p>✓</p> <p>✓</p>
Building Height	<ul style="list-style-type: none"> Residential storeys with a ceiling height greater than 4m will be counted as 2 storeys. Undercroft and basement car parking is not considered to be a storey, but any part of a building used for parking above ground level is included in the calculation of overall number of storeys. The floor level of the first habitable level above semi-basement car parking should not be more than 1400mm above the level of the adjacent footpath. 	<ul style="list-style-type: none"> Not applicable -- no ceiling heights greater than 2 storeys. Not applicable. The floor level of the first habitable level is not more than 1400mm above the level of the footpath and therefore compliant. 	<p>Not applicable</p> <p>Not applicable</p> <p>✓</p>



Planning Guidelines	Requirement	Provided	Comply
	<ul style="list-style-type: none">Semi-basement parking may protrude above ground level. Where the floor level of the first habitable floor is greater than 1400mm above the adjacent ground level the parking will be counted as a storey.	<ul style="list-style-type: none">Not applicable.	Not applicable
Variation in Heights	<ul style="list-style-type: none">Development is to provide a range of building heights as indicated by Figure 14.Building height is to be distributed to maximise solar access to communal and public open space.Variations to building heights must not compromise other principles or controls applying to the development.	<ul style="list-style-type: none">The proposal reflects the block modelling and a range of building heights as depicted by Figure 14. <i>Refer to Section 4.1.3 of this report for further discussion.</i>The building height proposed by the development reflects that as prescribed by the DCP, therefore maximising solar access and is therefore compliant. Noting that more than 70% of the units achieve solar access.Not applicable – the development is compliant with building heights as prescribed by the DCP in terms of storeys.	<ul style="list-style-type: none">✓✓✓

4.2.2.5 Amenity

Planning Guidelines	Requirement	Provided	Comply
Solar Access, Natural Light & Ventilation	<ul style="list-style-type: none"> Direct natural lighting should be provided to all living, dining and sleeping areas of each dwelling (not limited to the BCA minimum requirements). However, where reliance on borrowed light is demonstrated to be unavoidable, only non-habitable rooms and kitchens shall be designed with access to borrowed light. 	<ul style="list-style-type: none"> Refer to SEPP 65 assessment – we note that all living and sleeping areas are provided with natural light. 	✓
	<ul style="list-style-type: none"> The location of kitchens on an outside wall is encouraged. 	<ul style="list-style-type: none"> The majority of kitchens have been located on outside walls. 	✓
	<ul style="list-style-type: none"> Upper storeys should take advantage of the natural light and ventilation through the use of skylights and vents for kitchens and bathrooms on the upper level. 	<ul style="list-style-type: none"> Adequate solar access is provided to all units on the upper levels. 	✓

Planning Guidelines		Requirement	Provided	Comply
Private Open Space		<ul style="list-style-type: none"> Private open space must be provided for each dwelling in accordance with the requirements of the NSW Residential Flat Design Code (Department of Planning 2002). 	<ul style="list-style-type: none"> Refer to SEPP 65 assessment – the development is compliant. 	✓
		<ul style="list-style-type: none"> Private open space, particularly upper floor balconies, is to be located or screened to avoid any potential visual privacy impact between dwellings. If screening is necessary, it should be integrated into the building design and must not unduly add to the building bulk. 	<ul style="list-style-type: none"> Screens, fixed louvres and the like have been provided to mitigate privacy impacts and any overlooking. 	✓
		<ul style="list-style-type: none"> Balconies shall not extend into any road reserve or public open space. 	<ul style="list-style-type: none"> No balconies extend into road reserves or public open space. 	✓
Communal Open Space		<ul style="list-style-type: none"> Communal open space must include features such as seating, shade structures, child play equipment or barbeques to satisfy the recreation needs of all residents. 	<ul style="list-style-type: none"> Sufficient area available to accommodate such requirements in the communal open space area. 	✓
		<ul style="list-style-type: none"> Communal open space must be accessible from all dwellings within the development. It should be possible for residents of at least two dwellings to visually monitor this space. 	<ul style="list-style-type: none"> The communal open space which is located on the podium level will be accessible to all dwellings within the development. Natural surveillance opportunities to this space are available from at least 7 dwellings on each level given the living areas are orientated towards this communal open space. 	✓



Planning Guidelines	Requirement	Provided	Comply
	<ul style="list-style-type: none">Communal open space should be provided as a consolidated area of useable dimensions (minimum 20m).Detention basins can be counted as communal open space if:<ul style="list-style-type: none">the difference between natural ground level and the lowest level of the basin is not more than 0.5m; andit provides recreation features such as barbeque, seats or similar. The incorporation of these elements will reduce basin capacity and should be recognised when preparing calculations.	<ul style="list-style-type: none">A communal open space area measuring at least 20m x 20m is provided and therefore compliant. It is important to note that communal area has an overall measurement of 31.2m at its widest point, providing for a practical and usable space for residents of the development.Stormwater is to be diverted to the open space area located south of the development site. Refer to Sindair Knight Merz report and submitted hydraulics plans. No detention basins proposed.	<ul style="list-style-type: none">✓✓

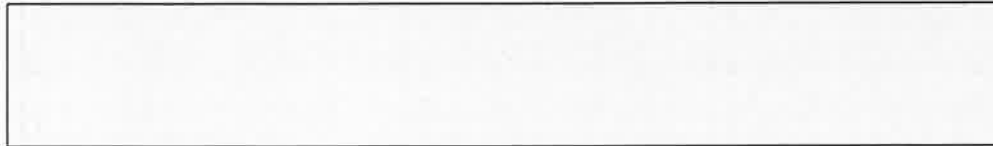
4.2.2.6 Landscape

Planning Guidelines	Requirement	Provided	Comply
Landscape	<ul style="list-style-type: none">A minimum of 25% of any individual development site is to be landscaped area.Landscaped roof areas above basement car parks, or other parts of a building, may	<ul style="list-style-type: none">Compliant – 763.13m² provided (25.04%)The landscaping strategy is considered suitable for the proposed development. Extensive landscaping	<ul style="list-style-type: none">✓✓

Planning Guidelines	Requirement	Provided	Comply
	<p>contribute up to a maximum of half of the required landscaped area, but only if the soil depth is greater than:</p> <ul style="list-style-type: none"> ○ 400mm for grassed areas; ○ 600mm, minimum 1m width at any point, for shrubs and small trees (less than 3m in height at maturity); and ○ 900mm, minimum 2m at any point, for larger trees (over 3m in height). <ul style="list-style-type: none"> • A minimum of 10% of the site should have deep soil. • Landscaping should incorporate native and low water use plant species. Water-wise planting is strongly encouraged in the precinct. • The use of turfing in more widely visible spaces is to be minimised. • The landscaping of the site must incorporate the intensive use of a variety of species (both with respect to variety and height). • Ground covers, shrubs and trees are to be planted at an advanced stage. Plantings should be hardy and suited to the Sydney climate. 	<p>has been provided for the development which includes the communal open space area as a well as perimeter planting.</p> <p>This planting together with the screen and canopy planting will ensure that the significant landscaping proposed is allowed to flourish in time and provide for greening of site that will over time be to the benefit of residents and surrounding environment.</p> <ul style="list-style-type: none"> • Compliant – 334.9m² provided (11%) • Compliant – refer to landscape plan/documentation. • Compliant – refer to landscape plan/documentation • Compliant – refer to landscape plan/documentation • Compliant – refer to landscape plan/documentation 	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>

4.2.2.7 Safety by Design

Planning Guidelines	Requirement	Provided	Comply
Safety by Design	<ul style="list-style-type: none"> All ground floor units, including those above semi-basement car parking, should have direct access from the street. This may be the only access or may supplement internal circulation and access. 	<ul style="list-style-type: none"> Where practical, the ground floor units have access from the street allowing for natural surveillance opportunities. As noted on the plans, a series of terraced areas provided for territorial re-enforcement to the street edge. 	✓
	<ul style="list-style-type: none"> Loading and storage areas should be well lit and lockable after hours. 	<ul style="list-style-type: none"> Storage areas are contained within the garages which are cage. 	✓
	<ul style="list-style-type: none"> Pedestrian entrances are to be highly visible and identifiable as entry points, within a 90 degree line-of-site, from each entry point. Minor obstructions to views are acceptable. 	<ul style="list-style-type: none"> Pedestrian entrances to each building are easily identifiable. The double height entries around the perimeter of the development will ensure entries are identifiable. 	✓
	<ul style="list-style-type: none"> Access to residential and commercial parts of a mixed use building should be separate. 	<ul style="list-style-type: none"> Not applicable – proposal for residential use only. 	Not applicable
	<ul style="list-style-type: none"> Residential and commercial parts should have separate garbage disposal facilities. 	<ul style="list-style-type: none"> Not applicable – proposal for residential use only. 	Not applicable
	<ul style="list-style-type: none"> Where a basement wall extends more than 1m above ground level, it shall be screened by planting in the 2m setback. 	<ul style="list-style-type: none"> Not applicable, as basement walls do not extend more than 1m above ground level. 	Not applicable
	<ul style="list-style-type: none"> Where residential uses are proposed for the ground floor, provide a small level change of 600mm – 800mm between the private and public 	<ul style="list-style-type: none"> Level changes provided around the perimeter of the site to define the public and private domain for the residential uses at ground level. 	✓



Planning Guidelines	Requirement	Provided	Comply
	realm to aid in the privacy and liveability of dwellings.		

4.2.2.8 Accessibility & Parking

Planning Guidelines	Requirement	Provided	Comply
Accessibility and Parking	<ul style="list-style-type: none">Car parking shall be provided generally in accordance with Chapter 12 of the Fairfield City Wide DCP 2013. Council will consider reductions in the provision of spaces where this can be justified by a detailed parking study that considers the parking needs and public transport provisions applicable to the wider town centre precinct. <p>DCP requires:</p> <ul style="list-style-type: none">1 resident space per dwelling, plus4 visitor spaces per 4 dwellings, plus2 disables spaces per 100 spaces <ul style="list-style-type: none">Visitor parking is to be provided at ground level, not as part of a semi-basement, basement, or upper level car park.Reciprocal use of car-parking bays for uses within a comprehensive development with different peak usage requirements may be	<ul style="list-style-type: none">138 spaces provided in total comprising of:<ul style="list-style-type: none">111 resident spaces in the basement, and27 visitor spaces provided at basement level 1.Of the above, 7 accessible spaces are provided as required. <p>Based on the above the development is compliant.</p> <p>Reference is made to the traffic report submitted with the development application.</p> <ul style="list-style-type: none">Visitor parking provided in the basement level. <i>See further comments under Section 4.2.3 within this report.</i>Not applicable.	<p>✓</p> <p>Variation sought as agreed by Council.</p> <p>Not applicable</p>

Planning Guidelines	Requirement	Provided	Comply
	<p>approved, provided that bays provided for residential use are available at all times.</p> <ul style="list-style-type: none"> Car parking for dwellings is not to be visible from the street and is to be provided as a basement or concealed behind the built form. Short-term parking may be provided within setback areas if no reasonable alternative exists, in the opinion of Council. Traffic Impact Assessments prepared by a suitably qualified person are required to be submitted with each Development Application to ensure that the traffic for each can be appropriately accommodated and managed. 	<ul style="list-style-type: none"> All residential car parking is provided as a basement and concealed accordingly. Ample opportunities are available around the perimeter of the development in the form of on street short term additional visitor parking. Reference is made to the traffic report submitted with the development application which addresses traffic management. 	<p>✓</p> <p>✓</p> <p>✓</p>
Universal Access	<ul style="list-style-type: none"> 10% of all dwellings are to meet the requirements of AS4299 Adaptable Housing Standard (Class B); An additional 10% of all dwellings are to meet the requirements AS4299 Class C. 	<ul style="list-style-type: none"> Complies – of the 10% adaptable units a combination of both Class B (50%) and Class C (50%) have been provided. 	<p>✓</p>
Bicycle Parking	<ul style="list-style-type: none"> Provision shall be made for the parking of visitor bicycles for non-residential uses at a rate of 1 bicycle-parking bay per 200m² of Net Lettable Area (NLA). End-of-trip facilities, including showers, are also required to be provided and 	<ul style="list-style-type: none"> Not applicable – development is for residential use only. 	<p>Not applicable</p>



Planning Guidelines	Requirement	Provided	Comply
	can be shared or provided within individual tenancies.		
	<ul style="list-style-type: none">• Bicycle parking for non-residential uses is to be conveniently located and designed in accordance with Australian Standard 2890.3 to provide ease of access for bicycle users.	<ul style="list-style-type: none">• Not applicable – development is for residential use only.	Not applicable
	<ul style="list-style-type: none">• Bicycle parking for residential uses shall be in the form of appropriately-sized store rooms, at a rate of 1 bicycle space per dwelling.	<ul style="list-style-type: none">• 107 bicycle spaces are provided as part of the car space allocated to the relevant unit. This also forms part of the storage area for each unit.	✓

4.2.2.9 Building Design

Planning Guidelines	Requirement	Provided	Comply
Energy Efficiency	<ul style="list-style-type: none">• Buildings are to be designed to minimise operational energy consumption and greenhouse emissions.• Solar or gas hot-water systems are encouraged rather than electric hot-water systems.• The provision of outdoor clothes-drying areas is encouraged as a way of minimising the use of clothes dryers (and thereby reducing energy consumption) in the precinct, and should be	<ul style="list-style-type: none">• The proposed development is accompanied by a BASIX report for each dwelling with includes details of energy consumption, hot water systems and indoor/outdoor clothes dryers. <p>The building has been designed to optimise solar access to each unit so that the use of clothes dryers is reduced.</p>	✓

Planning Guidelines	Requirement	Provided	Comply
	<p>incorporated into developments wherever possible. Outdoor clothes-drying areas may be provided as part of balconies but are required to be screened from view from the street.</p> <ul style="list-style-type: none"> • Tenancy sub-metering and energy demand reduction measures are to be included in mixed-use developments. • All mechanical devices and appliances installed as part of the development, including air-conditioners, heating devices and clothes dryers, are to have a minimum 5-star energy rating. • Proposals for new development should be accompanied by a report prepared by a suitably qualified sustainability consultant, outlining the design and management elements (including financial and environmental costs of operating buildings after construction) proposed to be implemented to optimise sustainability performance for non residential parts of the development. • The heat loading effect of the summer sun on west and north-facing windows should be minimised. Techniques such as external sun shading devices should be considered and dark or reflective tinting should be avoided. 	<ul style="list-style-type: none"> • Not applicable as residential uses only and BASIX provisions apply. ✓ • Details provided as part of the BASIX report outlines star rating for air conditioning (if provided) and other appliances. ✓ • Not applicable – development is for residential use only. Not applicable • Appropriate shade elements are incorporated into the building design which contributes to the architectural language of the building. ✓ 	



Planning Guidelines	Requirement	Provided	Comply
	<ul style="list-style-type: none">• External sun shading is more efficient at reducing the heat load on windows and also provides extra architectural detail and interest to the façade.• Buildings are to achieve cross-ventilation through the placement of openings, therefore reducing the need for air-conditioning.	<ul style="list-style-type: none">• Appropriate shade elements are incorporated into the building design which contributes to the architectural language of the building,• Refer to SEPP 65 assessment – each residential unit achieves cross ventilation as noted.	<ul style="list-style-type: none">✓✓
Water Consumption	<ul style="list-style-type: none">• Buildings are to be designed to reduce water consumption by occupants through such measures as sub-metering of water use, alternatives to water-based building-cooling systems, grey water usage, rainwater capture and reuse, water efficient fittings and fixtures (e.g. taps, toilets) and water sensitive landscaping design.	<ul style="list-style-type: none">• Reference is made the BASIX report and hydraulic plans submitted with this development application which outlines such measures.	✓

4.2.2.10 Waste Collection

Planning Guidelines	Requirement	Provided	Comply
Waste Collection	<ul style="list-style-type: none">• Provision must be made for bin storage, including recycling bins, for each dwelling in private areas. Containers must not be visible from common or public areas except when out for collection. <p>In cases where bins cannot be stored in private</p>	<ul style="list-style-type: none">• Each unit is provided with adequate waste storage facilities to accommodate a day's waste. Waste would then be taken to the communal waste storage area in the basement (four areas available for each core) to be taken out by a caretaker on bin collection days.	✓



Planning Guidelines	Requirement	Provided	Comply
	areas, a place near the street frontage is to be purpose-designed for bin storage. The bin storage area must be screened from open view and shaded by landscaping or by an attractive, well-ventilated, enclosing structure.		

4.2.2.11 Electricity

Planning Guidelines	Requirement	Provided	Comply
Electricity	<ul style="list-style-type: none">Internal / on-site power poles must be located at the intersection of the front and side boundaries. They must be black or grey in colour.	<ul style="list-style-type: none">The requirements of the development control plan will be satisfied - to be conditioned.	✓

4.2.2.12 TV Antennas

Planning Guidelines	Requirement	Provided	Comply
TV Antennas	<ul style="list-style-type: none">Master TV antennas are to be provided to multi-unit housing developments to avoid having many individual antennas.The antenna must be located at the rear of the site to reduce visibility from the street.	<ul style="list-style-type: none">The requirements of the development control plan will be satisfied - to be conditioned.The requirements of the development control plan will be satisfied - to be conditioned.	✓ ✓

4.2.2.13 Satellite Dishes

Planning Guidelines	Requirement	Provided	Comply
Satellite Dishes	<ul style="list-style-type: none"> Satellite dishes attached to the dwelling must be: <ul style="list-style-type: none"> less than 900mm in diameter, of a height that does not exceed the ridge line, and located on the rear elevation of the dwelling. Larger satellite dishes that are freestanding and visible from a public place, road or adjoining residents must: <ul style="list-style-type: none"> be no greater than 2.5m in diameter; have a pole height no greater than 1.8m above natural ground level; be adequately screened so as to not reflect, cast glare or impact upon surrounding residences; located 3m from any boundary; and be of a dark colour. 	<p>The requirements of the development control plan will be satisfied - to be conditioned.</p> <ul style="list-style-type: none"> The requirements of the development control plan will be satisfied - to be conditioned. 	<p>✓</p> <p>✓</p>

4.2.2.14 Mail boxes

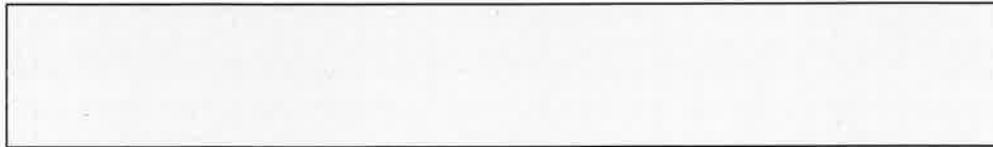
Planning Guidelines	Requirement	Provided	Comply
Mail boxes	<ul style="list-style-type: none"> A letter box must be provided in accordance with the requirements of Australia Post. Letter boxes should be incorporated into the fence, or into the 	<ul style="list-style-type: none"> Letterboxes to be provided at street level and integrated as part of the entry to each building core in accordance with Australia Post requirements. 	<p>✓</p>



Planning Guidelines	Requirement	Provided	Comply
	development.		

4.2.2.15 Fences

Planning Guidelines	Requirement	Provided	Comply
Fences	<ul style="list-style-type: none">Any fencing fronting onto a street development is not to exceed 1.2m in height. If a fence is proposed higher than 1.2m, that portion of the fence above 900mm will be 70% visually permeable.Boundaries directly adjoining public squares or public open space shall not be fenced.No at-grade boundary fence may exceed 1.8m in height above finished footpath level.Fences above basement or retaining walls more than 800mm above footpath level shall not extend more than 1m above the finished floor level. Any component of the fence more than 1.2m above the footpath shall be 70% visually permeable.Fences visible from a public place must be designed as part of the development and constructed of materials that consistent or	<ul style="list-style-type: none">Terraced areas are provided which allows for territorial reinforcement. All fencing complies.As noted above, terraced areas incorporating planter boxes are provided which provide for territorial reinforcement.No colorbond fencing proposed and is therefore compliant.	✓



Planning Guidelines	Requirement	Provided	Comply
	<p>compatible with those used in the main building.</p> <ul style="list-style-type: none">• Typical suburban fencing such as Colorbond panels or timber paling fences would not be considered acceptable.		

4.2.2.16 Storage

Planning Guidelines	Requirement	Provided	Comply
Storage	<ul style="list-style-type: none">• For each dwelling unit, a storage room is to be provided with a minimum floor area of 2m² to allow for bicycle storage. This must be integrally designed into the buildings, external to the associated dwelling, conveniently accessible to occupants and ideally located within basements.	<ul style="list-style-type: none">• Compliant. The basement storage area has been designed to accommodate a bicycle space as well as general cage storage for the occupants of the unit. Refer to submitted plans.	✓

4.2.3 Discussion of non-compliances

Floor Space Ratio

The Calabria Club site has an overall floor space ratio of 3:1 as prescribed by the LEP.

Accompanying this Statement of Environmental Effects, attached as Appendix 3 is a Clause 4.6 Variation to the Fairfield Local Environmental Plan to justify the non-compliance with regard to floor space ratio, seeking a variation of 14.1% for the proposed development.

It is important to note that the Site Specific Development Control Plan 178 and 184-192 Restwell Road; Prairiewood Traffic and Parking Assessment, prepared by John Coady Consulting Pty Ltd, dated 19 August 2009 identified the following development potential for the Calabria Club site:

- 226 residential apartments on the Calabria Club site (of which the proposed 107 apartment development forms part);
- new club of 3,437m² on the Calabria Club site; and
- retail of 3,161m² on the Calabria Club site.

Therefore, the balance of 119 residential units together with the new club and retail space can be accommodated on the residue land to the north, as discussed in the revised Statement of Environmental Effects.

The controls contained in the both the local environmental plan and development control plan, being a height limit of 26m, perimeter block form, together with the requirement to comply with SEPP 65 principles, restricts development of the northern residue parcel.

The northern residue parcel, based on the current floor space ratio control of 3:1, with an area of 5,439m² permits an overall gross floor area of some 16,317m². This area is more than sufficient to accommodate the balance of the residential apartments, new club and retail space as identified in the John Coady Consulting Pty Ltd, dated 19 August 2009.

Main access road to the site

Due to the uncertainty with the timing surrounding the development of the Council owned land, we propose to use the eastern most road along Council's park as a temporary collector road. This road will

function as a collector road until such time as the central collector road is constructed and operational.

During discussions with Council, we were advised that any changes to the development control plan regarding the access arrangement from Restwell Road to the site will need to be in consultation with the Roads and Maritime Service (RMS).

Taking this advice on board, we have liaised with the RMS whom raised no objection to this alternate access arrangement, until such time as the main collector road is constructed. As part of our submission, we have attached under separate cover correspondence from the RMS which confirms their position on this matter.

We therefore submit that given the circumstances the access arrangement as proposed is acceptable and a temporary arrangement.

Street network

The proposal before Council provides for the development of the Calabria Club site. The change to the street network alignment as sought by this proposal does not trigger the need for a formal amendment to the development control plan as it is minor in nature and does not affect the function of the road network within this Master Plan precinct.

We reiterate to Council that the DCP applicable to the site notes that the street locations as shown in the Southern Precinct Plan are indicative in terms of their location, but not their function. Reference is made to Clause 3.1.1 – Street Networks, which provides as follows:

- 1. New streets are to be located generally in accordance with the Indicative Southern Precinct Plan (see Figure 2), with a single access point into the site from Restwell Road. Street locations shown in Indicative Southern Precinct Plan are indicative in terms of location, but not in terms of function.*

Therefore, the east-west road, located on our site, although it has been shifted further south to form a four way intersection with the main north south collector road, will not alter its function within this precinct, which is in fact a laneway. This laneway, measuring 12m wide, will still serve as an access point to development on either side of the laneway and does not alter its functionality or internal road hierarchy for the site.

We note that Traffic and Parking Assessment prepared by John Coady Consulting Pty. Ltd (dated 19 August 2009), which provides an assessment of traffic and parking as a background report to the Prairiewood Town Centre DCP identifies the east-west link which dissects our site as a 12m wide service lane.

An extract from this report is provided below which reinforces our submission that this east-west road is in fact a laneway servicing both land parcels to the north and south. Our development proposal does not seek to alter the functionality of this laneway, but rather shift it slightly south so that it aligns with the 20m road on the Council owned land.

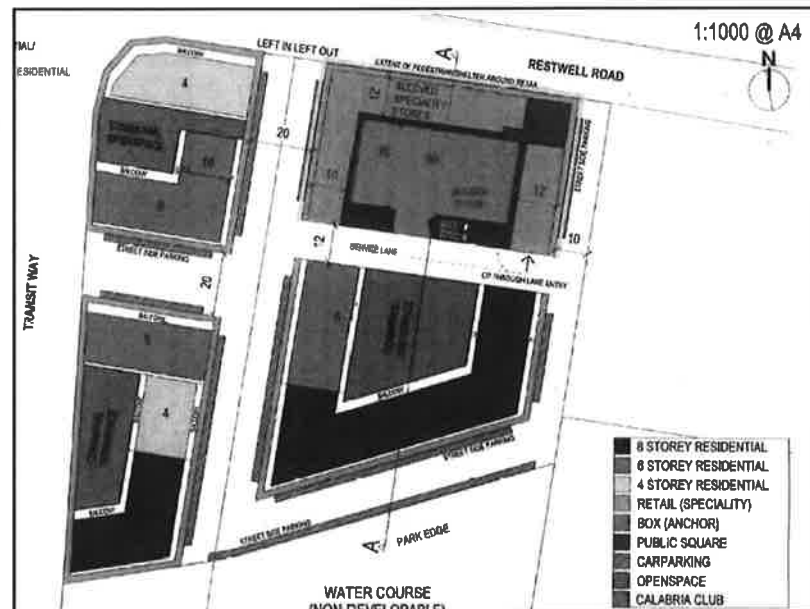


Figure 5: Extract from 2009 background report

In addition to the above, we also note that in reviewing previous versions of the Prairiewood Town Centre DCP that street locations shown in the street plan are indicative in terms of location, but not function. Therefore in shifting the east-west laneway further south we are only altering the location of this laneway, whilst still maintaining its functionality.

By way of note, we have during the fine tuning of the development proposal revised our street widths to comply with Council's minimum requirements by widening the eastern and southern perimeter edge road from 5m (as per the DCP) to 7m as per Council's letter. The widening of these roads still enables provision of a future cycle ways, albeit on Council's land as per the DCP.

The shifting of the east-west laneway further south does not slightly the developable area of land over the club site as the amount of land in the ownership of the club.

The proposal is thus in accordance with the objectives of the layout, height and envelope controls as depicted by the development control plan.

Height/Number of Storeys

In shifting the east west laneway (link road) slightly south we have partially reduced the area identified for six storeys for the subject site. (Refer to Figure 6)

Referring to the architectural plans, the building incorporates a six storey element in the north western area of the development site, which then steps up to an eight storey building and is therefore compliant with the development control plan. In fact we have not extended the 8 storeys into what is proposed as 6 storeys. (Refer to Figure 6).

We are of the view that in the future, development in the south western corner of Proposed Lot 2, will comprise of a six (6) storey built form which will reinforce the cross intersection created in this location. This is identified in Figure 6.

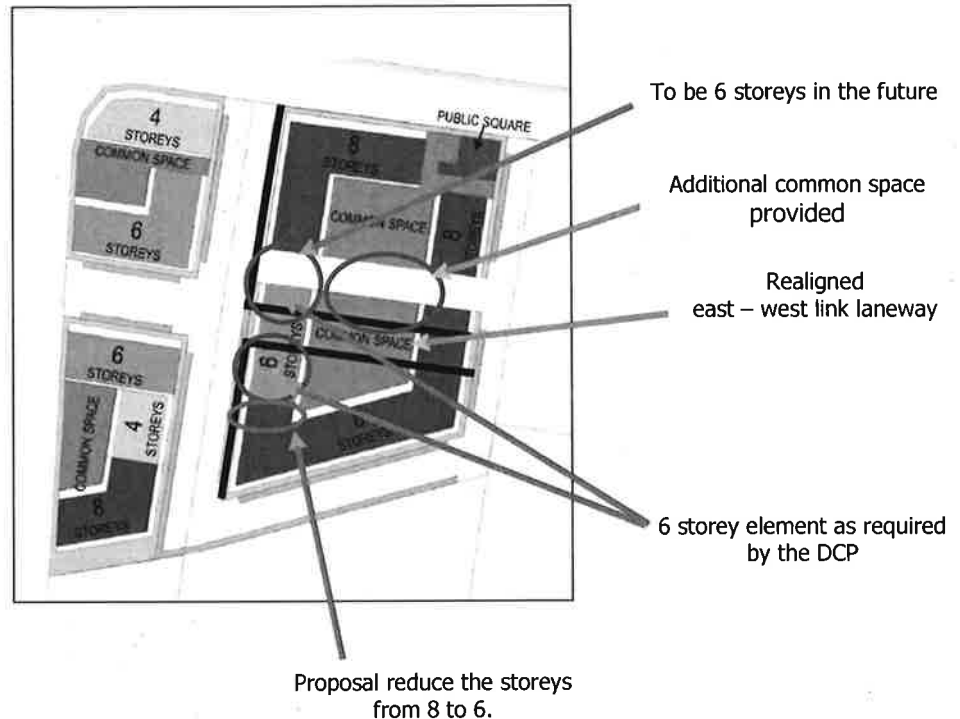
The realignment of this east-west link will also present a better urban design outcomes for the precinct. These benefits include the promotion of views down the newly created and realigned east – west link as a well as ensuring solar access is maintained to the south western corner element of this intersection.

In addition, the newly created intersection with a 6 storey element on each corner will visually create a more open environment in this location, where buildings will then step up to an 8 storey form away from the intersection, therefore providing for a good transition in built form for the precinct.

As proposed by the Development Control Plan, the outlook from the east west street on Council land is onto a 6 storey building. The proposed realignment opens up the view corridor through the precinct onto parkland which surrounds this site.

Other than the roof features that breach the height control, the overall building is also compliant with the height controls as prescribed by the Fairfield Local Environmental Plan, which further reinforces that the development as submitted aligns with the prescribed controls for the site.

Figure 6 – Extract from Council's DCP showing number of storeys



It is important to note that in shifting the east-west link laneway further south results in positive urban design outcomes as discussed in this report, including an increased communal open space area for the northern allotment.

The controls contained in the development control plan, being a perimeter block, together with the requirement to comply with SEPP 65 principles restricts development of the northern parcel, ensuring that the common open space area will be preserved in its current configuration, albeit as an increased parcel.

Based on the above, in terms of communal open space area, the Calabria Club site still provides for the same amount as noted in Figure 6 above, as such the status quo is maintained.

Visitor car parking

Clause 3.10 of the DCP stipulates that visitor parking is to be provided at ground level, not as part of a semi-basement, basement, or upper level car park.

This requirement is contrary to the other clauses of the DCP as we note that chapter 2 of the DCP, specifically Clause 2.2: *'Desired Future Precinct Character'* provides as follows:

"Vehicle parking will be located in basements, with some on-street parking, to further enhance the pedestrian-oriented nature of the precinct."

In addition to the above, Clause 3.6.1: *'Setbacks'* stipulates:

"5. Where car parking is proposed at ground level, it is not to be visible from the street and is to be concealed behind the built form."

We respectfully submit that there are anomalies within the DCP with regard to the location and placement of visitor car parking which creates conflict within the development.

At the direction of Council, we have provided all car parking including that for visitors within the basement level. In order to satisfy this requirement, an extra level of basement car parking is provided which has significantly increased the cost of the development.

These visitor spaces were previously provided as parallel parking spaces at grade level around the perimeter of the site. We respectfully submit the provision of the visitor car parking spaces around the perimeter of the development as on street car parking spaces was a far better urban outcome in that it further activated the street frontages and also provided for increased natural surveillance opportunities around the development. However, given Council's position, we also submit that the additional floor area will fund the basement construction and the additional floor area has no material impacts as detailed within the Clause 4.6 Variation.

4.3 STATE ENVIRONMENTAL PLANNING POLICY NO. 65 – DESIGN QUALITY OF RESIDENTIAL FLAT BUILDINGS

This State Policy aims to improve the design quality of residential flat buildings of three or more storeys, incorporating four or more dwellings.

The policy sets out a series of design principles for Local Council or other consent authorities to consider when assessing development proposals for flats.

The proposed apartments are designed and accord with the design principles as stipulated in this State Environmental Planning Policy. All information and details shown within this Statement of Environmental Effects is based on the submitted plans prepared by Pagano Architects.

State Environmental Planning Policy No. 65 specifies ten design quality principles for residential flat buildings. These principles are as follows:

Principle 1	Context
Principle 2	Scale
Principle 3	Building Environment
Principle 4	Density
Principle 5	Resource, Energy and Water
Principle 6	Landscape
Principle 7	Amenity
Principle 8	Safety and Security
Principle 9	Social Dimensions
Principle 10	Aesthetics

The aims and objectives of this policy are:

- (1) *"This policy aims to improve the design quality of residential flat development in New South Wales.*
- (2) *This policy recognises that the design quality of residential flat development is of significance for environmental planning for the state due to the economic, environmental, cultural and social benefits of high quality design.*
- (3) *Improving the design quality of residential flat buildings aims:*
 - (a) *to ensure that they contribute to the sustainable development of New South Wales;*
 - (i) *by providing sustainable housing in social and environmental terms; and*
 - (ii) *by being a long term asset to their neighbourhood; and*
 - (iii) *by achieving the urban planning policies for their regional and local contexts; and*
 - (b) *to achieve better built form and aesthetics of buildings and the streetscapes and the public places they define; and*
 - (c) *to better satisfy the increasing demand, the changing social and demographic profile of the community, and the needs of the widest*

- range of people from childhood to old age, including those with disabilities; and*
- (d) to maximise amenity, safety and security for the benefit of their occupants and the wider community; and*
 - (e) to minimise the consumption of energy from non-renewable resources, to conserve the environment and to reduce greenhouse gas emissions.*

- (4) This Policy aims to provide:*
 - (a) consistency of policy and mechanisms across the State; and*
 - (b) a framework for local and regional planning to achieve identified outcomes for specific places."*

The SEPP notes that good design is a creative process which, when applied to towns and cities, results in the development of great urban places, buildings, streets, square and parks.

Good design is inextricably linked to its site and locality, responding to the landscape, existing built form, culture and attitudes. It provides sustainable living environments, both in private and public areas.

Furthermore, good design serves the public interest and includes appropriate innovation to respond to technical, social, aesthetic, economic and environmental challenges.

These ten design quality principles do not generate design solutions, but provide a guide to achieving good design and the means of evaluating the merit of proposed solutions.

The following comments are provided by to address the 10 Design Principles:

Principle 1 Context

Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area. Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.

Comment:

The subject land is located along Restwell Road, Prairiewood.

The surrounding area contains a mixture of land uses including the Stocklands Shopping Centre, Fairfield Hospital, open space/recreational uses and low density residential development.

The proposal generally responds to the desired future character of this precinct as outlined in the Prairiewood South Town Centre DCP. In this respect the development is in keeping with the general context of the site and the surrounds and the desired future character of the area.

The subject development site is trapezoidal in shape and has a total area of 3,046.6m² having a frontage to the new east west link road of 75.58m and depth of 24.72m to the eastern side boundary, a frontage of 82.10m to the southern boundary and 56.34m to the western side boundary.

The site has not been identified as an item of heritage significance nor is the site located within a conservation area.

The streetscape for this section of Restwell Road comprises of single dwellings, the service/loading area of the Stocklands Shopping Centre and pockets of open space.

The proposal is considered a favourable contemporary 'brown field' development that responds positively to the desired future character of the immediate area. Where possible, the proposal has made considerable effort to achieve the objectives and controls of State Environmental Planning Policy No.65 and relevant guidelines.

Principle 2 Scale

Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings. Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

Comment:

The scale of existing development in the area is characterised by single dwellings, up to two storeys in height the Stocklands Shopping

Centre development which is effectively two storeys in height and open space uses.

Given the scale of existing development in the immediate context of the site, the proposal represents a scale appropriate to the desired future character of the area. The proposal complies with maximum building height (noting the breach is resultant from an architectural roof feature, and not habitable floor space) and incorporates building setbacks that define the future characteristics for development in this locality. An eight storey structure is proposed and is consistent in scale anticipated within Council's planning documents.

Notwithstanding the desired future scale of development for the site and context, the scale of the proposal has also been carefully designed to provide a balance between the amenity for the future occupants and that of surrounding properties.

Principle 3 Built Form

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

Comment:

The built form of the proposed building is appropriate to the site, in terms of building alignment, proportion and typology. The proposal provides a contemporary architectural form that is appropriate to the context of surrounding development and its proposed residential usage. The facades are simple and refined through a considered composition of form, materials and finishes. The articulation of the facades expresses both the buildings internal function whilst being responsive to the sites orientation, block form and context.

Articulation has been provided to the elevations of building, particularly those facing the newly created roadways.

It is considered that the proposed development achieves this principle.

Principle 4 Density

Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents). Appropriate densities are sustainable and consistent with the existing

density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.

Comment:

Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.

The proposed density is appropriate for the site and within the desired future character as prescribed by the planning controls. The site is located close to public transport, community facilities and businesses generally within this area of Prairiewood, particularly the Stocklands shopping centre.

The development before Council ensures that the amenity of the adjoining properties is not unreasonably compromised. The density proposed on the site is considered to be suitable, given the site is well located to public transport, shops, services and amenities.

The development provides for new residential accommodation in a location where there is a demand for such accommodation. The immediate and surrounding area is popular with young families and the first home owners market.

The proposed building is of a density appropriate to the locality. The site is accessible to a range of facilities and services and to good public transport as canvassed in this report.

Principle 5 Resource, Energy and Water Efficiency

Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction. Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.

Comment:

The proposed development makes efficient use of natural resources. The building utilises passive solar design principles for climate control, which reduces the consumption of energy.

Energy efficiency parameters and water saving fixtures will also be adopted. This has been demonstrated by the fact that the proposed development complies with State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.

Where possible, the principles of energy efficient and environmental sensitive design and these have been incorporated into the development.

Areas of generous communal and private landscaped open space has been provided and located throughout the development, responding to the sites characteristics.

Principle 6 Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design should optimize usability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.

Comment:

Landscape design should optimise usability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.

The proposal and site appearance will be improved by the careful use of landscaping within the site.

The new development will provide a communal landscaped area in the central northern portion of the development lot, located at ground level for the enjoyment of all future users of the development.

Deep planting is provided around the perimeter of the development, including mature trees to the street frontages, which will ensure significant landscaping as proposed is allowed to flourish in time and provide a greening of the site that will over time be to the benefit of residents and neighbours.

Principle 7 Amenity

Good design provides amenity through the physical, spatial and environmental quality of a development. Optimising amenity requires

appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.

Comment:

The development overshadows adjoining land to the south, which is inevitable given the orientation of the site in relation to north. Notwithstanding, careful consideration has been given to the orientation and positioning of the development and design and layout of units to ensure a satisfactory level of solar access is available to this open space area. Living areas are oriented to the north while service rooms and bedrooms have been located to the south.

In addition, the design the development ensures that visual and acoustic privacy for residents is maintained. This has been further demonstrated in the architectural plans prepared by Pagano Architects.

The proposal provides future occupants with a good level of amenity in terms of solar access to habitable areas, as well as balconies and private open space.

The design has however been able to achieve a good level of amenity within the development to maximise amenity whilst addressing constraints such as orientation.

Careful planning of the proposed built form provides for 2 hours of solar access to 79% of the units in accordance with the requirements of the SEPP. The habitable areas of the apartments are no deeper than 8 metres and appropriately recessed balconies and external sun devices prevent excessive heat load on apartments during the summer period, particularly those apartments on the western elevation.

Whilst achieving the desired percentage of solar access to apartments has been challenging, due to the sites orientation, the proposal does provide the required percentage of cross flow apartments. A total of 65% of apartments achieves excellent ventilation due to their aspect.

All apartments have a private outdoor area adjacent to living areas with a minimum depth of two meters, which has been increased in some areas to allow provision for outdoor furniture. In addition some units are provided with secondary outdoor spaces, providing greater amenity to these units. Areas provided as private outdoor space are consistent with this policy.

All dwellings achieve 2700mm ceiling heights to both living areas and bedrooms. The planning and orientation of primary living areas within individual units have been determined to provide optimal amenity for inhabitants, whilst maintaining visual and acoustic amenity between units.

Other amenity issues include access for disabled visitors in accordance with AS4299, with lift access provided between all levels of the building, including the car parking level where accessible/visitor car spaces are provided.

A more than adequate volume of private storage is provided for each dwelling, both inside the dwellings and separately located within the basement. SEPP65 requires storage volume for a building of this proposed mix excluding kitchen cupboards and wardrobes. The proposal satisfies this requirement.

Principle 8 Safety and Security

Good design optimises safety and security of spaces within and outside of the development.

This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.

Comment:

The proposed development has had regard to the principles of 'Safer by Design'. Aspects such as natural surveillance and controlled access have all been taken into consideration. The central access to the building is of an open design, with glazing allowing casual surveillance between the access point and the street.

The proposed development has made provisions for natural surveillance for both communal and public areas. The common areas will be appropriately lit to ensure safety and visibility after dark.

Each entry of the development is clearly visible. The entrances to all units are clearly visible from the common access areas, and common areas will be illuminated at night for the safety of residents.

The new development will provide landscaped setbacks to each street frontage, which will allow for deep soil planting and will provide

improved separation to the properties immediately opposite the site.

The landscaping will also provide for a level of privacy between the properties that will in turn result in higher levels of amenity for existing neighbouring properties and future occupants of the development. This is also the like for the three remaining boundaries of the development. Furthermore, the landscaping will define the public and private domain, therefore providing territorial re-enforcement.

Access to the building will be through a controlled security system and a roller shutter door to the basement car park. An intercom system will be provided for access.

The street numbering and the identification of the building will be quite clear to prevent unintended access and to assist persons trying to find the building.

Principle 9 Social Dimensions

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.

Comment:

Housing affordability in Sydney is becoming increasingly difficult. The proposed development provides a higher density than currently exists on site. The proposed development provides additional residential development within an established area, which is located near public infrastructure.

A mix of units and unit are proposed ranging between one, two and three bedroom units. The proposal therefore addresses lifestyle and affordability issues. All units within the development are accessible.

Principle 10 Aesthetics

Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should also relate to the context, particularly responding to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future outcome of the area.

Comment:

It is considered that the proposed development incorporates the composition of building elements, textures, materials and finishes which all contribute to an overall high quality and aesthetically appealing development. The building materials have been carefully chosen to respond to the environment.

The building aesthetics contribute to the desired future character of this area.

Design Verification Statement:

A Design Verification Statement has been prepared by Pagano Architects, and is submitted with this development application under separate cover in accordance with State Environmental Planning Policy No. 65.

Residential Flat Design Code

Further to the above design quality principles, Clause 30(2) of State Environmental Planning Policy No. 65 also requires residential flat development to be designed in accordance with the Department of Planning's publication entitled *Residential Flat Design Code*. The following table outlines compliance with the Residential Flat Design Code, where numerical requirements are specified.

STANDARD	OBJECTIVE	PROVIDED	COMPLIANCE
PART 1 – LOCAL CONTEXT			
BUILDING HEIGHT	To ensure the proposed development responds to the desired scale and character of the street and local area and to allow reasonable daylight access to all development and the public domain.	The height of the proposal is 1760mm over the height controls contained within the LEP. As noted earlier, the proposal seeks to utilise Clause 5.6 of FLEP - Architectural Roof Features as it permits variations to maximum building height standards where roof features contribute to the building design and overall skyline.	X Refer to Clause 4.6 Variation attached as Appendix 2
BUILDING DEPTH	In general, apartment depth should be between 10-18 metres.	The proposed development has varying apartment depths and therefore compliant.	Yes

	BUILDING SEPARATION	<p>As the building increases in height, differing separation distances between habitable rooms/balconies are required.</p> <p>Up to four storeys/12 metres:</p> <ul style="list-style-type: none"> • 12m separation between habitable rooms and balconies is required. • 9m separation between habitable rooms/balconies and non-habitable rooms is required. • 6m separation between non-habitable rooms is required. <p>Between five and eight storeys/ up to 25 metres:</p> <ul style="list-style-type: none"> • 18m separation between habitable rooms and balconies is required. • 13m separation between habitable rooms/balconies and non-habitable rooms is required. • 9m separation between non-habitable rooms is required. 	<p>Separation distances provided range between 4m to 12m. Although not compliant, adequate privacy is provided, with overlooking mitigated and amenity maintained by provision of:</p> <ul style="list-style-type: none"> - Privacy screens & - Fixed louvres <p>Separation distances provided range between 5m to 12m. Although not compliant, adequate privacy is provided, with overlooking is mitigated and amenity maintained by provision of:</p> <ul style="list-style-type: none"> - Vertical gardens, - Privacy screens, - Fixed louvres 	<p>Yes See discussion below</p> <p>Yes See discussion below</p>
	STREET SETBACKS	To establish the desired spatial proportions of the street and define the street edge. To relate setbacks to the areas street hierarchy.	The proposed development is compliant with the street setbacks as outlined in the Fairfield DCP.	Yes - refer to DCP assessment
	SIDE AND REAR SETBACKS	To minimise the impact of development on light, air, sun, privacy, views and outlook for neighbouring properties including future buildings.	The proposed development is compliant with the setbacks as outlined in the Fairfield DCP as noted above.	Yes - refer to DCP assessment

	FLOOR SPACE RATIO (FSR)	To ensure that the development is in keeping with the optimum capacity of the site and the local area. FSR is not specified in the Design Code.	The FSR for the development exceeds that permitted by the LEP by some 1,275.3m ² (or 13.9%). We are of the view that this non-compliance will not result in a building which is larger than a compliant application in terms of FSR. Height limits prescribed for the site are compliant. Refer to Section 4.1 of this report.	X Refer to Clause 4.6 Variation attached as Appendix 3
	PART 2 – SITE DESIGN			
	DEEP SOIL ZONES	A minimum of 25% of the open space area of a site should be a deep soil zone, more is desirable. Exceptions may be made in urban areas where sites are built out.	The development provides landscaping in accordance with the DCP, being: - 25% landscaped site area, and - 10% deep soil zone.	Yes
	OPEN SPACE	Communal open space may be accommodated on a podium or a roof in a mixed use building providing it has adequate amenity.	A communal open space area is provided in the central northern precinct of the development. In addition, the private balconies and terraced areas of each unit also provide open space which is appropriate for the site.	Yes
	ORIENTATION	To protect the amenity of existing development and to optimise solar access to residential apartments within the development and adjacent to the development.	The proposed building has been designed to optimise solar access to the apartments within the development. The design of the development takes advantage of the northerly orientation to maximise solar access to as many units as possible.	Yes

	PLANTING ON STRUCTURES	To contribute to the quality and amenity of communal open space on rooftops, podiums etc.	Substantial landscaping is to be incorporated including planting to street frontages which is considered appropriate for the site.	Yes
	VISUAL PRIVACY	To provide reasonable levels of visual privacy externally and internally, during the day and at night.	<p>The proposal provides for adequate visual privacy to the majority of windows, including balconies of which the majority are orientated towards the newly created road network or central communal space.</p> <p>As noted earlier, amenity is maintained by provision of:</p> <ul style="list-style-type: none"> - Privacy screens & - Fixed louvres 	Yes
	PEDESTRIAN ACCESS	Identify access requirements from the street and parking areas to the residential apartments, and ensure access is accessible.	<p>The proposal provides for suitable pedestrian access to the development, particularly via the main entry of each core access lobby area.</p> <p>Pedestrian through access also provided as noted in this report.</p>	Yes
	VEHICLE ACCESS	Limit width of driveways to 6 metres and locate vehicle entries on the secondary frontage.	<p>A driveway width of 3.5m is provided as an access point into the basement which leads to an intercom/swipe card system prior to roll-a-door.</p> <p>A separate driveway measuring 3.5m is provided as an exit to the basement of the development, again via a separate roll-a-door.</p>	Yes – minor variation sought resultant from provision of a concrete median to facilitate a controlled access point. Considered appropriate for the site.

		<p>Together these driveways are 8m in width, accessed from the newly created internal road.</p> <p>The width of the driveway allows for two way movement without compromising traffic flows.</p>	
PART 3 – BUILDING DESIGN			
APARTMENT LAYOUT	Single aspect units should be limited in depth to 8 metres from a window.	The single aspect units have a depth ranging from 5.5m to 7m.	Yes
	Studio units should have an area of 38.5m ² or greater.	All studio units are 46.5m ²	Yes
	One bedroom units should have an area 50m ² or greater.	One bedroom units range between 50m ² and 71.7m ²	Yes
	Two bedroom units should have an area of 80m ² or greater.	Two bedroom units range between 81.3m ² and 104.2m ²	Yes
	Three bedroom units should have an area of 124m ² or greater.	Three bedroom units range between 99m ² and 135.9m ²	<p>Not all units comply</p> <p>Note: The units which do not comply as noted above do meet the 'Rule of Thumb' guidelines prescribed by the SEPP which also provide for an affordable product and increased housing choice in the locality.</p>
APARTMENT MIX	To provide a diversity of apartment types, which cater for different household requirements now and in the future.	<p>The proposal incorporates studio type, one, two and three bedroom units.</p> <p>It is considered that the apartment mix provided is acceptable.</p>	Yes

	BALCONIES	Primary balconies to be a minimum of 2 metres in depth.	Primary balconies to all units achieve an average depth of 2m in depth and extend to 2.5m or more to allow for outdoor furniture.	Yes
	CEILING HEIGHTS	2.7 metre ceiling height required for residential levels.	A ceiling height of 2.7m is provided for all residential units.	Yes
	STORAGE	To provide adequate storage for every day household items within easy access of the apartment and to provide storage for sporting, leisure, fitness and hobby equipment. At least 50% of required storage should be within each apartment.	Storage areas to be provided within each unit. It is noted that the basement also provides opportunities to incorporate storage for each unit.	Yes
	DAYLIGHT ACCESS	Limit the number of single aspect apartments with a southerly aspect to a maximum of 10 percent the total units proposed. 70% of units to have a minimum of 2 hours of sunlight between 9am & 3pm.	12 single aspect units with a southerly aspect are proposed, representing 11% of the development. It is noted that the majority of the units have been orientated in such a way to maximise daylight access and take advantage of the sites northerly orientation. 79.4% of units receive at least 2 hours of sunlight between 9am & 3pm.	Minor variation sought – see comments below Yes
	NATURAL VENTILATION	60% of residential units should be naturally cross ventilated. 25% of kitchens should have access to natural ventilation.	65% of units are cross ventilated. More than 25% of kitchens have natural ventilation.	Yes Yes
	WASTE MANAGEMENT	Supply Waste Management Plan in conjunction with the DA.	Refer to waste management plans submitted with the development application.	Yes

It is considered that this proposal is consistent with the Residential Flat Design Code.

Discussion of Non compliances

The following provides for a discussion of the non-compliances:

Building separation

Referring to the above, we note that the separation distances provided between units given the "U" shape building is less than those prescribed by the RFDC.

The RFDC stipulates that for up to four storeys, to 12m high the following separation distances:

- ❑ 12m separation between habitable rooms and balconies is required.
- ❑ 9m separation between habitable rooms/balconies and non-habitable rooms is required.
- ❑ 6m separation between non-habitable rooms is required.

From five to nine storeys, up to 25 metres high the following separation distances apply:

- ❑ 18m separation between habitable rooms and balconies is required.
- ❑ 13m separation between habitable rooms/balconies and non-habitable rooms is required.
- ❑ 9m separation between non-habitable rooms is required.

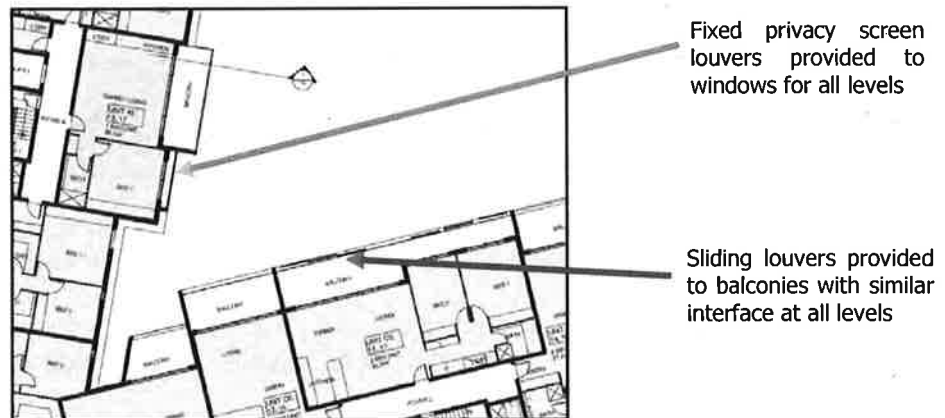
As identified in this report, the development does not comply with the prescribed separation distances, noting that the separation distance provided between all levels ranges between 4m to 12m. This occurs due to the perimeter block form and thus the corners as they bond around the street alignment.

The RFDC allows for building controls to be varied in response to site and context constraints, with developments proposing less than the recommended separation distances must demonstrate that daylight access, visual and acoustic privacy and urban form are satisfactorily achieved.

We respectfully submit that although not compliant, adequate privacy is provided, with overlooking mitigated and amenity maintained by provision of:

- ❑ Privacy screens to balconies; and
- ❑ Fixed louvres to selected windows. (Refer to Figure 7 below)

Figure 7 – Plan extract showing privacy louvers and screen to balconies



We believe that the above measures satisfactorily address visual and acoustic privacy between buildings. In terms of solar daylight access, the orientation of the development provides for 79% of units to receive the prescribed amount of sunlight for the development. As a result, we are of the view the amenity of the occupants is not compromised by the reduction in separation distances proposed by the development.

In terms of urban form, the development is considered a contemporary building, designed to generally fit within the planning controls prescribed for this precinct. Articulation and variation in building elements and materials has been provided to create for interesting building facades. The proposal provides for a well balanced form, comprising of a base, middle and top.

Apartment sizes

It is acknowledged that the proposed unit sizes for the three bedroom units of the development do not strictly comply with the minimum areas as prescribed by the Residential Flat Design Code.

In saying this, we note that the Residential Flat Design Code also has 'Rules of Thumb' which provide minimum standards to be used as a

guide, depending on local context issues. We therefore submit that the proposal before Council meets the 'Rules of Thumb' standards in relation to apartment layout as noted in the table on the following page.

The apartment sizes noted in the table also respond to the local context to assist in providing affordable housing in the Fairfield LGA market, particularly for first home owners.

Minimum area req'd by RFDC	Minimum area provided by development	Complies
3 bedroom apartment – 95m ²	99m ²	✓

Furthermore the proposed development meets the objectives of the Residential Flat Design Code – Apartment Layout in that:

- ❑ The layout and arrangement of each unit is functional, able to accommodate furniture and well organised;
- ❑ The layout of each apartment has been designed to provide a high standard of residential amenity; and
- ❑ Each apartment has maximised solar access opportunities and responds to the future occupants needs.

Daylight access variation

As noted in the compliance table above, the development as a result of providing a perimeter block form building results in 11% of units with a single southerly aspect.

This non-compliance is resultant from compliance with Council's development control plan which dictates a perimeter edge building. Due to the constraints of the site, being the angle southern boundary, the building provides for only one unit above the maximum permitted of 10% for single aspect units with southerly orientation prescribed by the SEPP.

Notwithstanding the above, it is important to note that we have maximised solar access to the development and as a result achieve 79% of the units 2 hours solar access. We have also incorporated into the design shading devices which will maximise winter sun and provide shading in the summer months which further increases the amenity of the occupants.

We respectfully submit that the planning of the development has taken into account site orientation, solar access, with building types and apartment layouts responding to the characteristics of the site. The variation sought is for only one unit and are of the view this is an acceptable variation given the scale of the proposed development.

Notwithstanding the above minor non compliances, it is considered that this proposal is generally consistent with the Residential Flat Design Code and worthy of support.

4.4 STATE ENVIRONMENTAL PLANNING POLICY (BUILDING SUSTAINABILITY INDEX: BASIX) 2004

The proposal has been assessed against the provisions of State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004. The proposal satisfies the targets set by the Policy in relation to water, thermal and energy.

A BASIX Certificate has been issued and is attached under separate cover to this Statement of Environmental Effects. This shows compliance with the provisions under BASIX.

4.5 STATE ENVIRONMENTAL PLANNING POLICY No. 55 – REMEDIATION OF LAND

Clause 7 of the State Environmental Planning Policy No. 55 – Remediation of Land requires Council to consider whether land is contaminated prior to granting consent to the carrying out of any development on that land.

Should the land be contaminated Council must be satisfied that the land is suitable in a contaminated state for the proposed use. If the land requires remediation to be undertaken to make the land suitable for the proposed use, Council must be satisfied that the land will be remediated before the land is used for that purpose.

The site history indicates a history of a recreational nature. Therefore it is not likely that the site has experienced any contamination. There is no evidence to suggest that the site is contaminated.

In addition, Council in the rezoning of the subject land (Fairfield LEP 1994 – Draft Amendment No.126 would have considered contamination issues, as required by the S.117 Directions. If the land was contaminated the site would not have been rezoned for commercial uses.

In accordance with State Environmental Planning Policy No. 55, Council is able to conclude that no further assessment of contamination is necessary.

4.6 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

Clause 101 of the State Environmental Planning (Infrastructure) 2007 applies to development where it has a frontage to a classified road. The classified road in this instance is Restwell Road. On this basis, Clause 101 of the SEPP aims to ensure that new development does not compromise the effective and ongoing operation and function of classified roads.

Furthermore, the SEPP aims to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.

The development as submitted proposes all vehicular access to the site from Restwell Road as a 'left in, left out' arrangement until such time as the road on the western side of the development site is constructed as identified by the development control plan. This arrangement has in principle been supported by the RMS. The temporary access road has been designed to provide safe and efficient access to the site without disrupting the flow of traffic along Restwell Road.

In addition, Schedule 3 – Traffic Generating Development to be referred to the Roads and Maritime Service (RMS) of the State Environmental Planning Policy (Infrastructure) 2007 identifies development which requires referral to the RMS or alternatively Councils Traffic Committee.

On this basis, Schedule 3 nominates certain types of land uses / developments when car parking exceeds a certain threshold based on its size or capacity, or if the subject site has access to a classified road or to a road that connects to classified road (if access within 90m of connection, measured along alignment of connecting road).

The proposal is for 107 residential units and therefore requires referral to the RMS or Councils Traffic Committee as the subject site is located on a classified road, and has an access within 90m of a connection with a classified road.

Therefore Schedule 3 – Traffic Generating Development to be referred to the RMS of the State Environmental Planning Policy (Infrastructure) 2007 applies.

4.7 SECTION 79C CONSIDERATIONS

The following section provides an assessment of the proposed development in accordance with the provisions of Section 79C of the Environmental Planning and Assessment Act, 1979.

(1) Matters for consideration – general

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

The proposed works are permitted with the consent of Council under Fairfield Local Environmental Plan 2013.

The proposal meets the objectives and relevant development standards of the Fairfield Local Environmental Plan 2013 and accordingly, approval is supported as discussed in detail within this Statement of Environmental Effects.

Two variations have been submitted under Clause 4.6 seeking a variation to both the height and floor space ratio controls. The variations sought are considered to be reasonable given the scale of the development and benefits to the locality and community on a whole.

In addition, the proposal generally meets the provisions of State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Buildings. The proposal also meets the relevant State policies as documented with this Statement of Environmental Effects.

(ii) any draft environmental planning instrument that is or has been placed on public exhibition

There are no draft environmental planning instruments applicable to the site at the time of writing this report.

(iii) any development control plan

The proposal accords with the relevant sections of the Fairfield Development Control Plan, as detailed within this Statement of Environmental Effects.

(iv) any matters prescribed by the regulations

The proposal satisfies the provisions of the applicable State Environmental Planning Policies as detailed in this Statement of Environmental Effects.

(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

(i) Impact on the natural environment:

The proposed development will not have an adverse impact on the natural environment, as the site is located within an established residential, urban area.

(ii) Impact on the built environment:

The built form of the new works is appropriate to the site, in terms of alignment and proportion.

The proposed residential flat building development has been sited in a manner that is not obtrusive to adjoining properties, and complements the character of the street in terms of architectural style, design and materials.

Overall, there are no unreasonable impacts created by this proposal.

(iii) Social and Economic impacts in the locality:

The proposed development will have a positive social and economic impact for the area. On this basis an increase in housing choice will be available once the development is complete.

(c) the suitability of the site for development

The land is appropriately zoned to permit the proposed development and meets the long term objectives of the mixed use zone under the Fairfield Local Environmental Plan 2013.

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

Not relevant

(e) the public interest

The public interest would be served by approval of this development, as it will provide for a building of a high architectural standard. This will in turn, improve the amenity of the area.

It is considered that the proposed development is conducive to Council's policies and does not result in any unreasonable impacts.

Under the circumstances of the case, it is considered that the proposed development is acceptable and should be supported.

5.0 CONCLUSION

The proposed residential flat building development has made regard to the surrounding land uses. It is considered that all reasonable measures to mitigate any adverse environmental effects have been taken into consideration, in relation to the proposal.

The proposed development will be in keeping with the desired future character of the area. The layout of each residential apartment allows for satisfactory indoor living areas, supplemented by appropriate outdoor living areas.

Each unit will have its own onsite car parking space which will relieve pressure for on street parking. The materials and finishes are of good quality and overall the proposed development will provide a high quality, well designed building which will provide interest within a streetscape that contains a variety of types and styles of architecture.

The residential flat building development will be the first of this kind in this precinct and therefore set the standard for future development on this nature in this locality and the immediate area.

The proposal has been assessed in accordance with the provisions of Section 79C of the Environmental Planning and Assessment Act, 1979, and found to be satisfactory. The proposal is permissible with the consent of Council.

The proposed development will have no significant impact on the air or water quality in the locality.

The proposed works do not result in any unreasonable impact to adjoining properties and are conducive to Council's policies and accordingly, it is sought that Council approve the application.

GAT & Associates
Plan 1910

		Draft	Final
Prepared by: Anthony Pizzolato	AP	✓	✓
Checked by: Gerard Turrisi	GT	✓	✓

Appendix 1

Preliminary Assessment letter from SJB Planning



Pagano Architects Pty Ltd
PO Box 653
Moorebank NSW 1875

Attn: Alfredo Pagano

20 March 2014

Re: Preliminary Assessment of Development Application No. 15.1/2014 – 184-192 Restwell Road, Prairiewood

Dear Alfredo,

SJB Planning NSW has been engaged by Fairfield Council to undertake an independent assessment of Development Application (DA) 15.1/2014 relating to development at 184-192 Restwell Road, Prairiewood,

The DA proposes the demolition of the existing Calabria Community Club buildings, construction of 3 x 8 storey residential towers, basement car park, associated landscaping, subdivision to create two (2) Torrens title allotments and construction of new roads.

The DA is the subject of an independent assessment from a planning consultant due to the proximity of the site to Council owned land at 178 Restwell Road.

The Sydney West Joint Regional Planning Panel (JRPP) is the consent authority.

The development was subject to formal pre-DA lodgement advice and comments from the Council's Development Advisory Panel.

We write to inform you that we have carried out a site inspection and undertaken a preliminary assessment of the DA. Outlined below are issues that have arisen from the initial assessment. The issues can be categorised under four (4) broad headings:

- Urban design matters;
- External impacts arising from departure from the relevant planning controls;
- Internal amenity of the residential units and other design matters arising from departure from the relevant planning controls; and
- Additional information requirements.

Within these four (4) broad headings there are other matters of concern, detailed below in this initial assessment.

It is noted that some of the issues raised below are the same or similar with issues previously raised as part of the pre-lodgement advice provided by the Council's Development Advisory Panel in August 2013.

1. Urban Design Matters

The urban design of the DA has been reviewed by SJB Urban. The urban design review focused primarily on the quality of the private realm, streetscape, residential amenity, and contribution of the built form to the existing and future desired local character. The basis for the review was the ten (10) Design Quality Principles in the State Environmental Planning Policy No 65—Design Quality of Residential Flat Development (SEPP 65), as they represent an industry best practice standard for the type of residential flat building development proposed in the DA.

The findings of the urban design review are outlined below:

Principle 01 – Context

Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.

Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.

Given the site's existing use as active open space, consideration has been given to the planned future use of the site and its immediate context. As such, the Desired Future Precinct Character Statement shown on Page 5 of the Prairiewood Town Centre South Precinct DCP provides an important reference for what the proposed development's context will consist of once the entire precinct has been developed. Much of the character statement refers to the mixed use component of the precinct and its engagement with the existing development to the north. However, the statement does identify that *"the precinct should contain interesting, outward-focused buildings...be able to engage with the street and pedestrians"*. This is of particular importance to the proposed development as it addresses four (4) street frontages and the manner of which it engages with these frontages can be improved.

The Ground Floor Plan (Sheet 7) indicates that Buildings 1 and 3 are accessed from a single lobby directly from the eastern and western frontages respectively, whilst Building 2 is also served by a single lobby that connects into the communal open space connections that run north-south between the buildings. This access configuration focuses the activity either to single points at the eastern and western frontages, or within the communal open space.

By providing direct access to the ground floor dwellings from the adjacent street frontages, there's an opportunity to activate a greater length of the site's street frontage and provide those dwellings with small 'front gardens' that they can manage and occupy. The ground plane can therefore read like terrace housing, where those dwellings fronting the street have a front door, private garden and improved surveillance of the street.

Principle 02 – Scale

Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.

Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

As noted above, the absence of existing built form in the precinct to provide a reference for the proposed scheme assessment relies on the Desired Future Character outlined in the Prairiewood DCP, specifically Figure 2: Indicative Southern Precinct Plan on Page 6, which indicates a variation in building height between six (6) and eight (8) storeys along the western street frontage.

There is recognition that the alignment of the northern boundary has been revised so that the road forms a complete junction with the site access road to the west. However, Site Analysis (Sheet 3) plan submitted with the application indicates the proposed buildings to the north of the site will also be eight (8) storeys, creating a single height plane across the two (2) sites, which is not the aim of the DCP.

Furthermore, the continuation of the eight (8) storey built form along the western boundary will impact on the solar access during the morning for those buildings to the west, which are proposed to be between four (4) and six (6) storeys.

Principle 03 – Built Form

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The realignment of the site's northern boundary creates a direct connection between the T-Way junction in the west to the precinct's eastern boundary. This new through-site vista was not considered in the DCP, which placed a six (6) storey building at the termination of the view. The application documentation would benefit from an analysis of this view, when experienced from both the eastern and western boundaries of the site.

The contribution of the proposed scheme to the quality of the streetscape and public domain is based on the Streetscape Elevations, Shadow Diagrams (Sheet 13), though the application would benefit from a more thorough analysis of its visual character and prominence, particularly when viewed from the Riparian Corridor and public open space to the south.

The north and southern elevations illustrate that despite the separation of the three buildings, the northern alignment of Building 1 overlaps Building 2 to create a visual continuance so that only the narrow gap between Buildings 2 and 3 is visible. This brings into question the streetscape and visual character benefits the separation of built form provides to the proposed scheme.

The DCP envisaged a perimeter building with a single eight (8) storey building along the southern elevation and a significant open space area along the northern frontage. What is proposed delivers neither the strength nor continuity along the southern frontage, or the visual relief and streetscape character along the northern frontage.

Principle 04 – Density

Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).

Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.

Please refer to the separate comments provided in this letter.

Principle 05 – Resource, energy and water efficiency

Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.

Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.

The relevant aspect of this principle is the proposed scheme's approach to passive solar design, in particular the impact of splitting the built form into three (3) separate elements instead of a single perimeter block, as identified in the DCP.

The statement supporting the application that the proposed scheme achieves the appropriate level of solar access to 77% of its dwellings would benefit from further analysis. The 'view from the sun' analysis is the current best practice technique for determining whether a dwelling receives the direct solar access. Justification for this level of analysis is based on the understanding that the perimeter-block configuration would deliver improved residential amenity, both in terms of solar access, but in relation to the size and quality of the communal open space, which is addressed in greater detail below.

One approach that may improve solar access for the proposed scheme is by reducing the depth of Building 2 and joining the three (3) buildings together to create a 'U-Shaped' perimeter block, as outlined in the DCP. This would increase the amount of north facing elevation, whilst a reduction in the depth of built form along the southern frontage can help deliver double-aspect apartments and minimise the requirement for single-aspect south facing apartments.

Principle 06 – Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.

Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.

Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.

The capacity of the proposed scheme to successfully address the final paragraph of this principle has been compromised by the configuration of the site, including the scale, layout and orientation of Building 2, which reduces the size and useability of the communal open space.

By realigning the northern boundary of the site, the size of the north-facing communal open space, as originally envisaged in the DCP (Page 6), has been significantly reduced. Furthermore, the fractured, divided and disconnected nature of the private domain, as illustrated on the Landscape Plan, provides few opportunities for passive or active recreation to occur within the site boundaries.

Consideration has been given to the scale and proximity of public open spaces, however, a development of this scale (100 dwellings, up to 250 people) should be supported by a number of private and communal spaces where social interaction can occur. Currently, social interaction is most likely to occur

when residents meet along one of the narrow pathways running through the site between the northern and southern frontages.

Principle 07 – Amenity

Good design provides amenity through the physical, spatial and environmental quality of a development.

Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.

The focus of this review is on matters relating to urban design, so a commentary on the 'appropriate room dimensions and shapes' has been largely overlooked, with the exception that the irregular form of Building 2 has led to the living areas of units 01, 03 and 04 (Ground to Level 04), and unit 02 (Levels 05 to 07) being compromised by acute angles at the corner of habitable rooms.

The review of the six (6) principles above addresses a number of points relating to 'amenity', particularly access to sunlight and outdoor spaces. In addition to these, there are issues relating to Building 2, which isn't directly accessible from the street. Residents must enter the site and access the lobby from either the western or eastern frontage of the building, pulling the activity off the street and relying on passive surveillance primarily from the within the site.

The separation of built form and the reliance on fixed screens to address issues of overlooking and loss of both visual and acoustic privacy is also a major concern. The separation distances between the eight (8) storey buildings aren't sufficient. By relying on privacy screens, the quality of the internal and outdoor spaces for a number of dwellings, particularly in Building 2, are compromised, both in terms of solar access and their visual outlook.

Principle 08 – Safety & Security

Good design optimises safety and security, both internal to the development and for the public domain.

This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.

Breaking the built form into three (3) separate elements, instead of the perimeter block configuration outlined in the DCP, impacts on the passive surveillance of both the public domain (streetscape) and private domain (footpaths and landscaped areas).

Rather than a single internal space overlooked by three (3) elevations, the proposed scheme must address a number of smaller, narrow and poorly surveyed spaces, including two (2) entrance spaces at the southern frontage, two (2) through-site links that provide access to Building 2, and a shallow open space along the northern frontage.

The ground floor lobby entrances to the three (3) buildings are either setback from the street frontage, in the case of Buildings 1 and 3, or located next to the blank façades of the fire stairs when accessed from the internal spaces.

Externally, by breaking the built form along the southern boundary the quality and quantum of passive surveillance to the streetscape and public domain is impacted, as each building must respond to four (4)

frontages and the spaces created between them, rather than focusing surveillance along the streets and a single communal space.

Principle 09 – Social dimensions and housing affordability

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.

New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.

New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.

Please refer to the separate comments provided in this letter.

Principles 10 – Aesthetics

Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.

In the absence of existing built form in the immediate context and sufficient controls in the DCP the aesthetics of the proposed scheme has not been addressed as part of this review.

Conclusion

By departing from the perimeter block configuration (Indicative Southern Precinct Plan shown on Page 6 of the DCP) the proposed scheme compromises the desired future character and residential amenity of the site, adjoining sites and the wider precinct. The variation in building height has been lost, just as the scale, quality and useability of the communal open space has been compromised. Building separations fail to satisfy the guidance outlined in the RFDC and relies on fixed screens to ensure privacy and reduce overlooking. Access to the lobby entrances from the street and internal spaces raise concerns about safety and surveillance, whilst additional direct access to the ground floor dwellings from the street hasn't been addressed in the scheme design.

The perimeter block built form will help address many of the points raised in this review and better reflect the Desired Future Character being sought by Council's DCP.

2. External impacts arising from departure from the relevant planning controls

The proposal departs significantly from some of the applicable planning controls, and in particular the proposal represents a major variation to the built form envisaged for the site in the Indicative Southern Precinct Plan detailed in the Prairiewood Town Centre Southern Precinct Development Control Plan 2013 (PTCSP DCP2013).

The building footprint and general building envelope of the development is inconsistent with the built form envisaged for the site. Various setbacks and the number of storeys of some parts of the proposal are also inconsistent with the DCP provisions.

The proposed development is also greater in height and FSR than allowed for in the Fairfield Local Environmental Plan 2013 (FLEP 2013) development standards.

The non-compliances result in consequential and avoidable external impacts including (but are not necessarily limited to) the following:

- Reduction in the area and quality of the communal open space. This arises from a reduced allotment size, repositioned east-west road (separating the two (2) proposed allotments) and departure from the perimeter building envelope and footprint.

The reduced allotment size and reconfigured footprint and building envelope encroach into the area nominated as communal open space in the in the PTCSP DCP 2013.

The space available for communal open space is comparatively small, lacks cohesion of levels and does not provide a suitable useable area or facilities to accommodate the recreational needs of the future residents of the proposed 100 units.

- Reduction in development potential of adjacent sites and or reduction in the potential for adjacent sites to be developed in a manner that is consistent with the built form envisaged in the PTCSP DCP 2013. This issue is accentuated due to the lack of detailed plans with respect to the development of proposed Lot 2.

In particular, the significant reduction in the size of the proposed southern allotment (and corresponding enlargement of the northern allotment), the repositioning of the 'middle' east-west orientated road and the significant departure in the building envelope and footprint of the buildings on the southern proposed lot are likely to adversely affect the form and opportunities for future development at adjacent sites.

The communal open space envisaged over the site was a feature and a focal point of the desired future character for the sites. The quantum of useable communal open space envisaged over the site in the Indicative Southern Precinct Plan should be realised in any scheme. The proposal appears to rely upon the future development of proposed Lot 2 to provide or deliver the communal open space that will be lost through the non-compliant footprint of the development proposed on Lot 1.

There are no detailed plans for the development of Lot 2 which show how the useable communal open space lost on Lot 1 will be recaptured on Lot 2 without a reduction in the development potential (i.e. particularly the FSR and building footprint) for that lot.

- The eight (8) storey height of proposed Building 3 extends into the north west corner of proposed Lot 1. This is inconsistent with the six (6) storey height envisaged for that location in the PTCSP DCP 2013.

The eight (8) storeys are opposite an area on the western adjoining site that is envisaged to be a six (6) storey development. The non-compliance and continuation of the eight (8) storey built form along the western boundary will impact on the solar access during the morning for those buildings to the west, which are proposed to be between four (4) and six (6) storeys.

Additionally, and as raised in the Urban Design Review, the Site Analysis Plan indicates that Lot 2 is to be developed to eight (8) storeys along the western frontage, creating a single height plane across the two sites, which is not the aim of the PTCSP DCP 2013.

Notwithstanding the Site Analysis Plan, it is unclear whether the applicant envisages that the increase in the length of the eight (8) storey element along the western edge of the subject site is to be offset with the introduction of a six (6) storey element along the western perimeter building in the future development of proposed Lot 2.

If so, it would appear to represent a reduction in the development opportunity for that site. If not, the overall development would represent an increase in height and scale along the western edge of the site and a departure from the built form envisaged for the site.

- The northern setback of Building 1 departs with the requirements of the PTCSP DCP 2013 and the departure has the potential to reduce the development potential for Lot 2 on the opposite side of the proposed middle road.

Specifically, the setback proposed for the northern building wall of Building 1 is 2.0m for the entire eight (8) storeys. Balconies in Building 1 are proposed to be setback 1.0m from the northern boundary. These setbacks, combined with the proposed 12m road reserve, would necessitate a setback of up to 5.0m for an equivalent eight (8) storey building on the opposite side of the road if adequate building separation is to be achieved and the RFDC building separation design controls are to be satisfied. The proposed design places greater development constraints on proposed Lot 2.

Additionally, it is considered that the lack of setback for the upper levels for Building 1 will result in adverse visual massing along the northern and eastern frontages and is also likely to result in additional overshadowing of the subject development in the morning period.

- The relocation of the middle, east-west oriented road is likely to result in adverse built form impacts and traffic impacts.

This arises from the design which seeks to make a 'four-way' intersection with the main north-south collector road and the future east-west orientated road on the adjacent site to the west. Although not detailed in any of the submitted plans, the proposal would in effect result in a 12m east-west orientated road reserve (on the subject site), connecting with a 20m east-west orientated road reserve on the adjacent western site (i.e. 178 Restwell Road) and intersecting with the 20m wide north-south orientated collector road reserve.

It is also noted that the access point to the proposed western basement car park is located 10m from the proposed four way intersection.

The information provided with the DA does not analyse or consider the appropriateness, the functioning or the type of intersection treatment for the proposed four-way intersection. In the absence of details concerning the proposed intersection, the proposed intersection is not supported.

Additionally, the proposal will accentuate the differences in streetscape treatment and building separation established along either side of the east-west orientated 20m wide road reserve at the 178 Restwell Road site compared to the reduced building separation and streetscape treatments either side of the 12m wide east-west road reserve at the subject site.

It is considered that if a continuation of the east-west road reserve from the site at 178 Restwell Road, through the subject site, then a continuation of the road reserve width, streetscape treatment and footpath treatment should also be continued. Building heights of western edge buildings on the subject site (both proposed Lots 1 and 2) should also be reconsidered to balance and better respond to the envisaged six (6) storey height of the buildings at 178 Restwell Road, on the opposite side of the proposed intersection.

3. Internal amenity of the residential units and other design matters arising from departure from the relevant planning controls

An initial assessment against:

- Some of the key “rules of thumb” contained in the NSW Residential Flat Design Code (RFDC); and
- The Prairiewood Town Centre Southern Precinct Development Control Plan 2013 (PTCSP DCP 2013)

is provided below.

State Environmental Planning Policy No 65 – Design Quality of Residential Flat Buildings and NSW Residential Flat Design Code (RFDC)

The table below is not a full assessment against the RFDC but summarises key issues.

Residential Flat Design Code (RFDC)	Comment
Building height	<p>The Fairfield LEP 2013 control is for a maximum height of 26m.</p> <p>Part 3.6.2 of the PTCSP DCP 2013 provides a building height control of 8 and 6 storeys at the site.</p> <p>The building exceeds both the LEP and DCP controls.</p> <p>The height non-compliance, together with a building that varies significantly from the applicable building envelope results in additional overshadowing to private and public land.</p>
<p>Building depth</p> <p>In general, apartment building depth of 10-18 metres is appropriate. Developments that propose wider than 18 metres must demonstrate how satisfactory day lighting and ventilation are to be achieved.</p>	<p>The proposed building depth ranges as follows:</p> <ul style="list-style-type: none"> • Building 1 approximately 26m (north to south) approximately 25m (east to west) • Building 2 approximately 25.5m (north to south) approximately 24m (east to west) • Building 3 approximately 41.5m (north to south) approximately 17m (east to west) <p>This is for building wall to building wall and does not include balcony line to balcony line which is greater.</p> <p>Unit depths and widths range between 6.5m up to 17m.</p> <p>Loading south facing units at the deepest section of the site inevitably results in a number of units with poor internal amenity.</p> <p>Details of solar access, access to natural light,</p>

Building separation

- Up to four storeys/12 metres
12m between habitable rooms/balconies
9m between habitable/balconies and non-habitable rooms
6m between non-habitable rooms
- Five to eight storeys/25 metres
18m between habitable rooms/balconies
12m between habitable/balconies and non-habitable rooms
9m between non-habitable rooms

Developments that propose less than the recommended distances must demonstrate that daylight access, urban form and visual and acoustic privacy has been satisfactorily achieved.

provision of private open space and natural ventilation are detailed below.

The proposal involves 3 towers each 8 storeys in height (up to 26.7m).

Building separation between Building 1 and Building 2 is 5.5m in places up to the sixth storey and 6.8m in places for the seventh and eight storeys.

Building separation between Building 2 and Building 3 is 3.9m in places for the entire 8 storeys.

The proposal falls well short of meeting the building separation guidelines.

The proposed design presents direct overlooking opportunities between many of the proposed units.

The lack of building separation presents acoustic privacy issues between many of the proposed units and this matter has not been addressed in the DA.

The design has attempted to minimise overlooking between habitable rooms and habitable rooms, balconies and balconies and balconies and habitable rooms with an elaborate system of visual privacy screening, vertical garden walls and angled building walls.

There is no detailed or section drawings describing the privacy screening and it is not possible to determine whether they will be effective in reducing overlooking and or how they will impact on the solar access received by units.

The lack of building separation affects the urban form such that the development will not provide continuity along the southern frontage, or visual relief and streetscape character along the northern frontage.

The proposal has not demonstrated that daylight access, urban form and visual and acoustic privacy has been satisfactorily achieved.

Street setbacks

Street setbacks should relate to the desired streetscape character, the common setback of buildings in the street, the accommodation of street

The desired streetscape character is established by the controls under the PTCSP DCP 2013.

Controls under part 3.6.1 of the DCP stipulate that buildings be setback up to 2m for ground to the

Residential Flat Design Code (RFDC)	Comment
tree planting and the height of buildings and daylight access controls.	fifth storey with levels above the fifth storey set back from the building envelope by an additional 4m.
Relate setbacks to area's street hierarchy.	Buildings 2 and 3 comply. Building 1 has a 2m building wall set back to the northern boundary and a 1m balcony line setback to the northern boundary for each of the 8 storeys of that building and does not comply.
Identify the quality, type and use of gardens and landscape areas facing the street.	The proposal is inconsistent with the desired streetscape character.
Side and rear setbacks	Refer to above comments.
Site configuration: landscape design	The scale, layout and orientation of Building 2 reduces the size and useability of the communal open space envisaged in the DCP.
	The proposed realignment of the northern boundary of the site the size compared to the alignment envisaged in the DCP has resulted in a significantly reduced communal open space area along the northern boundary compared to that envisaged in the DCP.
	As demonstrated on the Landscape Plan, the communal open space proposed, as compared to the DCP, is less connected, less cohesive of levels and does not provide a suitable useable area or facilities to accommodate the recreational needs of the future residents of the proposed 100 units.
	The proposal provides few opportunities for passive or active recreation to occur within the site boundaries.
Site configuration: orientation	The proposal departs from the perimeter block approach envisaged for the site under the DCP.
Plan the site to optimise solar access by positioning and orienting buildings to maximise north facing walls, providing adequate building separation within the development and to adjacent buildings.	The proposal results in minimal building separation
Select building types or layouts which respond to the streetscape while optimising solar access.	The outcome is that Building 2 and Building 1 move into the space envisaged for communal open space and combined with the realignment of the northern boundary, the communal open space is compromised.
Optimise solar access to living spaces and associated private open spaces by orienting them to the north.	The spaces between Buildings 1 and 2 and 2 and 3 are relatively narrow, will be heavily shaded, and will act as thoroughfares and not as useable

Detail building elements to modify environmental conditions, as required, to maximise sun access in winter and sun shading in summer.

communal open space.

The north and south elevations illustrate that despite the separation of the three buildings, the northern alignment of Building 1 overlaps Building 2 to create a visual continuance so that only the narrow gap between Buildings 2 and 3 is visible. This brings into question the streetscape and visual character benefits that the separation of built form provides to the proposed scheme compared to the building envelopes envisaged in the DCP.

The depth of Building 2 is much greater than that envisaged in the DCP, and it impacts upon the amenity of units in Buildings 1 and 3 (by way of overshadowing, increased overlooking opportunities and increased visual massing). Additionally the south facing units of Building 2 will obtain poor amenity.

The development has not demonstrated that the variation from the DCP building envelopes has resulted in optimal solar access, adequate building separation or optimal streetscape outcomes.

Building configuration: apartment layout

The table in the RFDC relating to Apartment Types outlines the following minimum apartment sizes:
Studio 38.5m²

- 1 bedroom single aspect - 63.4m²
- 1 bedroom cross through - 50m²
- 2 bedroom - 80m² - 121m² (depending on type)
- 3 bedrooms - 124m²

The RFDC also provides a minimum unit size Rule of Thumb which is based on affordable housing which is as follows:

- Studio 38.5m²
- 1 bedroom 50m²
- 2 bedroom 70m²
- 3 bedrooms 95m²

Buildings not meeting the minimum standards must demonstrate how satisfactory day lighting and natural ventilation can be achieved, particularly in relation to habitable rooms.

Not all of the units comply with the minimum unit size for two bedroom units and three bedroom units.

All units do however meet the minimum internal sizes for the affordable housing Rules of Thumb.

A number of units also have no access to direct sunlight, and a number of bedrooms in southern units have south facing openings only.

Residential Flat Design Code (RFDC)	Comment
Building configuration: apartment mix	<p>The proposed apartment mix of studio, 1, 2 and 3 bedroom units is generally acceptable in the location.</p>
Building configuration: balconies <p>Provide at least 1 primary balcony.</p> <p>Primary balconies should be located adjacent to the main living areas, sufficiently large and well-proportioned to be functional and promote indoor/outdoor living.</p>	<p>Numerous units have undersized and or poorly configured, orientated or impractical private open space, also have poor internal amenity and a lack of adequate solar access.</p>
Ground floor apartments <p>Optimise the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units. This relates to the desired streetscape character and topography of the site.</p> <p>Provide ground floor apartments with access to private open space, preferably as a terrace or garden.</p>	<p>The proposal lacks individual entries for ground floor units, such that none of the 10 ground floor units addressing a street frontage have a private entry.</p> <p>There is only one street facing (outward facing) entry to Building 1 and one street facing entry to Building 3 (west facing). There are no street facing (south facing) entries to Building 2.</p> <p>2 x 3 bedroom adaptable units have been provided at ground level.</p> <p>The main eastern entry to Building 1 and the western entry to Building 3 do not appear to be accessible to mobility impaired people. Instead mobility impaired people (such as those in a wheelchair) would need to enter via gates in the southern or northern boundary fences and then access the buildings via 'internal' building entries.</p> <p>The primary private open space for a number of the ground floor units is poorly positioned and configured and will receive little or no direct sunlight.</p>
Building configuration: ceiling heights <p>Design better quality spaces in apartments by using ceilings to define</p>	<p>All floor to floor heights are 3m with floor to ceiling heights of 2.7m.</p>
Building configuration: internal circulation <p>Increase amenity and safety in circulation spaces by providing generous corridor widths and ceiling heights, appropriate levels of lighting, including the use of natural daylight, minimising corridor lengths, providing adequate ventilation.</p>	<p>Internal circulation corridors are not particularly long although are not generous in width and will not benefit from good natural lighting or ventilation.</p>

Residential Flat Design Code (RFDC)	Comment
<p>Building amenity: acoustic privacy</p> <p>Arrange apartments within a development to minimise noise transition between flats.</p> <p>Design the internal apartment layout to separate noisier spaces from quieter.</p> <p>Reduce noise transmission from common corridors or outside the building by providing seals at entry doors.</p>	<p>The lack of building separation and the proposed arrangement of the buildings results in private open space and the openings to internal living areas and bedrooms being within close proximity to one another.</p> <p>Additionally, some units have incompatible room types abutting. For example units G01 to 401 in Building 2, G05 in Building 3 and 602 and 702 in Building 1 have bedrooms abutting living/dining areas of adjacent units.</p> <p>Units 102 to 402 in Building 1 have bedrooms directly abutting kitchens in adjacent units (i.e. units 103 to 403).</p>
<p>Building amenity: daylight access</p> <p>Plan the site so that new residential flat development is oriented to optimise northern aspect.</p> <p>Optimise the number of apartments receiving daylight access to habitable rooms and principal windows.</p> <p>Living rooms and private open spaces for at least 70% of apartments in a development should receive a minimum of 3 hours direct sunlight between 9.00am and 3.00pm in mid winter. In dense urban areas a minimum of 2 hours may be acceptable.</p> <p>Limit the number of single-aspect apartments with a southerly aspect (SW-SE) to a maximum of 10% of the total units proposed. Developments which seek to vary from the minimum standards must demonstrate how site constraints and orientation prohibit the achievement of these standards and how energy efficiency is addressed.</p>	<p>It is stated in the SEE (Page 33) that "all living and sleeping areas are provided with natural light" and yet there appears to be many bedrooms within the proposed development that have south facing openings only (receiving no direct sunlight at all) and other bedrooms which have an east or west facing window only which will be shaded throughout the day (during mid-winter) as demonstrated on the Shadow Diagrams.</p> <p>Additionally it is stated that 77% of the units (i.e. 77 of 100 units) will receive a minimum 2 hours sunlight between 9am and 3pm in mid-winter.</p> <p>The proposal does not clarify whether this applies to the primary open space of the units.</p> <p>From the Solar Access Diagram (1:250 scale) and the Shadow Diagram (1:500 scale) it cannot be determined if the private open space of 70% of the proposed units receive direct solar access (to at least 50% of the private open space) for a minimum 2 hours between 9am and 3pm in mid-winter.</p> <p>Additionally it cannot be confirmed that the living rooms of 77% of the units receive 2 hours sunlight during 9am to 3pm in midwinter or to what percentage of the living rooms.</p> <p>Additional Solar Access Diagrams are required (at a scale of 1:100) which demonstrate (not just nominate) the amount of sunlight received (and the time that it is received) to the internal living rooms and the primary private open space areas of each unit, but in particular to the of the following units:</p>

Residential Flat Design Code (RFDC)	Comment
	<ul style="list-style-type: none"> Building 1 - Unit G03 and Units 104, 204, 304, 404, 503, 603 and 703 Building 3 – Units 104, 204, 304, 404, 503, 603 and 703.
Building amenity: natural ventilation 60% of residential units should be naturally cross ventilated and 25% of kitchens within a development should have access to natural ventilation.	Natural ventilation is achieved to over 60% of units.
Building form: Roof design	The proposal is lacking a roof plan. The proposal should provide a roof plan to better understand the design of the roof and demonstrate the existence or otherwise of any proposed plant and or lift overrun.
Storage	The proposal has not demonstrated that each dwelling will be provided with the minimum required amount of storage.

Table 1: RFDC Compliance Table

Prairiewood Town Centre Southern Precinct Development Control Plan 2013

The PTCSP DCP 2013 is the primary DCP applicable to development within the Prairiewood Town Centre Southern Precinct. The key provisions and initial assessment are summarised in the table below.

Section / Control	Comment
3.2 Site Development Principles	<p>The proposal fails to satisfy the objectives in that the development is lacking detail that would allow the conclusion to be drawn that the land and the adjacent sites, will be developed in an orderly manner.</p> <p>Additionally the proposal fails to demonstrate that the proposed departures from the built form and building envelope controls will result in the land being developed in an integrated manner and that the development will achieve the desired future character for the precinct.</p>
3.3 Streets	<p>The realignment of the east-west orientated street, the proposed difference in the road reserve widths (between the 12m eastern end of the street and the 20m western end) and the functioning and detail of the proposed new four way intersection has not been adequately addressed or justified.</p> <p>Combined with the departure from the boundary</p>

Section / Control	Comment
	<p>set back to the east west orientated street and the 8 storey building along the western edge of the site, the urban design and streetscape outcomes along the street network are significantly different to those envisaged in the DCP.</p> <p>The proposal has not demonstrated satisfaction with the objectives of this section of the DCP.</p>
<p>3.4 Active Street Frontages</p>	<p>The proposal does not maximise entries to the street, instead there are a lack of entries to the respective buildings at street level.</p> <p>Consequently there is likely to be a lack of street activation along all frontages to the site and little visual interest or variety.</p> <p>The development has been designed so that it would appear to exclude the possibility of possible SOHO style units and or change of use over time.</p> <p>The proposal has not satisfied the objectives of this section of the DCP.</p>
<p>3.5 Land Use</p>	<p>The proposed involves complete residential use of Lot 1. The proposal does not indicate the proposed future uses of Lot 2.</p> <p>The proposed residential use is permissible and acceptable, but will rely on Lot 2 to provide commercial uses to satisfy the objective of achieving a vibrant mixed use precinct.</p>
<p>3.5.1 Residential Dwelling Type</p>	<p>The proposal provides a suitable mix of dwelling types.</p>
<p>3.6 Built Form</p>	<p>The proposal does not comply with the setbacks controls in section 3.6.1.</p> <p>The proposal does not comply with the building height controls in section 3.6.2.</p> <p>As discussed elsewhere in this assessment, the departures are likely to result in reduced amenity for units within the development and are likely to increase constraints on adjacent sites and have an adverse impact on the potential for development to occur on adjacent sites in a manner that is consistent with the DCP.</p> <p>The proposal has not satisfied the objectives of this section of the DCP</p>

Section / Control	Comment
3.7 Amenity	<p>The proposal has not demonstrated that the proposed significant variations to the built form and building envelope controls will result in a better amenity outcome for the proposed units or future development on adjacent sites.</p> <p>Instead, the proposal will result in a number of units having poor solar access to internal living areas, bedrooms and or private open space area.</p> <p>The proposal will result in a number of units having poorly configured and positioned private open space.</p> <p>The proposal will result in poor acoustic privacy outcomes due to the lack of building separation.</p> <p>The proposal will result in a poor outcome in terms of the communal open space that will be reduced in size and function.</p> <p>The proposal has not satisfied the objectives of this section of the DCP.</p>
3.8 Landscape	<p>The proposed indicated compliance with the 25% minimum landscaped requirement.</p> <p>A plan is required, at a scale of 1:100, to demonstrate the area included in the landscape calculation.</p> <p>Species selection is generally acceptable and where it is not it could be addressed via suitable amendments or conditions of consent.</p> <p>The arrangement of the landscaped area, particularly the communal open space, is considered unsatisfactory for the reasons outlined elsewhere in the assessment (refer to the discussion regarding landscaping in the SEPP 65 RFDC table).</p> <p>Much of the nominated communal open space appears to be in the form of walkways and ramped footpaths positioned between buildings so that it will be shade most of the time (particularly in mid-winter).</p> <p>There does not appear to be adequate consolidated communal open space suitable in size and configured to accommodate the recreational needs of the future residents. There</p>

Section / Control

Comment

does not appear to be any play equipment for children, communal BBQ areas and there is minimal outdoor seating (i.e. 3 "concrete sitting walls").

3.9 Safety by Design

Refer to the comments from the Urban Design Review:

"Breaking the built form into three separate elements, instead of the perimeter block configuration outlined in the DCP, impacts on the passive surveillance of both the public domain (streetscape) and private domain (footpaths and landscaped areas).

Rather than a single internal space overlooked by three elevations the proposed scheme must address a number of smaller, narrow and poorly surveyed spaces, including two entrance spaces at the southern frontage, two through-site links that provide access to Building Two, and a shallow open space along the northern frontage.

The ground floor lobby entrances to the three buildings are either setback from the street frontage, in the case of Buildings One and Three, or located next to the blank façades of the fire stairs when accessed from the internal spaces.

Externally, by breaking the built form along the southern boundary the quality and quantum of passive surveillance to the streetscape and public domain is impacted, as each building must respond to four frontages and the spaces created between them, rather than focusing surveillance along the streets and a single communal space."

3.10 Accessibility and Parking

See comments from Council's Traffic Engineer below.

141 space are provided in total comprising of:

- 101 resident spaces in the basement
- 40 visitor spaces provided as on-street car parking bays

Concern is raised that all visitor car parking spaces will be within the public road reserve.

Section / Control	Comment
3.10.1 Universal Access	<p>The two controls in this section appear to be satisfied, although the proposal is not supported with an Access Report.</p> <p>There does not appear to be equitable access to each of the three proposed buildings.</p> <p>Given the scope of the development it is considered that an Access Report should be provided to demonstrate compliance with the access requirements of BCA and the provisions of the <i>Disability Discrimination Act 1992</i>.</p>
3.11 Building Design	<p>Energy Efficiency - several question are raised with respect to the information provided on the submitted BASIX Certificate (refer to additional information requirements).</p> <p>Waste Collection - the Waste Management Plan (WMP) and SEE submitted require more detail. The proposal should demonstrate that the two waste storage rooms within Basement Level 1 will have sufficient capacity to accommodate the waste and recycling receptacles that will be required to service the 100 units. Garbage chutes for each building are encouraged and where they are not used, details should be provided regarding proposed methods to ensure that the transfer of waste from the 100 individual units to the basement waste holding rooms can be undertaken in manner that will not adversely affect the amenity of the residential units.</p>
3.19 Storage	<p>Additional information is required to demonstrate that each unit will be provided with adequate storage space for bicycle storage and the storage of other bulky house hold items. The amount of storage per unit should comply with the requirements of the RFDC.</p>

Table 2: PTCSP DCP 2013 Compliance Table

4. Additional Information / Insufficient Information

There is insufficient information provided with the DA to allow for a thorough assessment of many aspects and the proposed development and its potential impacts. The matters that require further information and or clarification are outlined below

- There is a lack of detail with regard to the proposed road construction. The architectural drawings include a notation that road construction is proposed to be carried out "*on completion of development*" and also a notation stating "*potential staged construction of road network to facilitate stages of development*". The description of the proposal within the SEE does not provide details or mention any proposed staging of the road construction.

Additionally, there are no detailed design drawings of the proposed roads demonstrating proposed levels at Australian Height Datum, any areas of proposed cut and fill and the proposed pavement treatments.

The roads are required to be constructed as part of the development and the particulars of the road construction should be clarified and provided.

- A detailed Access Report is required demonstrating compliance with and or suitable recommendations relating to:
 - *Disability Discrimination Act 1992.*
 - *DDA Access to Premises Standards 2010 (including DDA Access Code)*
 - *BCA 2013 – Building Code of Australia*
 - *AS1428.1 – 2009 (General Requirements for Access)*
 - *AS128.4.1 – 2009 (Tactile Ground Surface Indicators)*
 - *AS1735.12 0(Passenger lift)*
 - *AS2890.6 – 2009 (Car Parking)*
 - *The PTCSP DCP 2013*
- Detailed BCA reporting is required demonstrating compliance with and or suitable recommendations relating to the Building Code of Australia 2013.
- The Traffic Report should be amended to include additional SIDRA analysis to determine the intersection treatment required at the proposed roadway/Restwell Road intersection.
- Information is to be provided to clarify/demonstrate that car space #38 in Basement 2 and car space #13 in Basement 1 are accessible.
- The Waste Management Plan (WMP) and SEE submitted require more detail with respect to the proposed ongoing management of waste that will be generated by the use of the proposed 100 residential units.
- The Provisional Flood Information statement prepared by SKM (appendix 3 of the SEE) provides insufficient information and is not commensurate with the size of the development proposed.
 - Additional information is required which models the impact of overland flooding on the 3 residential buildings from the proposed future development surrounding the site (consistent with the development envisaged in the PTCSP DCP 2013. Modelling should address the 20 year ARI, 100 year ARI and PMF to assist clarifying the interaction with the downstream detention basin.
 - The Prairiewood detention basin cannot be used to provide on-site detention as it only provides detention for the existing development scenario and only has a 20 year ARI capacity. The application should demonstrate the inclusion of on-site detention for this and all proposed future development within the development site (including proposed Lot 2 of the development site).
- Information regarding the purpose and use of the proposed “store rooms” in the Basement Levels should be clarified. Additionally, the use or purpose of the unnamed room located in the south western corner of Basement Level 1 should be confirmed.
- The dimensions and volume (m³) of the proposed residential storage areas within the basement levels is to be nominated on the plans. The area should demonstrate that each residential unit has a storage space of a size and capacity that is compliant with the Residential Flat Design Code requirements being: 6m³ for studio and one-bedroom units; 8m³ for 2 bedroom units; and 10m³ for 3 bedroom units.

- Additional Solar Access Diagrams (to a scale of 1:100) are required which demonstrate (not just nominate) the amount of sunlight received (and the time that it is received) to the internal living rooms and the primary private open space areas of each of each unit and in particular the following units:
 - Building 1 - Unit G03 and Units 104, 204, 304, 404, 503, 603 and 703
 - Building 3 – Units 104, 204, 304, 404, 503, 603 and 703.
- There appears to be several inconsistencies between the architectural drawings and the BASIX Certificate and ABSA Building Energy Efficiency Certificate which require clarification.
 - The BASIX Certificate nominates that the development includes 202 'residential car space' when the proposed basement levels of the development indicate 101 spaces (with a further 40 on-street spaces proposed).
 - The BASIX Certificate nominates a site area (assumed for proposed Lot 1 of the proposed subdivision) of 3069.7m² whereas the SEE and architectural drawings nominate a site area of 3046.6m² for proposed Lot 1.
 - The BASIX Certificate describes each of the proposed 3 buildings as "10 storeys above ground" when the proposal is for 3 x 8 storey towers, with two (below ground level) basement levels.
 - The floor area nominated (and assessed) for individual units within the BASIX Certificate and the ABSA Building Energy Efficiency Certificate appears to be inconsistent with floor areas nominated for the corresponding units on the architectural drawings. For example the "Conditioned floor area" combined with the "Unconditioned floor area" for units 703 and 603 in Building 1 is nominated in the BASIX Certificate as 105m² and is nominated in the ABSA Building Energy Efficiency Certificate Building as 105.5m². The floor area of Units 703 and 603 in Building 1 is nominated on the architectural drawings as 111.2m². The apparent inconsistencies should be clarified.
- A Roof Plan should be provided. The Roof Plan should, amongst other matters, identify the location and the height of any plant and or lift overrun (if any) for each of the buildings.
- A plan is required, at a scale of 1:100, to demonstrate the area included in the landscape calculation.

5. Conclusion

We have undertaken a preliminary, though detailed, assessment and in its current form the DA is not supported for the wide range of reasons detailed in this letter.

We are aware that the Prairiewood Town Centre Southern Precinct DCP provides an Indicative Southern Precinct Plan and an Indicative Building Heights figure for the development of the subject land and that variations to the Plan and controls are possible.

We note however that the DCP is clear what is required where a DA seeks to vary the controls. Specifically, an application must demonstrate that it meets the objectives of each section of the DCP. The onus is on the applicant to show there is justifiable reason that demonstrates that any proposed variations better meet the objectives of the controls.

The application includes fundamental variations to the built form controls applicable to the land and it does not demonstrate that the proposed alternative design will meet the DCP objectives.

In such circumstances, the variation from the LEP FSR and building heights standards cannot be supported.

Additionally, the proposal lacks considerable information that would allow a thorough understanding of all the potential impacts of the development to be considered.

On this basis, given the considerable redesign and additional information required to address the issues, we recommend that you withdraw the application and lodge a new application that is more consistent with the desired future character of the site and the applicable development controls.

It is considered that the amendments required to address the issues raised are too great to be dealt with under this DA.

Given the issues raised with the DA it was considered appropriate to provide you with the opportunity to withdraw before the application proceeds further.

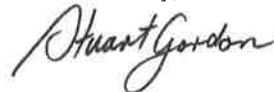
If you would like to meet to discuss the necessary amendments for a new DA then I am happy to facilitate the meeting at the Council offices.

If you wish to proceed, based on the current DA then the application will be formally notified and a briefing of the JRPP will occur at the completion of the notification period.

The reporting of the application will then be undertaken and finalised.

Should you wish to discuss this proposal, please do not hesitate to contact Stuart Gordon on (02) 9380 9911 or by email at sgordon@sjb.com.au.

Yours sincerely,



Stuart Gordon
Associate

Appendix 2

Clause 4.6 Variation to Fairfield LEP - Height

**VARIATION TO CLAUSE 4.3
OF THE FAIRFIELD LOCAL ENVIRONMENTAL PLAN 2013**

This submission seeks a variation to Clause 4.3 of the Fairfield Local Environmental Plan 2013, which relates to the height of buildings.

This submission has been prepared in relation to a development application for the demolition of existing club house buildings and the construction of the construction of a part six (6), part eight (8) storey residential flat building development incorporating 107 residential units with three levels of basement car parking and associated landscaping on land known as 184 – 192 Restwell Road, Prairiewood.

This submission is made under Clause 4.6 of the Fairfield Local Environmental Plan 2013 – Exceptions to development standards. Clause 4.6 states the following:

"4.6 Exceptions to development standards

- (1) The objectives of this clause are as follows:
 - (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
 - (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.**
- (2) Development consent may, subject to this clause, be granted for a development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.*
- (3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:
 - (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
 - (b) that there are sufficient environmental planning grounds to justify contravening the development standard.**
- (4) Development consent must not be granted for development that contravenes a development standard unless:
 - (a) the consent authority is satisfied that:
 - (i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
 - (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and**
 - (b) the concurrence of the Director-General has been obtained.**

- (5) *In deciding whether to grant concurrence, the Director-General must consider:*
- (a) *whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*
 - (b) *the public benefit of maintaining the development standard, and*
 - (c) *any other matters required to be taken into consideration by the Director-General before granting concurrence.*
- (6) *Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if:*
- (a) *the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or*
 - (b) *the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.*
- Note.** *When this Plan was made it did not include Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living.*
- (7) *After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).*
- (8) *This clause does not allow development consent to be granted for development that would contravene any of the following:*
- (a) *a development standard for complying development,*
 - (b) *a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,*
 - (c) *clause 5.4*

Extent of Non Compliance

The provisions of Clause 4.3 set a maximum building height requirement for development within Fairfield Council. The relevant Clause reads as follows:

- "(1) The objectives of this clause are as follows:*
- a) to establish the maximum height for buildings,*
 - b) to ensure that the height of buildings complements the streetscape and character of the area in which the buildings are located,*

c) to minimise the visual impact, disruption of views, loss of privacy and loss of solar access to existing development.

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

Clause 4.3 of the Fairfield Local Environmental Plan 2013 states that the subject land is subject to a maximum building height of 26 metres.

Referring to the architectural plans submitted, it is noted that the overall height of the development, when measured from ground level to the top of the roof at the highest point is 27.6m.

This breach to the height limit is considered acceptable as Clause 5.6 – Architectural Roof Features of the Fairfield LEP allows development that includes an architectural roof feature that exceeds, the height limits to be carried out, but only with development consent.

On this basis it is submitted that the roof provides for an architectural roof feature which is a decorative element on the upmost portion of the development. This decorative portion results in a breach of 1.6m. (Refer to Figures One & Two below)



Figure One: 3D image of proposed development

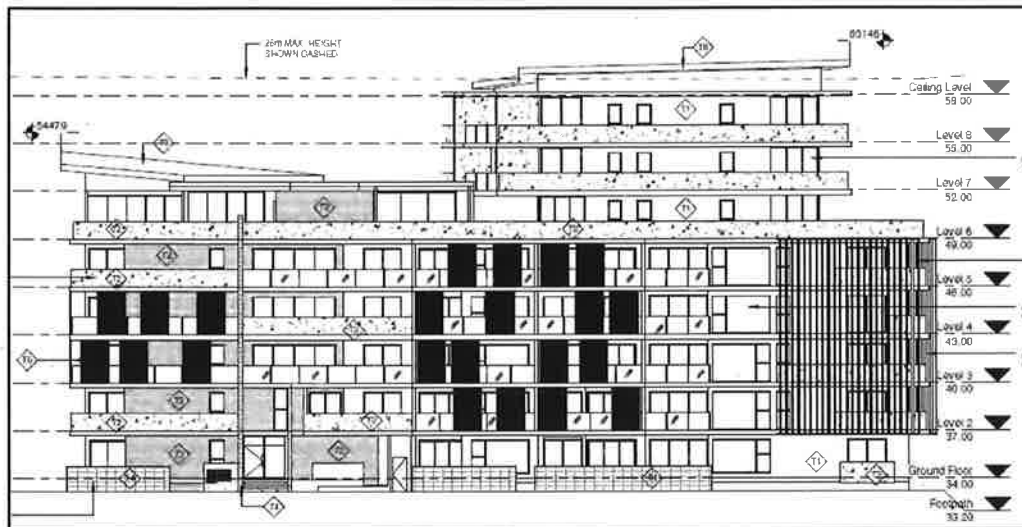


Figure Two: Western elevation of proposed development

As a result, the proposal therefore exceeds the maximum height by some 6%, noting that the number of storeys is compliant with the development control plan as outlined in the Statement of Environmental Effects.

The roof is not an advertising structure and clearly does not provide for habitable space between the 26m height limit and the ceiling height of the roof.

Based on the above, we feel that the minor breach to the height limit forms part of an integral architectural roof feature to which this clause allows the building height to be exceeded, subject to development consent from Council.

Justification for Variation of the Standard

Justification for the variation of the maximum building height contained under Clause 4.3 is established against the provisions of Clause 4.6, as follows:

- (1) *The objectives of this clause are as follows:*
 - (a) *to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
 - (b) *to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*

This submission seeks an exception to a development standard. The variation sought to the maximum building height is equivalent to 1.6m or 6%.

The proposal is considered to be in keeping with the desired future character of the area. As noted in the Statement of Environmental Effects, the design of the development has responded to the constraints of the site and therefore provides for a development which is compliant with both the perimeter block layout and the number of storeys as prescribed by the development control plan.

On this note, we respectfully submit that the extent of the breach to the overall maximum height is resultant in the shift from the previous tower style development to a perimeter block form which generates a larger roof form when compared to the original development application which was for a tower style development.

The building has been articulated in its design through the use of varying architectural elements and features. In fact the design of the buildings provides modulation and articulation to the built form, together with varying materials and finishes which contribute positively to the streetscape whilst also minimising the perceived bulk of the development as viewed from the public domain.

- (2) *Development consent may, subject to this clause, be granted for a development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.*

The exception is sought under subclause (2) to the maximum building height control of the Fairfield Local Environmental Plan 2013. The proposed development will exceed the maximum building height permitted on the site by 1.6m. Clause 4.3 is not excluded from the operation of this clause.

- (3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*
- (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
 - (b) that there are sufficient environmental planning grounds to justify contravening the development standard.*

This submission forms the written request to Fairfield Council which justifies the contravention of the development standard for the maximum building height under Clause 4.3. The proposed development will exceed the maximum height permitted on the site by 1.6m.

Compliance with the development standard is unreasonable and unnecessary in the circumstance of the case, as detailed below:

- The proposal provides for the orderly and economic development of the site, given the site's orientation, location and context it is considered that the site is well suited for the proposed development, given its proximity to local infrastructure and amenities.
- The development is generally in keeping with the perimeter block layout, building height and envelope controls and has been well articulated, minimising any perceived bulk and scale.
- There are no significant views available from the property that would be obstructed by the proposed development.

- The development as submitted complies with both Councils development control plan and SEPP 65 as outlined in the Statement of Environmental Effects submitted with the development application. This therefore demonstrates that the development is appropriate for the site.
- The bulk and scale of the development is consistent with the current planning controls. The building does not present as an overdevelopment of the site, nor is it considered excessive given the breach is created by an architectural roof feature which contribute to the building design and overall skyline, which is permitted under Clause 5.6.

It is considered that this submission provides sufficient planning grounds to justify contravening the development standard as the objectives of the standard have been met as detailed below.

- (4) *Development consent must not be granted for development that contravenes a development standard unless:*
- (a) *the consent authority is satisfied that:*
- (i) *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
 - (ii) *the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*
- (b) *the concurrence of the Director-General has been obtained.*

Again, it is considered that this submission provides sufficient environmental planning grounds to justify contravening the development standard under subclause 3.

The development as proposed will be in the public interest as it is consistent with the objectives of the development standard (being Clause 4.3), which are as follows:

- "
- a) *to establish the maximum height for buildings,*
 - b) *to ensure that the height of buildings complements the streetscape and character of the area in which the buildings are located,*
 - c) *to minimise the visual impact, disruption of views, loss of privacy and loss of solar access to existing development."*

It is considered that the proposed development meets the objectives in the following manner.

In terms of building density and bulk, the proposed number of storeys is compliant with Council's controls.

The building has been articulated in its design through the use of varying architectural elements and features. In fact the design of the buildings provides modulation and articulation to the built form, together with varying materials and finishes which contribute positively to the streetscape whilst also minimising the perceived bulk of the development as viewed from the public domain.

The building provides active connections using pedestrian links for occupants through the site to the public open space located at the rear of the site therefore improving the public domain. The building therefore contextual fits within its urban environment.

As detailed in Council's Development Control Plan, the proposal is also in keeping with the setbacks and building envelope provisions.

In this regard, the proposal satisfies the outcomes of objective (b) as it aligns with the desired future character of the area.

The development is consistent with the current planning controls. The building does not present as an overdevelopment of the site, nor is it considered excessive. There is no residential development abutting the land, and as such will not reduce solar access or create a loss of privacy.

As such, the proposal satisfied the outcomes of objective (c).

It is considered that this submission provides sufficient environmental planning grounds to justify contravening the development standard.

- ☐ (5) *In deciding whether to grant concurrence, the Director-General must consider:*
- (a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*
 - (b) the public benefit of maintaining the development standard, and*
 - (c) any other matters required to be taken into consideration by the Director-General before granting concurrence.*

It is not considered that the variation sought raises any matter of significance for State or regional environmental planning.

It is considered that there is no benefit to the public or the community in maintaining the development standard. The proposed development will allow for the creation of a high quality residential development which as stated above meets the desired objectives of the standard.

- ☐ (6) *Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if:*
- (a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or*
 - (b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.*
- Note.** *When this Plan was made it did not include Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot*

*Residential, Zone E2 Environmental Conservation, Zone E3
Environmental Management or Zone E4 Environmental Living.*

This variation does not relate to the subdivision of land. The variation sought is not contrary to subclause (6).

- *(7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).*

Should the exception to the development standard sought under this submission be supported by Council, the Council must retain a record of the assessment of this submission.

- *(8) This clause does not allow development consent to be granted for development that would contravene any of the following:*
 - (a) a development standard for complying development,*
 - (b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,*
 - (c) clause 5.4".*

The development proposed is not complying development.

A BASIX certificate has been prepared in relation to the proposed development and is submitted under separate cover

The development is not affected by clause 5.4.

August 2014
GAT & Associates
Plan 1910

Appendix 3

Clause 4.6 Variation to Fairfield LEP – Floor Space Ratio

**VARIATION TO CLAUSE 4.4
OF THE FAIRFIELD LOCAL ENVIRONMENTAL PLAN 2013**

This submission seeks a variation to Clause 4.4 of the Fairfield Local Environmental Plan 2013, which relates to floor space ratio.

This submission has been prepared in relation to a development application for the demolition of existing club house buildings and the construction of the construction of a part six (6), part eight (8) storey residential flat building development incorporating 107 residential units with three levels of basement car parking and associated landscaping on land known as 184 – 192 Restwell Road, Prairiewood.

This submission is made under Clause 4.6 of the Fairfield Local Environmental Plan 2013 – Exceptions to development standards. Clause 4.6 states the following:

"4.6 Exceptions to development standards

- (1) The objectives of this clause are as follows:
 - (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
 - (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.**
- (2) Development consent may, subject to this clause, be granted for a development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.*
- (3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:
 - (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
 - (b) that there are sufficient environmental planning grounds to justify contravening the development standard.**
- (4) Development consent must not be granted for development that contravenes a development standard unless:
 - (a) the consent authority is satisfied that:
 - (i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
 - (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and**
 - (b) the concurrence of the Director-General has been obtained.**

- (5) *In deciding whether to grant concurrence, the Director-General must consider:*
- (a) *whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*
 - (b) *the public benefit of maintaining the development standard, and*
 - (c) *any other matters required to be taken into consideration by the Director-General before granting concurrence.*
- (6) *Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if:*
- (a) *the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or*
 - (b) *the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.*
- Note.** *When this Plan was made it did not include Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living.*
- (7) *After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).*
- (8) *This clause does not allow development consent to be granted for development that would contravene any of the following:*
- (a) *a development standard for complying development,*
 - (b) *a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,*
 - (c) *clause 5.4*

Extent of Non Compliance

The provisions of Clause 4.4 set a floor space ratio requirement for development within Fairfield Council. The relevant Clause reads as follows:

- "(1) The objectives of this clause are as follows:*
- a) to provide an appropriate density of development consistent with the established centres hierarchy,*

b) to ensure building density, bulk and scale make a positive contribution toward the desired built form as identified by the established centres hierarchy.

(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map."

Clause 4.4 of the Fairfield Local Environmental Plan 2013 states that the subject land is subject to a maximum floor space ratio of 3:1.

Referring to the architectural plans submitted, it is noted that the overall gross floor area of the development represents a floor space ratio of 3.42:1, exceeding the maximum permitted by some 1,275.3m², or 13.9%.

Justification for Variation of the Standard

Justification for the variation of the maximum floor space ratio contained under Clause 4.4 is established against the provisions of Clause 4.6, as follows:

- (1) *The objectives of this clause are as follows:*
 - (a) *to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
 - (b) *to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*

This submission seeks an exception to a development standard. The variation sought to the maximum floor space ratio is equivalent to 13.9%.

The proposal is considered to be in keeping with the desired future character of the area. As noted in the Statement of Environmental Effects, the design of the development has responded to the constraints of the site and therefore provides for a development which is compliant with the perimeter block form, number of storeys and envelope controls as prescribed by the development control plan.

The building has been articulated in its design through the use of varying architectural elements and features. In fact the design of the buildings provides modulation and articulation to the built form, together with varying materials and finishes which contribute positively to the streetscape whilst also minimising the perceived bulk of the development as viewed from the public domain.

In addition, we respectfully submit that due to Council's preference to locate all car parking including that for visitors within the basement level has provided for an extra level of basement car parking which has significantly increased the cost of the development.

As a result of this increased cost resultant from the additional basement level, an increase in floor area is provided by the development which is required to make it economically viable for the Calabria Club. This approach aligns with the objectives of the Environmental Planning and Assessment Act, of which its objectives are to:

"5(a) to encourage

- (i)
- (ii) *the promotion and co-ordination of the orderly and economic use and development of land,*
- (iii)"

Furthermore, it is important to note that the Site Specific Development Control Plan 178 at 184-192 Restwell Road, Prairiewood Traffic and Parking Assessment, prepared by John Coady Consulting Pty Ltd, dated 19 August 2009 identified the following development potential for the Calabria Club site:

- 226 residential apartments on the Calabria Club site (of which the proposed 107 apartment development forms part);
- new club of 3,437m² on the Calabria Club site; and
- retail of 3,161m² on the Calabria Club site.

Therefore, the proposed development only provides for only 47% of the residential development as identified above; with the balance of 119 residential units together with the new club and retail space to be accommodated on the residue land to the north as discussed in the revised Statement of Environmental Effects.

In light of the above, we are of the view that the additional floor space generated by the development will not be read out of context, noting the development is generally in keeping with the building height and envelope controls and has been well articulated, minimising any perceived bulk and scale.

- ☐ (2) *Development consent may, subject to this clause, be granted for a development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.*

The exception is sought under subclause (2) to the maximum floor space ratio control of the Fairfield Local Environmental Plan 2013. The proposed development will exceed the maximum floor space ratio permitted equivalent to 13.9%. Clause 4.4 is not excluded from the operation of this clause.

- ☐ (3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*
 - (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
 - (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*

This submission forms the written request to Fairfield Council which justifies the contravention of the development standard for the maximum floor space ratio under Clause 4.4. The proposed development will exceed the maximum floor space ratio permitted on the site equivalent to 13.9%.

Compliance with the development standard is unreasonable and unnecessary in the circumstance of the case, as detailed below:

- The proposal provides for the orderly and economic development of the site, given the site's orientation, location and context it is considered that the site is well suited for the proposed development, given its proximity to local infrastructure and amenities.
- The development is generally in keeping with the perimeter block form, building height and envelope controls and has been well articulated, minimising any perceived bulk and scale.
- There are no significant views available from the property that would be obstructed by the proposed development.
- The development as submitted complies with both Councils development control plan and SEPP 65 as outlined in the Statement of Environmental Effects submitted with the development application. This therefore demonstrates that the development is appropriate for the site.
- The bulk and scale of the development is consistent with the current planning controls. The building does not present as an overdevelopment of the site, nor is it considered excessive given the breach will not be visually noticeable when read from the public domain.

It is considered that this submission provides sufficient planning grounds to justify contravening the development standard as the objectives of the standard have been met as detailed below.

- ☐ (4) *Development consent must not be granted for development that contravenes a development standard unless:*
- (a) the consent authority is satisfied that:*
- (i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
- (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*
- (b) the concurrence of the Director-General has been obtained.*

Again, it is considered that this submission provides sufficient environmental planning grounds to justify contravening the development standard under subclause 3.

The development as proposed will be in the public interest as it is consistent with the objectives of the development standard (being Clause 4.4), which are as follows:

"

- a) *to provide an appropriate density of development consistent with the established centres hierarchy,*
- b) *to ensure building density, bulk and scale make a positive contribution toward the desired built form as identified by the established centres hierarchy."*

It is considered that the proposed development meets the objectives in the following manner.

The proposal provides for the orderly and economic development of the site, given the site's orientation, location and context it is considered that the site is well suited for the proposed residential flat building development, given its proximity to local infrastructure, the Prairiewood district centre and other amenities.

The building has been articulated in its design through the use of varying architectural elements and features. In fact the design of the buildings provides modulation and articulation to the built form, together with varying materials and finishes which contribute positively to the streetscape whilst also minimising the perceived bulk of the development as viewed from the public domain.

The building provides active connections using pedestrian links for the occupants through the site to the public open space located at the rear of the site therefore improving the public domain. The building therefore contextual fits within its urban environment.

As detailed in Council's Development Control Plan, the proposal is also in keeping with the number of storeys, setbacks and building envelope provisions.

The development is consistent with the current planning controls. The building does not present as an overdevelopment of the site, nor is it considered excessive. There is no residential development abutting the land, and as such will not reduce solar access or create a loss of privacy.

The footprint of the residential flat building would not alter as a result of the additional floor space proposed under the development.

It is considered that this submission provides sufficient environmental planning grounds to justify contravening the development standard.

- (5) *In deciding whether to grant concurrence, the Director-General must consider:*
 - (a) *whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*
 - (b) *the public benefit of maintaining the development standard, and*
 - (c) *any other matters required to be taken into consideration by the Director-General before granting concurrence.*

It is not considered that the variation sought raises any matter of significance for State or regional environmental planning.

It is considered that there is no benefit to the public or the community in maintaining the development standard. The proposed development will allow for the creation of a high quality residential development which as stated above meets the desired objectives of the standard.

- (6) *Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if:*
 - (a) *the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or*
 - (b) *the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.*

Note. *When this Plan was made it did not include Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living.*

This variation does not relate to the subdivision of land. The variation sought is not contrary to subclause (6).

- (7) *After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).*

Should the exception to the development standard sought under this submission be supported by Council, the Council must retain a record of the assessment of this submission.

- (8) *This clause does not allow development consent to be granted for development that would contravene any of the following:*
 - (a) *a development standard for complying development,*
 - (b) *a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,*
 - (c) *clause 5.4".*

The development proposed is not complying development.

A BASIX certificate has been prepared in relation to the proposed development and is submitted under separate cover

The development is not affected by clause 5.4.

August 2014
GAT & Associates
Plan 1910

Appendix 4

Colour schedule

SCHEDULE OF EXTERIOR FINISHES

PROJECT: 184-192 RESTWELL RD PRAIRIEWOOD Issue: B 05.08.14

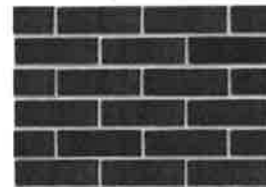
T1

CEMENT RENDER PAINTED FINISH
NATURAL WHITE PCWF5 or similar



T2

FACE BRICK
AUSTRAL BRICKS - BOWRAL BRAHMAN GRANITE
or similar



T3

CONCRETE
OFF FORM CONCRETE FINISH or similar



T4

FEATURE STONE
HONED SANDSTONE FINISH or similar



T5

WINDOW AND DOOR FRAMES
BLACK ANODISED ALUMINIUM FRAME or similar



T6

TIMBER SCREENS AND ENTRY GATES
SPOTTED GUM or similar



SCHEDULE OF EXTERIOR FINISHES

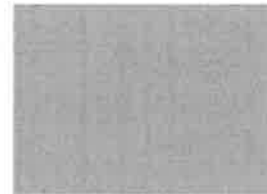
T7

AWNING
POWDERCOATED FINISH
COLORBOND COLOUR- WOODLAND GREY or similar



T8

METAL ROOF SHEETING, FASCIA AND CAPPING
COLORBOND COLOUR- SHALE GREY or similar



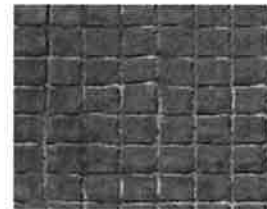
T9

PAVEMENT FLOORING
BLUESTONE PAVERS HONED FINISH or similar



T10

COBBLESTONE FLOORING - BORDER
BLUESTONE COBBLESTONE or similar



T11

VERTICAL LOUVERED PRIVACY SCREENS
BLACK ANODISED ALUMINIUM FRAME or similar

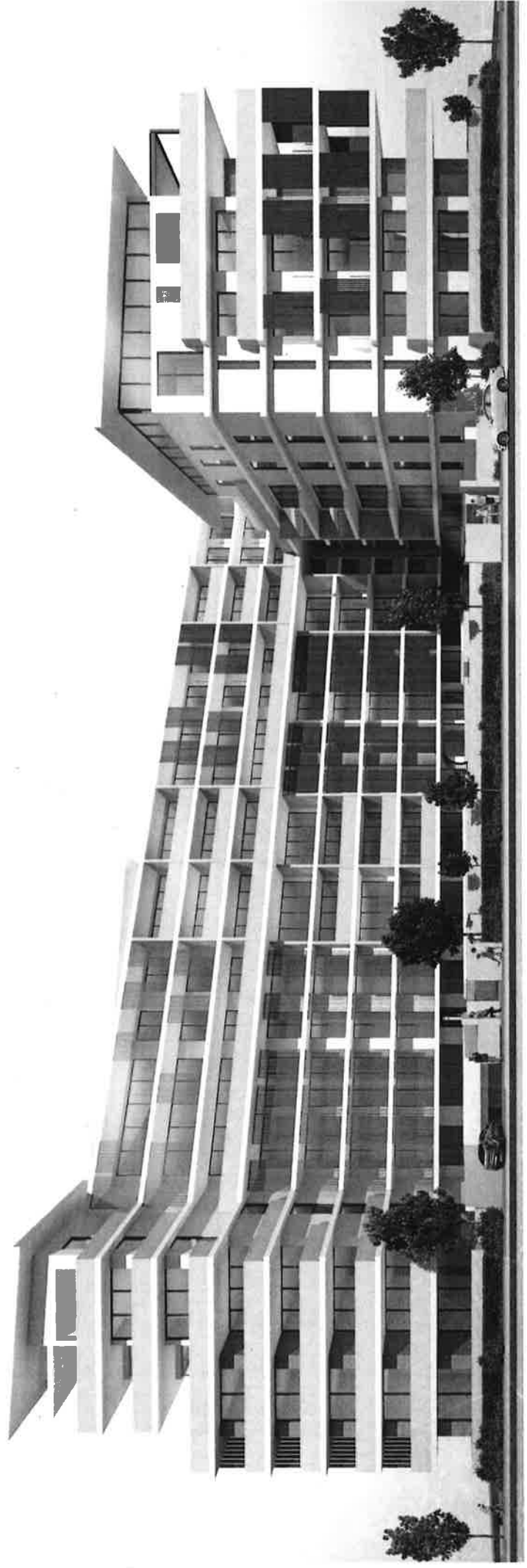


Appendix 5

A4 Reduced Plans

PROPOSED RESIDENTIAL APARTMENT BUILDING

LOT 7 SECTION E DP-6934, 184 - 192 RESTWELL ROAD, PRAIRIEWOOD



SHEET No.	SHEET TITLE	SCALE
01	COVER SHEET	N/A
02	GENERAL NOTES	N/A
03	SECTION 1:1	1/2" = 1'-0"
04	SECTION 2:1	1/4" = 1'-0"
05	SECTION 3:1	1/8" = 1'-0"
06	SECTION 4:1	1/16" = 1'-0"
07	SECTION 5:1	1/32" = 1'-0"
08	SECTION 6:1	1/64" = 1'-0"
09	SECTION 7:1	1/128" = 1'-0"
10	SECTION 8:1	1/256" = 1'-0"
11	SECTION 9:1	1/512" = 1'-0"
12	SECTION 10:1	1/1024" = 1'-0"
13	SECTION 11:1	1/2048" = 1'-0"
14	SECTION 12:1	1/4096" = 1'-0"
15	SECTION 13:1	1/8192" = 1'-0"
16	SECTION 14:1	1/16384" = 1'-0"
17	SECTION 15:1	1/32768" = 1'-0"
18	SECTION 16:1	1/65536" = 1'-0"
19	SECTION 17:1	1/131072" = 1'-0"
20	SECTION 18:1	1/262144" = 1'-0"
21	SECTION 19:1	1/524288" = 1'-0"
22	SECTION 20:1	1/1048576" = 1'-0"
23	SECTION 21:1	1/2097152" = 1'-0"
24	SECTION 22:1	1/4194304" = 1'-0"
25	SECTION 23:1	1/8388608" = 1'-0"
26	SECTION 24:1	1/16777216" = 1'-0"
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28	SECTION 26:1	1/67108864" = 1'-0"
29	SECTION 27:1	1/134217728" = 1'-0"
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31	SECTION 29:1	1/536870912" = 1'-0"
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No.	Description	Date
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25	CONTRACT FOR	23/07/18
26	AMMUNITION FOR ARMOYAL	21/07/18
27	CONTRACT FOR ARMOYAL	14/07/18
28	AMMUNITION FOR ARMOYAL	17/07/18
29	AMMUNITION FOR ARMOYAL	18/07/18
30	AMMUNITION FOR ARMOYAL	14/08/18
31	CONTRACT FOR	21/07/18

NOTES:
This drawing is protected under copyright. It must not be copied, modified or used in any form without consent from the supplier. All generations are to be verified prior to commencement of work. Boundary dimensions and all levels are subject to survey. Use figures elsewhere only, do not scale. All discrepancies are to be brought to the attention of the author. All building work shall be in accordance with the BCA and all relevant codes. Allow for local

STREET NETWORK PLAN

PROPOSED RESIDENTIAL
APARTMENT BUILDING

LOT 7 SECTION E DP:6934,
184-192 WESTWELL RD PRAIRIEWOOD

DATE	01.08.14	Job No.	2248 DA	Sheet No.	04
Scale	1 : 400	Object	JM	Name	

pagano architects
P 02 9755 1318
F 02 9755 1318
E a.stirling@pagano.com.au

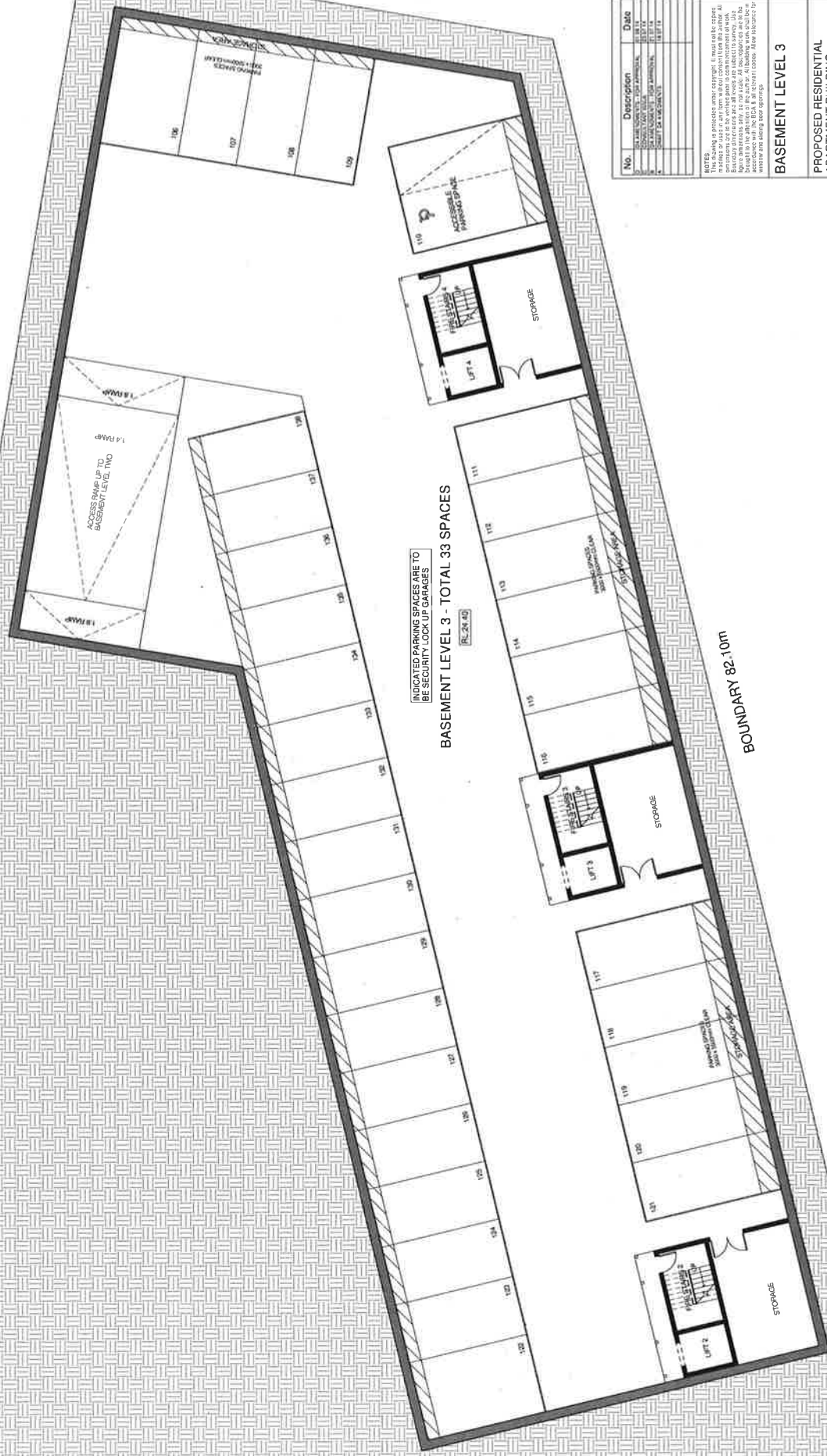
BOUNDARY 75.56m

BOUNDARY 24.27m

BOUNDARY 56.34m

INDICATED PARKING SPACES ARE TO BE SECURITY LOCK UP GARAGES
BASEMENT LEVEL 3 - TOTAL 33 SPACES
 RL 24.42

BOUNDARY 82.10m



No.	Description	Date
1	FOR THE ARCHITECT'S USE ONLY	10/10/14
2	FOR THE ENGINEER'S USE ONLY	10/10/14
3	FOR THE SURVEYOR'S USE ONLY	10/10/14
4	FOR THE PLANNING OFFICER'S USE ONLY	10/10/14
5	FOR THE COUNCIL'S USE ONLY	10/10/14
6	FOR THE DEVELOPER'S USE ONLY	10/10/14
7	FOR THE ADJACENT LANDOWNER'S USE ONLY	10/10/14
8	FOR THE ADJACENT ROAD OWNER'S USE ONLY	10/10/14
9	FOR THE ADJACENT RAILWAY OWNER'S USE ONLY	10/10/14
10	FOR THE ADJACENT AIRPORT OWNER'S USE ONLY	10/10/14
11	FOR THE ADJACENT PORT OWNER'S USE ONLY	10/10/14
12	FOR THE ADJACENT MARINA OWNER'S USE ONLY	10/10/14
13	FOR THE ADJACENT INDUSTRIAL ZONE OWNER'S USE ONLY	10/10/14
14	FOR THE ADJACENT RESIDENTIAL ZONE OWNER'S USE ONLY	10/10/14
15	FOR THE ADJACENT PARKLANDS OWNER'S USE ONLY	10/10/14
16	FOR THE ADJACENT RECREATION ZONE OWNER'S USE ONLY	10/10/14
17	FOR THE ADJACENT EDUCATION ZONE OWNER'S USE ONLY	10/10/14
18	FOR THE ADJACENT HEALTHCARE ZONE OWNER'S USE ONLY	10/10/14
19	FOR THE ADJACENT GOVERNMENT ZONE OWNER'S USE ONLY	10/10/14
20	FOR THE ADJACENT MILITARY ZONE OWNER'S USE ONLY	10/10/14
21	FOR THE ADJACENT AIR FORCE ZONE OWNER'S USE ONLY	10/10/14
22	FOR THE ADJACENT NAVY ZONE OWNER'S USE ONLY	10/10/14
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30	FOR THE ADJACENT ROYAL AIR FORCE ZONE OWNER'S USE ONLY	10/10/14
31	FOR THE ADJACENT ROYAL NAVY ZONE OWNER'S USE ONLY	10/10/14
32	FOR THE ADJACENT ROYAL ARMY ZONE OWNER'S USE ONLY	10/10/14
33	FOR THE ADJACENT ROYAL AIR FORCE ZONE OWNER'S USE ONLY	10/10/14

NOTES:
 1. This drawing is a preliminary drawing. It must not be used for any other purpose without the written consent of the architect.
 2. The architect is not responsible for the accuracy of the information provided by the client.
 3. The architect is not responsible for the accuracy of the information provided by the client.
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 33. The architect is not responsible for the accuracy of the information provided by the client.

BASEMENT LEVEL 3	
PROPOSED RESIDENTIAL APARTMENT BUILDING	
LOT 7 SECTION 5 DP 5934 184-192 RESTWELL RD PRAIRIEWOOD	
Date	01/08/14
Scale	1:100
Drawn By	JM
Check By	D
Sheet No.	07
A: 1/44 Pervade 1342 Chippa North NSW 2013 P: 02 9755 1318 E: info@pervade.com.au	

BOUNDARY 75.58m

BOUNDARY 56.34m

BOUNDARY 24.27m

BOUNDARY 82.10m

No.	Description	Date
1	AS ALLIANCE (100% AMENDMENT)	10/08/14
2	AS ALLIANCE (100% AMENDMENT)	10/08/14
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100	AS ALLIANCE (100% AMENDMENT)	10/08/14

NORTH

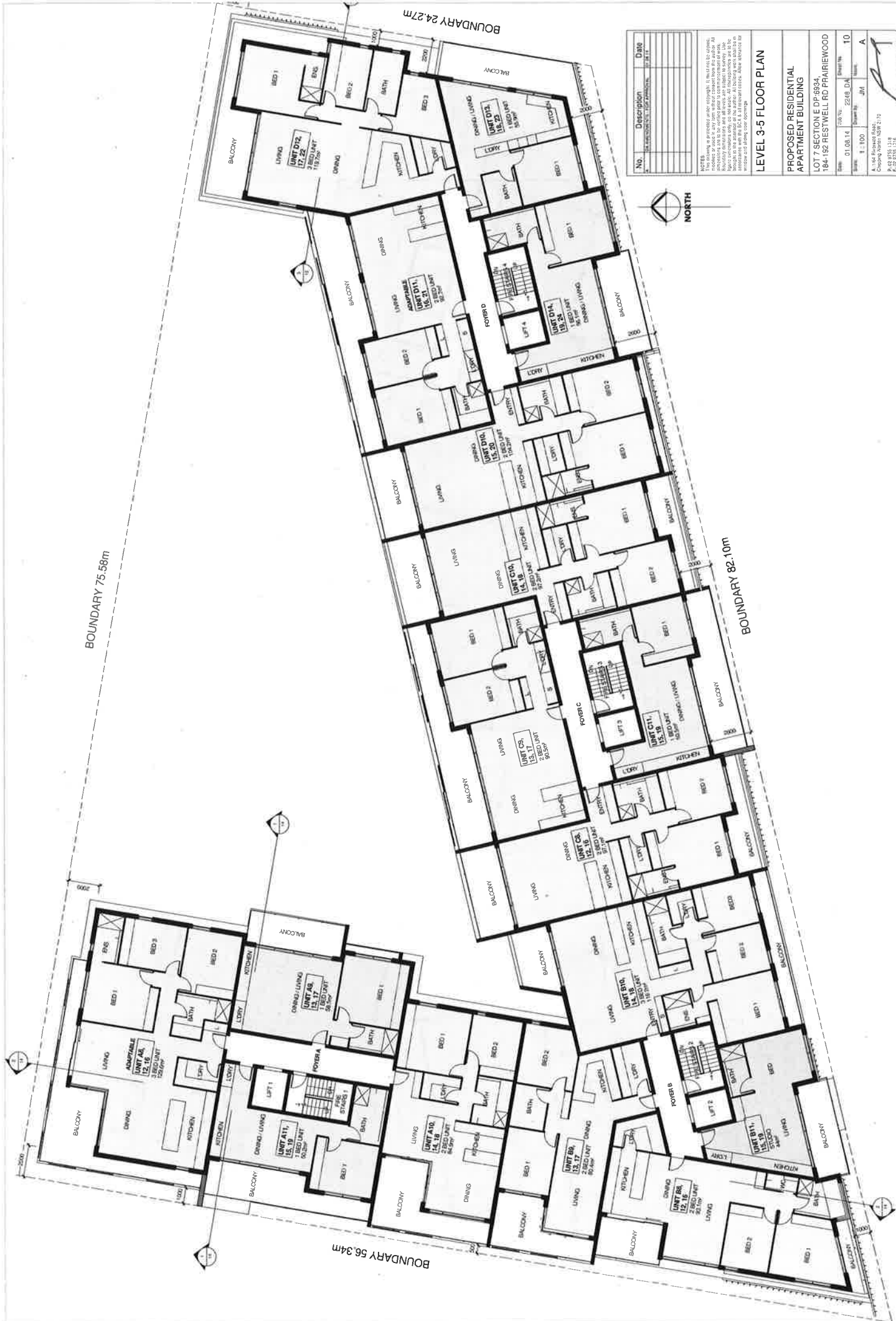
LEVEL 2 FLOOR PLAN

PROPOSED RESIDENTIAL
APARTMENT BUILDING

LOT 7 SECTION E DP 6834
184-192 RESTWELL RD FAIRVIEWOOD

Drawn	01/08/14	Drawn by	DM	Scale	1:100	Sheet	09
Check		Check by		Scale		Sheet	
Appr		Appr by		Scale		Sheet	
Rev		Rev by		Scale		Sheet	

Author: A. 144 Architects
Drawing: A. 144 Architects
Scale: 1:100
Sheet: 09
Project: LOT 7 SECTION E DP 6834
184-192 RESTWELL RD FAIRVIEWOOD



No.	Description	Date
1	As per contract documents	2018/01/12
2	As per contract documents	2018/01/12
3	As per contract documents	2018/01/12
4	As per contract documents	2018/01/12
5	As per contract documents	2018/01/12
6	As per contract documents	2018/01/12
7	As per contract documents	2018/01/12
8	As per contract documents	2018/01/12
9	As per contract documents	2018/01/12
10	As per contract documents	2018/01/12

NOTES:
 1. All dimensions are in millimetres unless otherwise stated.
 2. All dimensions are to the centre of the wall unless otherwise stated.
 3. All dimensions are to the finished floor level unless otherwise stated.
 4. All dimensions are to the finished floor level unless otherwise stated.
 5. All dimensions are to the finished floor level unless otherwise stated.
 6. All dimensions are to the finished floor level unless otherwise stated.
 7. All dimensions are to the finished floor level unless otherwise stated.
 8. All dimensions are to the finished floor level unless otherwise stated.
 9. All dimensions are to the finished floor level unless otherwise stated.
 10. All dimensions are to the finished floor level unless otherwise stated.

LEVEL 3-5 FLOOR PLAN

PROPOSED RESIDENTIAL APARTMENT BUILDING

LOT 7 SECTION E DP-6834
184-192 RESTWELL RD PRAIRIEWOOD

Date: 01.08.14
 Drawn by: J.M.
 Scale: 1:100
 Sheet No: 10
 Issues: A

Approved by: [Signature]
 Checked by: [Signature]
 Drawing No: 1218
 E:\projects\1218
 E:\projects\1218\1218.dwg

BOUNDARY 75.58m

BOUNDARY 56.34m

BOUNDARY 24.27m

BOUNDARY 82.10m

No.	Description	Date
1	As Issued	10/08/14
2	Revised	10/08/14
3	Revised	10/08/14
4	Revised	10/08/14
5	Revised	10/08/14
6	Revised	10/08/14
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97	Revised	10/08/14
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100	Revised	10/08/14



NOTES

1. All dimensions are in millimetres unless otherwise stated.

2. All dimensions are to the centre of the wall unless otherwise stated.

3. All dimensions are to the finished floor level unless otherwise stated.

4. All dimensions are to the finished ceiling level unless otherwise stated.

5. All dimensions are to the finished ground level unless otherwise stated.

6. All dimensions are to the finished external face of the wall unless otherwise stated.

7. All dimensions are to the finished internal face of the wall unless otherwise stated.

8. All dimensions are to the finished internal face of the wall unless otherwise stated.

9. All dimensions are to the finished internal face of the wall unless otherwise stated.

10. All dimensions are to the finished internal face of the wall unless otherwise stated.

LEVEL 7 & 8 FLOOR PLAN

PROPOSED RESIDENTIAL APARTMENT BUILDING

LOT 7 SECTION E DP8934, 184-182 RESTWELL RD PRAIRIEWOOD

Scale: 1:100

Date: 01.08.14

Drawn by: JM

Checked by: JM

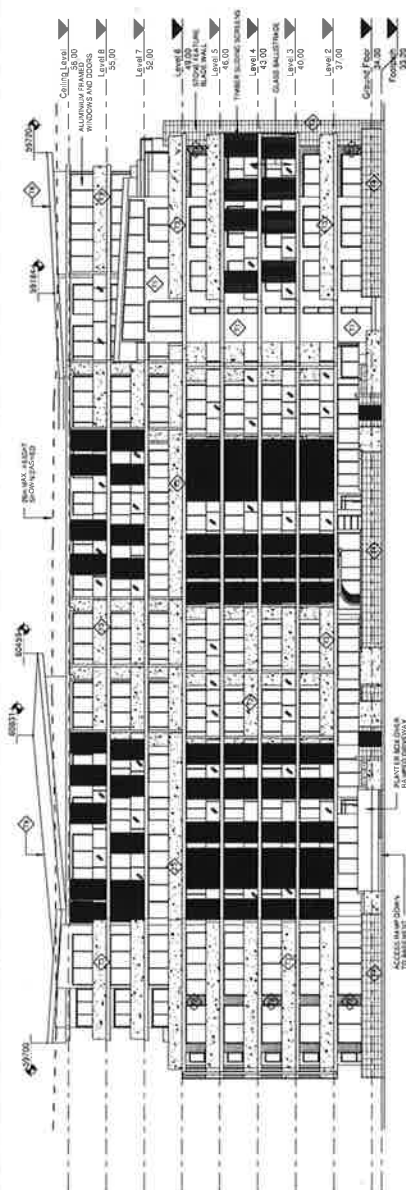
Project No: 2245 DA

Page: 12

Typical Level 7 & 8

1:100

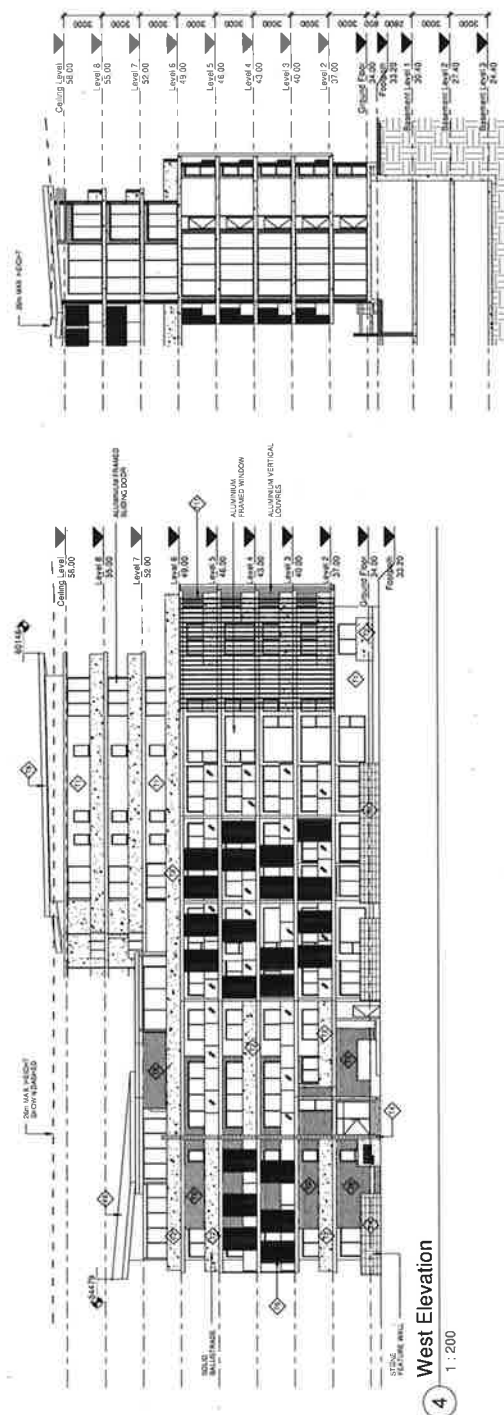
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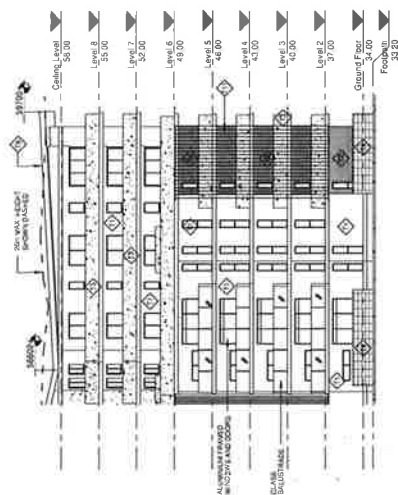
North Elevation



South Elevation



West Elevation



East Elevation

[illegible]

NOTES

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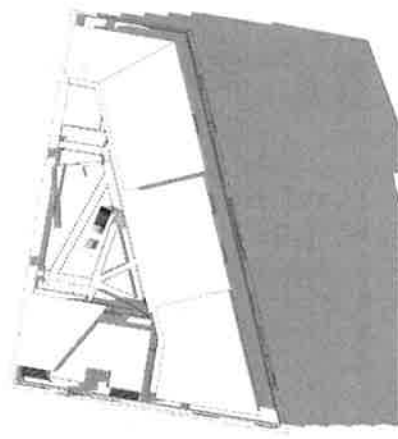
ELEVATIONS & SECTIONS

PROPOSED RESIDENTIAL
APARTMENT BUILDING

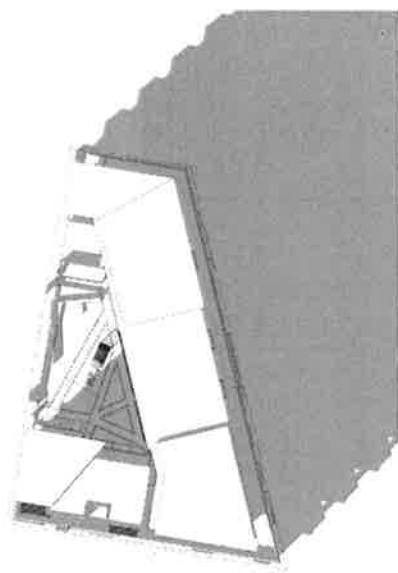
LOT 7 SECTION E DP-6934 184-192 RESTWELL RD PRAIRIEWOOD	Date: 01-08-14 Drawn by: JAM Scale: 1" = 200' A: 184 Westmore Road Chepping Norton W5R 111F P: 02 9593 3718 E: paul@james.com.au paul@james.com.au JAMES ARCHITECTS
JOB NO: 2248 DA SHEET NO: 13	

UNIVERSITY MICROFILMS
SERIALS ACQUISITION
300 N ZEEB RD
ANN ARBOR MI 48106-1500
U.S.A.

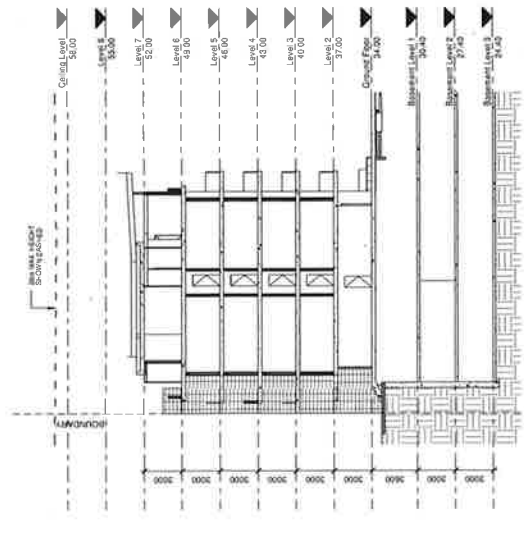
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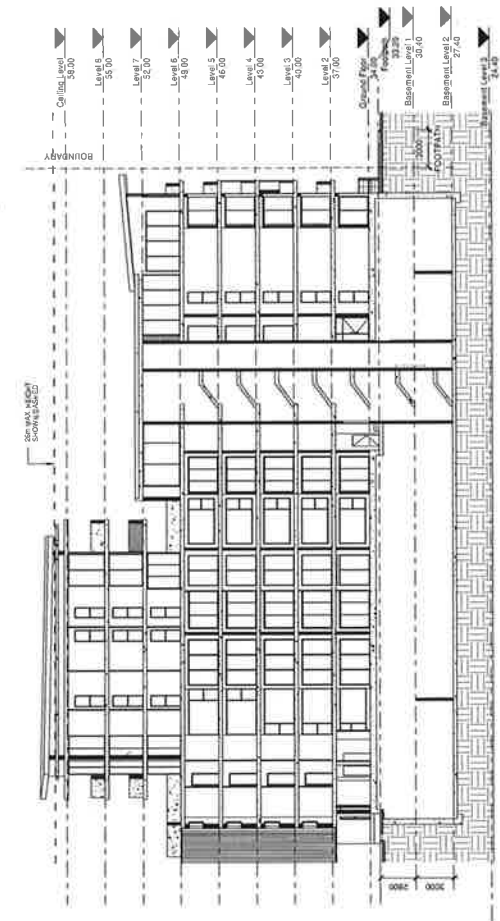
5 12pm 1:500



3pm
1 : 500
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Section AA
1 : 200



Section BB
1 : 200
2

FINISHES SCHEDULE	DESCRIPTION
T1	CEMENT RENDER AND PAINT FINISH
T2	FACE BRICK FINISH
T3	GLAZED TERRAZZO FINISH
T4	FLINT STONE FINISH
T5	ALUMINIUM WINDOWS & DOORS
T6	TEAK FINISH
T7	COLORBOND CAPPING
T8	METAL ROOFING
T9	PAVEMENT
T10	CORBELLED ROOF
T11	CONCRETE ROOFING
T12	METAL SCREENING

[illegible]

NOTES:
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SHADOW DIAGRAMS & SECTIONS

PROPOSED RESIDENTIAL
APARTMENT BUILDING

LOT 7 SECTION E DP:6934,
184-192 RESTWELL RD PRAIRIEWOOD

DATE	01.08.14	AGE	2248	DA	14
Scale	As indicated	Drainage	JM		

A 184 Riverside Road,
Chipping Norton NSW 2170
P 02 9755 1318
F 02 9755 1216
E admin@pagano.com.au

