

13 October 2017

16362

Christopher Mackey  
Bayside Council  
141 Coward Street  
Mascot NSW 2020

Dear Chris,

This supplementary Statement of Environmental Effects (SEE) is submitted to Bayside Council in support of DA16/165 for a mixed-use development at 24-26 High Street, 19-25 Robey Street, 5, 5A and 5B Elizabeth Avenue, Mascot.

R&J Trading Epping Pty Ltd seek consent for the following development at 19-25 Robey Street, 5, 5A and 5B Elizabeth Avenue, Mascot:

- Demolition of existing four (4) dwelling houses and two (2) warehouses.
- Tree removal.
- Amalgamation of seven (7) sites.
- Construction and use of a residential apartment building, comprising 54 dwellings.
- Three (3) ground floor retail tenancies totalling 170m<sup>2</sup> fronting Robey Street.
- Excavation and provision of two (2) level basement car park with access from Robey Street, providing 111 spaces.
- Landscaping.
- Extension and augmentation of physical infrastructure and utilities as required.

This supplementary SEE has been prepared by Ethos Urban on behalf of R&J Trading Epping Pty Ltd. This report describes the site, its environs, the proposed development, and provides an assessment of the proposal in terms of the matters for consideration under Section 79C (1) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*. It should be read in conjunction with the following supporting documentation appended to the report:

- Council Correspondence from 8 August 2017 (**Attachment A**).
- Amended Architectural Plans (including Shadow Drawing and Perspectives) prepared by Brewster Murray (**Attachment B**).
- Updated Landscape Plans prepared by Site Design and Studios (**Attachment C**).
- Revised BASIX Certificate and NatHERS Certificate prepared by SLR Consulting (**Attachment D**).
- Updated Traffic and Transport Assessment prepared by Traffix (**Attachment E**).
- Updated Concept Stormwater Management Plans prepared by Henry & Hymas (**Attachment F**).

## 1.0 Background

This amended SEE has specifically addressed the correspondence received from Council dated 8 August 2017, outlining a number of matters to be addressed in order for Council to be able to finalise their assessment of the DA and support the proposal.

Council's indicated their support for the proposed development of Site A but identified that they could not support the development of Site B fronting High Street and requested the DA be amended accordingly. The proposal has removed Site B (24-26 High Street, Mascot) from the Development Application.

In addressing comments raised by Council, amendments (being made pursuant to clause 55 of the *Environmental Planning and Assessment Regulation 2000*) have been made to the Architectural Drawings as discussed below.

The Applicant and Project Team met with Bayside Council on the 6 October 2017 to discuss the amended design as outlined in Table 1 below.

Table 1 – Response to Council Correspondence dated 9 August 2017

Issue	Response
<p><b>Floor Space Ratio</b></p> <p>The amended proposal (when Site A is considered in isolation) involves a minor exceedance of the FSR development standard pursuant to Clause 4.4(2) of the Botany Bay Local Environmental Plan 2013 (BBLEP 2013). A Clause 4.6 request is required for any exceedance of the FSR development standard and should be provided with any amended plans.</p>	<p>As detailed within the amended architectural drawings prepared by Brewster Murray and issued at <b>Attachment B</b>, the proposal has been amended to remove Site B (24-26 High Street, Mascot) from the Development Application. When Site A, as per the original design, was considered in isolation it involved a minor exceedance of the maximum Floor Space Ratio (of 2:1) under the provisions of the Botany Bay Local Environmental Plan 2013.</p> <p>The proposal has now been amended to reduce the total floor space to ensure the application is compliant with the maximum Floor Space Ratio of 2:1.</p>
<p><b>Apartment Mix</b></p> <p>The amended proposal involves 31% of the development comprising one (1) bedroom apartments, contrary to Part 4C.4.1 (C2) of Botany Bay Development Control Plan 2013 (BBDCP 2013) which sets a maximum of 25% for one bedroom apartments. It is also noted that there are only three (3) x three (3) bedroom apartments proposed, representing only 5.4% of the development. A greater apartment mix is required, particularly a greater number of three (3) bedroom apartments.</p>	<p>The proposal (as amended) has reduced the overall number of units to 54.</p> <p>The proposed unit mix is as follows:</p> <ul style="list-style-type: none"> <li>- 1-bedroom unit – 15 = 28%</li> <li>- 2-bedroom unit – 35 = 65%</li> <li>- 3-bedroom unit – 4 = 7%</li> </ul> <p>The proposed unit mix has reduced the number of 1 bedroom units and increased the number of 3 bedroom units in accordance with the prepared mix of Botany Bay Development Control Plan 2013. Whilst the proposal seeks a minor numeric departure from the preferred number of 1 bedroom and 3 bedroom units, the proposal is considered to be appropriate for the Mascot locality and representative of market demand.</p> <p>The provision of more than 10% 1-bedroom units is consistent with the preferred unit mix of the Apartment Design Guide</p>
<p><b>Apartment Layout</b></p> <p>The amended proposal involves numerous one (1) bedroom apartments which have bedrooms with c, which are unacceptable including Units A109, A110, A209 and A210. Furthermore, the main bedrooms of various one bedroom apartments are undersized, including Units A102, A103, A202 and A203. Further consideration of the layouts of these apartments are required, having regards to Part 4C.4.1 (C1) of the BBDCP 2013 and Part 4D of the ADG. This represents an opportunity to provide a more appropriate apartment mix as outlines above.</p>	<p>As detailed within the amended architectural drawings prepared by Brewster Murray and issued at <b>Attachment B</b>, the proposal has now removed all of the 'saddle-back/snorkel designs' from the 1 bedroom units and provided compliant bedroom sizes.</p> <p>The remaining 2 bed apartments with 'snorkel' design have been re-designed to have a greater width which is open to the sky and internal redesign to allow for secondary window to the affected bedroom.</p>

Issue	Response
<p><b>Rear Setback</b></p> <p>The setback of the amended proposal from Elizabeth Avenue in the north-east corner is only 2.1 metres at ground level and 2 metres for upper levels. This setback is unacceptable and is required to be amended to allow for a minimum setback of 3 metres.</p>	<p>The proposed rear setback has been increased to 3.4 metres.</p>
<p><b>Open Space</b></p> <p>The proposed three bedroom apartments have insufficient balcony areas and depths pursuant to Part 4E of the ADG. Unit A006 requires an area of 15m<sup>2</sup>, with a minimum depth of 3 metres (being a ground floor unit), while Units A108 and A208 required minimum area of 12m<sup>2</sup> and minimum depth of 2.4 metres. Amended plans which provide larger balconies/courtyards for the proposed 3 bed apartments are required. It is also considered that a BBQ area should be added to the central courtyard communal open space area to allow for a variety of uses for this area.</p>	<p>The proposed 3-bedroom apartments have been redesigned to increase the overall area and depths pursuant to Part 4E of the ADG.</p> <ul style="list-style-type: none"> <li>- Unit A006 now has an area of 20m<sup>2</sup> with minimum dimension of 2.4 metres.</li> <li>- Units A108 &amp; 208 now has an area of 12m<sup>2</sup> with minimum dimension of 2.4 metres.</li> </ul> <p>A BBQ area can be accommodated within the central courtyard communal open space area to allow for a variety of uses for this area.</p>
<p><b>Safety and Security</b></p> <p>The proposed waste storage room is currently a potential entrapment site given this room is located down a narrow corridor with no vision into the room from this access way. An amended ground floor plan which includes windows/glazed areas on the northern elevation of this proposed waste room adjoining the narrow access way to allow vision into the waste room, prior to entering the room, is required.</p>	<p>The proposal has been amended to include windows/glazed areas on the northern elevation of this proposed waste room adjoining the narrow access way to allow vision into the waste room, prior to entering the room.</p>
<p><b>Energy Efficiency</b></p> <p>(Part 4U of the ADG) – The bathroom and front entry doors to the proposed apartments would benefit from windows and transom windows (doors) located towards the internal courtyard for light and ventilation purposes. Amended plans which provide these windows to this central courtyard for the non-habitable rooms to improve energy efficiency of the building is required. It is also unclear as to whether there are any rainwater tanks included in the amended proposal. These should be included.</p>	<p>Amended plans have been prepared which provide windows to this central courtyard for the non-habitable rooms to improve energy efficiency of the building.</p>
<p><b>Laundries</b></p> <p>The laundries for the proposed apartments of level 3 and 4 are required to be shown on the amended plans.</p>	<p>The laundries for the proposed apartments of level 3 and 4 are now shown on the amended plans at <b>Attachment B</b>.</p>

Issue	Response
<p><b>Ceiling Height</b></p> <p>The proposed ceiling height for the ground floor is 3.3 metres while Level 1 is currently proposed at 2.7m, notwithstanding that Part 4C of the ADG recommends a ceiling height of 3.3m for both the ground and first floors for buildings located in mixed use areas to promote future flexibility of use. The SEE, however, indicates that the proposal complies with the ceiling height requirements. Further justification for the ceiling height for level 1 is required.</p>	<p>As detailed within the amended architectural drawings prepared by Brewster Murray and issued at <b>Attachment B</b>, the proposal has now amended to ensure the Level 1 ceiling heights are 3.3 metres. The increase in ceiling height does not result in an overall increase in building height from that previous scheme.</p>
<p><b>Building Entry</b></p> <p>The plans for the amended proposal are unclear with respect to whether the pedestrian entry to the building from Robey Street is accessible given there are proposed stairs from the street. Clarification is required, having regard to Part 4C.3.1(C2) of BBDCP 2013.</p>	<p>A platform accessibility lift has now been incorporated into the design to meet the requirements of Part 4C.3.1(C2) of BBDCP 2013.</p>
<p><b>BASIX Certificate</b></p> <p>A revised BASIX Certificate is required for the amended proposal.</p>	<p>A revised BASIX Certificate is provided for the amended proposal at <b>Attachment D</b>.</p>
<p><b>Revised Montage and Streetscape Façade</b></p> <p>A revised streetscape montage and a more detailed streetscape façade drawing of the southern façade (street) elevation of the loading bay of the amended proposal is required to satisfy Part 4C.2.2 and Part 5.3.2.11 of BBDCP 2013.</p>	<p>Revised streetscape montage and a more detailed streetscape façade drawing of the southern façade (street) elevation of the loading bay of the amended proposal has been prepared and is submitted with the amended application at <b>Attachment B</b> to satisfy Part 4C.2.2 and Part 5.3.2.11 of BBDCP 2013.</p>
<p><b>Traffic Information</b></p> <p>There are several traffic concerns which need further consideration following the provision of the revised Traffic Report prepared by Traffix dated April 2017:</p> <p>The proposed loading bay is unacceptable and there is currently a lack of detail regarding its layout and functionality. In this regard, the FFL and a cross section through the loading bay is required. Reorientation of the loading bay is also required to enable Council garbage trucks to collect waste at the site as private collection using SRV is unacceptable. Manoeuvring paths illustrating that an MRV can access this loading bay and can enter and leave the site in a forward direction, as well as providing the loading bay with height clearance of 4.5m is required. This is likely to result in a reconfiguration of the proposed apartments on level 1 in the south-east corner of the building.</p> <p>There is currently 3-Ton weight limits in Robey Street, which does not appear to have been acknowledged in the traffic report. This needs to be recognised and assessed as to</p>	<p>The proposal seeks to maintain the private waste collection and for council to condition this to be maintained on the building.</p> <p>An updated Traffic Impact Assessment is provided at <b>Attachment E</b> that provides acknowledgement of the 3-ton weight limit at Robey Street and provided further details for the proposed vehicle access point at Robey Street.</p>

Issue	Response
<p>whether there are any impacts on the proposed development and construction traffic.</p> <p>More detailed plans (1:200 in scale) for the proposed vehicle access point in Robey Street are required for Council to assess the impact of the proposed access point on the current on-street parking provision and traffic signage.</p>	
<p><b>Stormwater</b></p> <p>There were no stormwater plans provided as part of the amended proposal for Council's Engineer to review. Accordingly, revised stormwater plans which outline the stormwater management concept for the site as well as showing existing Council stormwater assets and any relevant easements traversing the development are to be shown. The SEE indicates on page 1 that the proposal includes:</p> <p><i>"The extension and augmentation of the physical infrastructure/utilities (including the diversion of a local drainage easement) as required..."</i></p> <p>The revised stormwater plans must illustrate the location of any easements and any works required to such easement/s to support the proposal, including relocation (where relevant). The survey plan indicates that there is an easement which runs in an east-west direction from the park to Elizabeth Ave, and in a north-south direction from the rear boundary of the Robey Street lots through to Robey Street. These easements must be fully investigated and relevant arrangements made to accommodate the proposal.</p>	<p>Updated stormwater plans which show the proposed diversion of the easements across the site as provided at <b>Attachment F</b>.</p>
<p><b>Landscaped Area and Hard Landscaped Area</b></p> <p>Revised calculations for Site A are required for the amended proposal pursuant of Part 4C.2.4(C1) of BBDCP 2013. Any non-compliances are to be fully justified.</p>	<p>A revised Landscape Plan has been prepared by Site Design and Studios (<b>Attachment</b></p>
<p><b>Landscaped Plan</b></p> <p>There are some concerns with the proposed planting regime outlined on the revised Landscape Plan prepared by Site Design Studios dated 20 April 2017 (issue B). The following needs to be further considered:</p> <p>There are concerns with the selection of plants in general, with 817 of the 1534 plants (53.3%) not being native, which is contrary to the requirement for 70-80% of plants to be native in this type of development (Part 3L.3 of BBDCP 2013).</p> <p>There are a number of weed species proposed on the plan, in particular, the Indian Hawthorn is regarded as an environmental weed in New South Wales and Queensland, and should be replaced with Baeckea virgate, Grevillea 'Lady O' etc. Candelabra aloe (Aloe arborescens) is also regarded</p>	<p>An updated Concept Landscape Plan has been prepared by Site Design and Studios (<b>Attachment C</b>) that addresses the requested additional information.</p>

Issue	Response
<p>as a minor environmental weed in Queensland and NSW and should be replaced with combinations of <i>Elaeocarpus reticulatus</i> and <i>Banksia serrata</i> to improve microclimate and solar performance around buildings through landscaping and in the design positioning of open spaces.</p> <p>Suggestions for planting to break up the monotony of the proposed selection can include <i>Dianellas</i> – Silver Streaks, Tiny Titans and <i>Pruninas</i>, other <i>Lomandras</i> including Little Con and Lime Tuff can break up the <i>Lomandra</i> selection. <i>Viburnum</i> can be inter-planted with <i>Syzigium</i> ‘winter lights’ and ‘allyn magic’, <i>Myoporum</i> can be broken into different colours – red and white, <i>Liriopes</i> can also be <i>Thelionemas</i>, and <i>Murrayas</i> can also have other alternatives to break up the spaces etc.</p> <p><i>Waterhousea floribunda</i> is noted on the Botany Bay Street Tree Masterplan 2014 and can be integrated into the plan.</p> <p>There are no climbers or groundcovers (other than the <i>Myoporum</i>) proposed. There are numerous good native examples including <i>Zieria</i> carpet star etc. that can also be used.</p>	
<p><b>Solar Access and Shadows</b></p> <p>Revised shadow plans are required given only the original shadow plans dated 29 April 2016 have been provided. These plans appear to be incorrect as the autumn shadow is larger than the winter shadow (Part 5.3.3.3 of BBDCP 2013)</p>	<p>Revised Solar Access and Shadow Plans have been prepared by Brewster Murray and are submitted at <b>Attachment B</b>.</p>

This supplementary SEE is submitted in support of the revised scheme provided in accordance with Clause 55 of the *Environmental Planning and Assessment Regulation 2000*. The original SEE detailed the existing site and assessed the proposal against the applicable planning controls. This supplementary SEE should be read in conjunction with the originally submitted SEE prepared by JBA (now Ethos Urban) and subsequent post-lodgement correspondence.

## 2.0 Description of the Proposed Development (as amended)

This application seeks approval for the following development:

- Demolition of existing four (4) dwelling houses and two (2) warehouses.
- Tree removal.
- Amalgamation of seven (7) sites.
- Construction and use a residential apartment building, comprising 54 dwellings.
- Three (3) ground floor retail tenancies totalling 170m<sup>2</sup> fronting Robey Street.
- Excavation and provision of two (2) level basement car park with access from Robey Street, providing 111 spaces.
- Landscaping.
- Extension and augmentation of physical infrastructure and utilities as required.

Architectural drawings prepared by Brewster Murray are included at **Attachment B**.

## 2.1 Numerical Overview

Key development information is summarised in **Table 2**.

Table 2 – Key development information

Component	Proposal
Site area	2,590m <sup>2</sup>
GFA	5,180m <sup>2</sup>
FSR	2:1
Height metres storeys	16.1 Metres (No Change) 5 storeys
Number of apartments	54
Number of car spaces	111
Communal Open Space	781m <sup>2</sup> (30.15%)
Deep soil	300m <sup>2</sup> (11.50%)
Landscaping	911m <sup>2</sup> (35%)

## 2.2 Proposed Buildings

The proposal comprises a single residential apartment building, accommodating 54 apartments and ground floor retail fronting Robey Street.

A two-level basement which accommodates 111 car parking spaces, as follows:

- 93 residential spaces.
- 7 Commercial.
- 11 visitor spaces.
- Storage cages are also accommodated in the basement

Bicycle parking for 14 spaces is provided in the courtyard.

## 2.3 Building Height

The proposal proposed building height of 16.1 metres exceeds the maximum building height by 2.1 metres (15%). There is no change to the proposed building height as part of the amended scheme and the Clause 4.6 request to vary the development standard as previously submitted to Council remains relevant to this amended design.

## 2.4 Dwelling Mix

Table 3 – Dwelling Mix

Type of Dwelling	Proposed	%	Required (ADG)	Compliance
1 bedroom	15	28%	10%	✓
2 bedrooms	35	65%	10%	✓
3 bedrooms	4	7%	10%	Minor variation proposed.

## 3.0 Comparison to Previous Scheme

A comparison of the amended scheme against the scheme considered by Council/ the Sydney West Central Planning Panel is presented at **Table 4**.

Table 4- Comparison of previous and proposed scheme

Component	Previous Proposal	Proposal	Change
Site area	3,462m <sup>2</sup>	2,590m <sup>2</sup>	-872 m <sup>2</sup>
GFA	7,443m <sup>2</sup>	5,180m <sup>2</sup>	-2,263m <sup>2</sup>
FSR	2.15:1	2:1	-0.15:1
Height metres storeys	15.739 metres Five storeys	15.739 metres Five storeys	No change.
Number of apartments	81	54	-27
Number of car spaces	161	111	-50
Communal Open Space	950m <sup>2</sup> (27%)	781m <sup>2</sup> (30.15%)	+3.15%
Deep soil	372m <sup>2</sup> (11%)	300m <sup>2</sup> (11.50%)	+0.05%

## 4.0 Assessment of Planning Issues

Under Section 79C(1) of the EP&A Act, in determining a development application the consent authority has to take into account a range of matters relevant to the development including the provisions of environmental planning instruments; impacts of the built and natural environment, the social and economic impacts of the development; the suitability of the site; and whether the public interest would be served by the development.

The assessment includes only those matters under Section 79C(1) that are relevant to the proposal. The original SEE assessed planning issues relating to:

- Compliance with relevant strategic and statutory plans and policies.
- Design quality and built form.
- Setbacks.
- Housing choice.
- Impact on adjoining properties.
- Residential amenity.
- Tree removal and landscaping.
- Transport and accessibility.
- Waste management.
- Crime prevention.
- Stormwater.
- Erosion and sediment control.



- Noise and vibration.
- Accessibility.
- Environmentally sustainable development.
- Social and economic impacts.
- Building code compliance.
- Site suitability and the public interest.

This supplementary SEE assesses the issues which result in a different environmental impact than was previously assessed.

## 4.1 Environmental Planning Instruments

An assessment of the DA's consistency and compliance with the relevant environmental planning instruments is located in **Table 5** below.

Table 5 –Summary of consistency with key strategic and statutory plans and policies

Instrument/Strategy	Comments	
State Planning Instruments and Controls		
SEPP (BASIX)	An amended BASIX Certificate is located at <b>Attachment D</b> and finds that the proposal is capable of achieving the relevant energy and water reduction targets as well as thermal comfort level.	
SEPP 65	An Architectural Design Statement addressing the nine principles of SEPP 65 was submitted with the original application. The proposal's consistency with the NSW Apartment Design Guideline and relevant Design Criteria is set out in <b>Section 4.2</b> .	
Local Environmental Planning Instruments		
Botany Bay Local Environmental Plan 2013	Clause 2.3 – Zone	The site lies within the B2 Local Centre Zone. The proposed development is defined as shop top housing is permissible with consent in the B2 Zone.
	Clause 4.3 – Height of Buildings	As outlined within original application, a request to vary the building height development standard in accordance with Clause 4.6 of the <i>Botany Bay Local Environmental Plan 2013</i> has been prepared in support of the proposed building height of 16.1 metres.
	Clause 4.4 – Floor Space Ratio	The proposal complies with the maximum floor space ratio of 2:1.

## 4.2 Residential Amenity

Overall, the proposal is consistent with the recommended criteria for residential amenity as set out in the Apartment Design Guide, as demonstrated at **Table 6**.

Table 6- Assessment against Apartment Design Guide

Design Criteria	Proposal												
Part 3 Siting the Development													
3D Communal and Public Open Space													
<i>Objective</i> An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping	✓												
<i>Design Criteria</i> Communal open space has a minimum area equal to 25% of the site	✓  781m <sup>2</sup> (30.15%)												
Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)	✓												
3E Deep Soil Zones													
<i>Objective</i> Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.	✓												
<i>Design Criteria</i> Deep soil zones are to meet the following minimum requirements: <table><tr><td>Site Area</td><td>Minimum Dimensions</td><td>Deep Soil Zone (% of site area)</td></tr><tr><td>Less than 650m<sup>2</sup></td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650m<sup>2</sup> – 1,500m<sup>2</sup></td><td>3m</td></tr><tr><td>Greater than 1,500m<sup>2</sup></td><td>6m</td></tr><tr><td>Greater than 1,500m<sup>2</sup> with significant existing tree cover</td><td>6m</td></tr></table>	Site Area	Minimum Dimensions	Deep Soil Zone (% of site area)	Less than 650m <sup>2</sup>	-	7%	650m <sup>2</sup> – 1,500m <sup>2</sup>	3m	Greater than 1,500m <sup>2</sup>	6m	Greater than 1,500m <sup>2</sup> with significant existing tree cover	6m	✓  (11.5%)
Site Area	Minimum Dimensions	Deep Soil Zone (% of site area)											
Less than 650m <sup>2</sup>	-	7%											
650m <sup>2</sup> – 1,500m <sup>2</sup>	3m												
Greater than 1,500m <sup>2</sup>	6m												
Greater than 1,500m <sup>2</sup> with significant existing tree cover	6m												
3F Visual Privacy													
<i>Objective</i> Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.	✓												
<i>Design Criteria</i>	✓												

Design Criteria			Proposal
Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:			
Building Height	Habitable rooms and balconies	Non-habitable rooms	
Up to 12m (4 storeys)	6m	3m	
Up to 25m (5-8 storeys)	9m	4.5m	
Over 25m (9+ storeys)	12m	6m	

### 3K Bicycle and Car Parking

<p><i>Objective</i></p> <p>Car Parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas</p>	✓
<p><i>Design Criteria</i></p> <p>For development in the following locations:</p> <ul style="list-style-type: none"> <li>on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or</li> <li>on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre</li> </ul> <p>The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less.</p> <p>The car parking needs for a development must be provided off street.</p>	✓

### Part 4 Designing the Buildings

#### 4A Solar and Daylight access

<p><i>Objective</i></p> <p>To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space</p>	✓
<p><i>Design Criteria</i></p> <p>Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.</p>	✓ (85%)
<p>A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.</p>	✓

#### 4B Natural Ventilation

<p><i>Objective</i></p> <p>The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents</p>	✓
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Design Criteria	Proposal
<p><i>Design Criteria</i></p> <p>At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.</p>	<p>✓</p> <p>(100%)</p>
Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	✓

#### 4C Ceiling Height

<p><i>Objective</i></p> <p>Ceiling height achieves sufficient natural ventilation and daylight access</p>	✓										
<p><i>Design Criteria</i></p> <p>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <table border="1"> <tr> <th colspan="2">Minimum ceiling height</th></tr> <tr> <td>Habitable rooms</td><td>2.7m</td></tr> <tr> <td>Non-habitable</td><td>2.4m</td></tr> <tr> <td>For 2 storey apartments</td><td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area</td></tr> <tr> <td>Attic spaces</td><td>1.8m at edge of room with a 30 degree minimum ceiling slope</td></tr> </table> <p>These minimums do not preclude higher ceilings if desired.</p>	Minimum ceiling height		Habitable rooms	2.7m	Non-habitable	2.4m	For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope	✓
Minimum ceiling height											
Habitable rooms	2.7m										
Non-habitable	2.4m										
For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area										
Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope										

#### 4D Apartment Size and Layout

<p><i>Objective</i></p> <p>The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</p>	✓										
<p><i>Design Criteria</i></p> <p>Apartments are required to have the following minimum internal areas:</p> <table border="1"> <tr> <th>Apartment Type</th><th>Minimum internal area</th></tr> <tr> <td>Studio</td><td>35m<sup>2</sup></td></tr> <tr> <td>1 bedroom</td><td>50m<sup>2</sup></td></tr> <tr> <td>2 bedroom</td><td>70m<sup>2</sup></td></tr> <tr> <td>3 bedroom</td><td>90m<sup>2</sup></td></tr> </table> <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m<sup>2</sup> each.</p>	Apartment Type	Minimum internal area	Studio	35m <sup>2</sup>	1 bedroom	50m <sup>2</sup>	2 bedroom	70m <sup>2</sup>	3 bedroom	90m <sup>2</sup>	✓
Apartment Type	Minimum internal area										
Studio	35m <sup>2</sup>										
1 bedroom	50m <sup>2</sup>										
2 bedroom	70m <sup>2</sup>										
3 bedroom	90m <sup>2</sup>										

Design Criteria	Proposal			
A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m <sup>2</sup> each.				
Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.	✓			
<i>Objective</i> Environmental performance of the apartment is maximised	✓			
<i>Design Criteria</i> Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	✓			
In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	✓			
<i>Objective</i> Apartment layouts are designed to accommodate a variety of household activities and needs	✓			
<i>Design Criteria</i> Master bedrooms have a minimum area of 10m <sup>2</sup> and other bedrooms 9m <sup>2</sup> (excluding wardrobe space).	✓			
Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	✓			
Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"><li>3.6m for studio and 1 bedroom apartments</li><li>4m for 2 and 3 bedroom apartments</li></ul>	✓			
<ul style="list-style-type: none"><li>The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.</li></ul>	✓			
4E Private Open Space and Balconies				
<i>Objectives</i> Apartments provide appropriately sized private open space and balconies to enhance residential amenity	✓			
<i>Design Criteria</i> All apartments are required to have primary balconies as follows:	✓			
<table><tr><td>Dwelling Type</td><td>Minimum Area</td><td>Minimum internal area</td></tr></table>	Dwelling Type	Minimum Area	Minimum internal area	
Dwelling Type	Minimum Area	Minimum internal area		

Design Criteria			Proposal
Studio apartment	4m <sup>2</sup>	-	
1 bedroom apartment	8m <sup>2</sup>	2m	
2 bedroom apartment	10m <sup>2</sup>	2m	
3+ bedroom apartment	12m <sup>2</sup>	2.4m	
The minimum balcony depth to be counted as contributing to the balcony area is 1m.			
For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m <sup>2</sup> and a minimum depth of 3m.			✓

#### 4F Common Circulation and Spaces

<b>Objective</b> Common circulation spaces achieve good amenity and properly service the number of apartments	✓
<b>Design Criteria</b> The maximum number of apartments off a circulation core on a single level is eight.	✓
For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	✓

#### 4G Storage

<b>Objective</b> Adequate, well designed storage is provided in each apartment	✓										
<b>Design Criteria</b> In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <table border="1"> <thead> <tr> <th>Dwelling Type</th><th>Minimum Area</th></tr> </thead> <tbody> <tr> <td>Studio apartment</td><td>4m<sup>2</sup></td></tr> <tr> <td>1 bedroom apartment</td><td>6m<sup>2</sup></td></tr> <tr> <td>2 bedroom apartment</td><td>8m<sup>2</sup></td></tr> <tr> <td>3+ bedroom apartment</td><td>10m<sup>2</sup></td></tr> </tbody> </table> <p>At least 50% of the required storage is to be located within the apartment.</p>	Dwelling Type	Minimum Area	Studio apartment	4m <sup>2</sup>	1 bedroom apartment	6m <sup>2</sup>	2 bedroom apartment	8m <sup>2</sup>	3+ bedroom apartment	10m <sup>2</sup>	✓
Dwelling Type	Minimum Area										
Studio apartment	4m <sup>2</sup>										
1 bedroom apartment	6m <sup>2</sup>										
2 bedroom apartment	8m <sup>2</sup>										
3+ bedroom apartment	10m <sup>2</sup>										

## 5.0 Conclusion

R&J Trading Epping Pty Ltd seek consent for the following development at 19-25 Robey Street, 5, 5A and 5B Elizabeth Avenue, Mascot:

- Demolition of existing four (4) dwelling houses and two (2) warehouses.
- Tree removal.
- Amalgamation of seven (7) sites.
- Construction and use a residential apartment building, comprising 54 dwellings.
- Three (3) ground floor retail tenancies totalling 170m<sup>2</sup> fronting Robey Street.
- Excavation and provision of two (2) level basement car park with access from Robey Street, providing 111 spaces.
- Landscaping.
- Extension and augmentation of physical infrastructure and utilities as required.

This supplementary Statement of Environmental Effects has considered the key issues pertaining to the proposal and it is concluded that:

- The proposed development fully complies with the provisions of the Botany Bay Local Environmental Plan 2013.
- The proposal will deliver a high level of amenity to future residents, whilst also protecting the amenity of existing/future dwellings.
- The proposal will have public benefit as it provides additional housing choice and will contribute to improving the supply of housing stock.
- The proposal directly responds to the desired future character of the area.
- The proposal has responded to the constraints of the site by incorporating appropriate design solutions.
- The environmental impacts of the proposal upon adjoining development, traffic and parking, tree removal, safety and security, stormwater, waste and the construction of the development can be appropriately managed through the adoption of mitigation measures.
- The site is suitable for the proposed development.

The applicant has worked collaboratively with Council to ensure that an appropriate design outcome can be achieved on the site which is in the interests of the Council, the applicant and the wider community. In light of the merits of the proposal and in the absence of any significant adverse environmental, social or economic impacts, we recommend that the application be approved subject to standard conditions of consent.

Yours sincerely,



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