



STATEMENT OF ENVIRONMENTAL EFFECTS

Construction of a nine (9) storey residential flat building, basement parking and associated landscape works.

9 – 13 Goulburn Street
Warwick Farm

Prepared for: Ventus Group

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1. Introduction

This Statement of Environmental Effects has been prepared for the applicant of the proposed development. The report is to accompany a development application to Liverpool City Council seeking consent for construction of a nine (9) storey residential flat building at Nos. 9 – 13 Goulburn Street, Warwick Farm.

The proposed development, which has been designed by Urban Link, incorporates 101 apartments over 9 storeys, car parking for 114 vehicles over two basement levels and site landscaping. The proposal also includes 11 adaptable dwellings.

Communal open space is provided on the ground floor centrally located at the rear between the two building elements, positioned to increase useability and passive surveillance. The proposal will provide a contemporary residential flat building which is consistent with the intended future form of development in the area. The proposal seeks departure from the ADG specified building separation requirements. The report demonstrates that despite the non-compliance, the proposal responds to the site context and can be supported in this particular circumstance.

The proposal has a Capital Investment Value (CPI) of \$21.64 million and as such the consent authority is the Sydney West Joint Regional Planning Panel, or equivalent Sydney Planning Panel.

The purpose of this Statement is to address the planning issues associated with the development proposal and specifically to assess the likely impact of the development on the environment in accordance with the requirements of S.79C of the Environmental Planning & Assessment (EP&A) Act, 1979.

This Statement is divided into five sections. The remaining sections include a locality and site analysis; a description of the proposal; an environmental planning assessment and a conclusion.



2. Site Analysis and Context

2.1 THE SITE

The subject site is a rectangular shaped allotment located on the western side Goulburn Street. The site is known as Nos. 9 - 13 Goulburn Street, Warwick Farm and comprises of three allotments that are legally described as Lot 202 in DP 1025972, and Lots 12 and 11 in DP 35110. A location plan is provided at Figure 1 and the site is highlighted red.

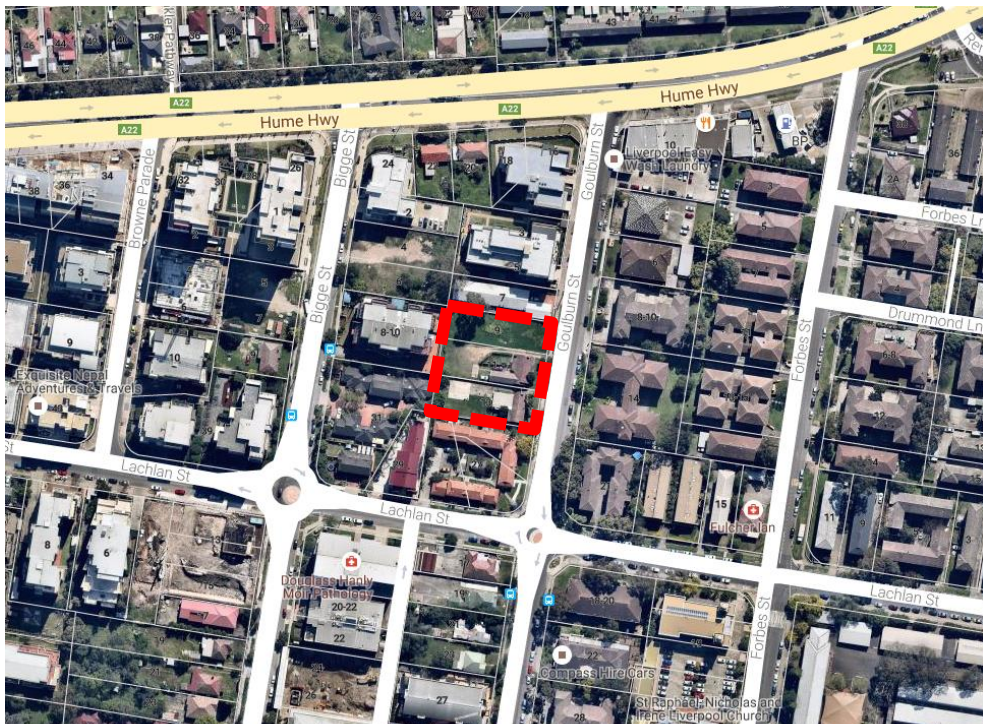


Figure 1 Aerial photography of the subject site (outlined in red)

The site has a frontage length to Goulburn Street (east) of 52.4m, a northern side boundary of 51.46m, southern side boundary of 51.36m, and a western rear boundary of 52.4m. The site has a total area of 2,687m² and is relatively flat with a slight fall towards Goulburn Street (east).

Situated on Nos. 11-13 Goulburn Street are single storey dwelling houses with pitched tiled roofs, vehicle access to each property is gained via Goulburn Street to hard stand spaces. No 9 Goulburn Street is currently vacant with no structures on site, with a 1.8m high chain wire fence around the perimeter of the allotment (Figures 2 - 4).



Figure 2 No. 9 Goulburn Street, Warwick Farm



Figure 3 No.11 Goulburn Street, Warwick Farm



Figure 4 No.13 Goulburn Street, Warwick Farm

2.2 CONNECTIVITY AND ACCESS TO PUBLIC TRANSPORT

The site is located on the north-eastern edge of the Liverpool City Centre as mapped in Liverpool DCP 2008. The area is undergoing redevelopment given the proximity of the site to Liverpool commercial centre and the capacity of the neighbourhood to support higher density residential development. This is reflected in the planning provisions contained in Liverpool Local Environmental Plan 2008 and the Liverpool Development Control Plan 2008. The site is located approximately 550m from the Warwick Farm Railway Station which provides access throughout the Liverpool Local Government Area (LGA), to Sydney City and to regional and international transport connections.

2.3 SURROUNDING DEVELOPMENT

The site is located in a mixed residential density area adjacent to the north-east of the commercial core of Liverpool. The density envisaged for the site was increased as part of the LEP 2008 as such the character of the area is undergoing change to high density development including residential flat buildings and mixed use buildings. Recent evidence of high density development is located along the Hume Highway, Goulburn Street, Bigge Street, and Lachlan Street.

Located to the north of the site is a one storey multi-dwelling housing development at No.7 Goulburn Street, owned by the NSW Land and Housing Corporation. To the east of the site are 3 and 4 storey residential flat buildings known as Nos. 8-14 Goulburn Street. To the south of the site is a two storey multi-dwelling housing development at Nos. 25-27 Lachlan Street. To the west of the site is a six storey residential flat building at No. 8-10 Bigge Street, and a one storey multi dwelling housing development at No. 12 Bigge Street.

The surrounding developments are depicted in the following figures below.



Figure 5 No. 7 Goulburn Street Warwick Farm to the north of the site



Figure 6 Residential flat buildings located opposite (east) of the site



Figure 7 Multi dwelling housing located at Nos. 25-27 Lachlan Street to the south of the site



Figure 8 Adjacent development to the west of the site located at No. 8 Bigge Street, Warwick Farm

3. Description of the proposal

3.1 BACKGROUND

A Design Excellence Panel (DEP) Meeting was held on 18 August 2016. Provided in the table below is a response to the matters raised with relation to the proposed development.

Table 1 Response to matters raised during the DEP meeting

Issue raised	Response
The car and truck ramp should be relocated to the centre of the site between the 2 lift cores.	The proposal has been designed to accommodate the vehicle ramp centrally onsite with a lift core on either side.
High level windows should be included for the one sided apartments with access from the corridor. This is to address privacy and cross ventilation considerations. Implications from BCA fire egress advice should be sought by the applicant.	It has been resolved that one sided apartments are to include an air vent located above the entrance door. By providing air vents the proposal achieves overall compliance with the ADG natural ventilation requirement, whilst ensuring privacy and security.
In the 'U' building form the corners are to be better resolved. The Panel suggested speaking to a BCA professional regarding the windows on the corners.	Balconies are provided on the external corners facing Goulburn Street to provide visual interest and passive surveillance. Window positioning on the internal corners of the 'U' shape have been designed and located in accordance with BCA consultant advice.
Consider having a two storey volume space that related the entrance lobby to the street as the proposed under-croft area is not a satisfactory solution.	Two entrance lobbies are provided, and have a direct sightline from Goulburn Street to each main lobby. The lobbies are clearly identifiable when viewed from the street, mainly through the design of pedestrian paths, large double entry doors and landscaping.
The Panel expressed concern about the effectiveness of the privacy treatment to external balcony access.	Ground floor balconies/terraces are provided with 1.8m high fencing to ensure privacy and security. Balconies above the ground floor are orientated to the north, and do not face each other. The design is well thought out through the positioning of balconies and blade walls to alleviate adverse privacy impacts.
Consideration must be given by the applicant to the quality of materials and finishes.	High quality materials and colours are proposed for the development, refer to the submitted materials and colour schedule.
The Panel recommends a floor to floor height of 3,050mm if required.	A floor to floor height of 3m is provided to all residential floors, services and bulkheads can comfortably fit within the height whilst providing a 2.7m floor to ceiling height.

3.2 SITE ISOLATION

The proposed development adjoins No.7 Goulburn Street which has a site area of approximately 816m² and site width of approximately 16m. Under the provisions of LLEP 2008 a minimum building street frontage of 24m is required for residential flat buildings in the R4 High Density zone. As such, No.7 Goulburn Street can only be developed as a residential flat building if variation to the lot width requirement was supported by Council. It is also noted that No.7 Goulburn Street is unable to be consolidated with the site to the north, Nos. 3-5 Goulburn Street as it contains a



residential flat development. As such, a desirable outcome is for No.7 Goulburn Street to be acquired and integrated into the proposed development. In this regard, the owners of the subject site forwarded correspondence on 18 December 2015 to the owner of No.7 Goulburn Street with an offer to acquire their property. The owner responded on 7 January 2016 to the applicant stating that they were committed to undertake a review of the said property, an additional letter was forwarded to the owner of No.7 Goulburn Street by the applicant on 16 March 2016. To date, the owner of No.7 Goulburn Street has not responded to the applicants letter of purchase. Documentation regarding the offer and associated correspondence is submitted under separate cover.

3.3 PROPOSED RESIDENTIAL FLAT BUILDING

It is proposed to construct a 9 storey residential flat building over two basement levels and associated landscaping. The development will contain 101 apartments, of the 101 apartments, 11 have been provided as disabled adaptable dwellings. The following table is a summary of the development data.

Table 2 Project Data	
Site Area	2,687m ²
Number of apartments	14 x 1 bedroom 75 x 2 bedroom 12 x 3 bedroom TOTAL = 101 apartments
Adaptable dwellings	11 apartments
Communal open space area	30% of the site
Deep soil area	17.6% of the site
Building height	9 storeys
Car parking	114 spaces

The proposal is detailed further as follows:

Basement Levels

The basement levels contain parking for 114 vehicles including 25 visitors spaces, and 1 car wash bay. The basement also contains residential waste storage, a loading collection bay, residential storage facilities, two sets of fire escape stairs and two lift cores for access to the residential apartments above.

The basement is accessed via a centrally located driveway that extends from Goulburn Street. The basement access provides the required headroom and access gradients to the basement levels. As detailed in the accompanying Traffic and Parking Assessment, the vehicular access, geometry and parking space dimensions have been designed to comply with AS2890.1.

Ground Floor

The ground floor has been designed to provide legible pedestrian access that extends from Goulburn Street to two foyers on either side of the driveway. The ground floor contains 9 dwellings that each have private terrace areas connected to internal living areas. Ground floor dwellings are generally oriented towards the north of the site for solar access, and towards Goulburn Street for passive surveillance.





Communal open space is centrally located on the ground floor in a highly useable and accessible location whilst enjoying good levels of solar access. The space is embellished with landscaping to screen units and private open spaces. Carefully chosen vegetation, bench seating and high quality paving will provide an attractive area for residents and visitors.

Level 1

Level 1 includes 3 x three bedroom units, 6 x two bedroom units, and 2 x one bedroom units. Balconies are provided to each unit varying in size, and shape with the majority of balconies facing north.

Level 1 has been designed to ensure that dwellings are generally oriented north and face the public domain of Goulburn Street. Internal living areas extend onto balconies that are generously proportioned and facilitate high levels of occupant amenity. The apartments are designed with functional internal configurations, and maximise solar access and natural ventilation on the site.

Levels 2 - 7

Levels 2 – 7 adopt identical floor plans, with 1 x three bedroom units, 9 x two bedroom units, and 2 x one bedroom units on each level. Generous balconies are provided to each unit varying in size, the majority of balconies oriented to the north for solar access.

The 'U' shaped built form ensures adequate solar access and natural cross ventilation to the majority of units on each level. Each level maintains similar setbacks to the front, side and rear boundaries.

Levels 8

Level 8 includes 8 x two bedroom units, 1 x three bedroom unit with varying floor plans and private open spaces. Generous landscaped private open spaces are provided to each unit on the eastern façade to Goulburn Street.

3.4 LANDSCAPING

Details of the proposed landscaping are shown on the Landscape Plan prepared by Ray Fuggle Associates which accompanies the development application. The Landscape Plan concentrates deep soil planting at the rear of the site and adjacent to the southern side boundary.

The design seeks to provide landscaping around the perimeter of the site to soften the development when viewed from adjacent sites, and Goulburn Street. The proposal complies with the minimum 15% deep soil ADG requirement and provides a range of trees and shrubs that are suited to the site and the locality. Whilst the density of the site will increase, so too will the range of tree species within suitable locations that will ensure their long term survival.

3.5 WASTE MANAGEMENT

The proposal incorporates a garbage storage room within the upper basement level 1. Residents will be able to transport waste and recycling to the garbage room. A loading collection bay is positioned adjacent to the garbage room and appropriately marked/signposted. Waste collection vehicles will be able to access, manoeuvre, and park within the basement on collection days for loading.

A detailed Waste Management Plan has been submitted with the application detailing the nature and volumes of waste as a result of the demolition and construction phases as well as the intended disposal and recycling of those materials.





4. Environmental Planning Assessment

4.1 PREAMBLE

This section of the Statement provides a planning assessment of the proposed development covering all relevant heads of consideration under Section 79C of the EP&A Act, 1979.

4.2 STATUTORY AND POLICY COMPLIANCE

The relevant matters for consideration under Section 79C(1)(a) of the EP&A Act, 1979, are identified in the following Table:

Table 3 Section 79C Matters for Consideration			
EP&A Act, 1979	Matters for Consideration	Ok	See Comments
S.79C(1)(a)(i)	SEPP No. 55 – Remediation of Land	✓	✓
"	SEPP No. 65 – Design Quality of Residential Flat Buildings (Amendment No. 3)	✓	✓
"	SEPP (BASIX) 2004	✓	✓
"	Liverpool LEP 2008	✓	✓
S.79C(1)(a)(iii)	Liverpool DCP 2008	✓	✓
S.79C(1)(a)(iv)	Any other prescribed matter: - AS 2601-1991: Demolition of structures.	✓	

The matters identified in the above Table as requiring specific comment are discussed below. The primary statutory documents that relate to the subject site and the proposed development are SEPP No. 65 and Liverpool City Council Local Environmental Plan 2008 (LLEP 2008).

The primary non-statutory plan relating to the subject site and proposed development is taken to be the Liverpool City Council Development Control Plan (DCP) 2008. The relevant provisions of these documents and other relevant planning controls are summarised below and the proposal's compliance with them assessed.

4.2.1 SEPP No.55 – Remediation of Land

This State Environmental Planning Policy (SEPP) was gazetted on 28 August 1989 and applies to the whole State. It introduces planning controls for the remediation of contaminated land and requires an investigation to be made if land contamination is suspected.

The site appears to have a history of residential use and as such there is no reason to suspect that it is contaminated. The requirements of SEPP No. 55 are therefore satisfied.





4.2.2 SEPP No. 65 – Design Quality of Residential Flat Buildings

Schedule 1 of the Policy sets out the 9 ‘Design Quality Principles’ and Clause 28(2) requires that the consent authority, in determining a development application to take into consideration:

1. The advice (if any) of a relevant design review panel;
2. The design quality of the residential flat development when evaluated in accordance with the design quality principles; and
3. The Apartment Design Guide.

Clause 6A of the SEPP states that development control plans cannot be inconsistent with the Apartment Design Guide in relation to:

- “
- (a) visual privacy,
 - (b) solar and daylight access,
 - (c) common circulation and spaces,
 - (d) apartment size and layout,
 - (e) ceiling heights,
 - (f) private open space and balconies,
 - (g) natural ventilation,
 - (h) storage.”

In addition, Clause 30(1) of the SEPP states that a development application cannot be refused if it complies with the prescribed criteria of the Apartment Design Guide (ADG) in relation to ceiling heights, parking and internal apartment sizes.

A compliance table is provided at Annexure A detailing compliance with the applicable *Design Criteria* contained within the *Apartment Design Guide*. The compliance table identifies that the proposal is generally consistent with the relevant design criteria except where addressed below:

Building Separation

The ADG visual privacy design criteria requires separation between windows and balconies to ensure visual privacy is achieved. The minimum required boundary setback prescribed in the policy 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

The proposed residential flat building provides the following minimum setbacks:

- Northern side – up to 4 storeys, 7.88m proposed (compliant), 5-8 storeys, 7.88m proposed (12.4% variation), 9 storey, 7.88m proposed (34% variation).
- Southern side – up to 4 storeys, 6m proposed (compliant), 5-8 storeys, 6m proposed (33% variation), 9 storey, 6m proposed (50% variation).
- Western rear – up to 9 storeys, 6m proposed (compliant).

Consequently, the proposal does not comply with the building setback requirements to the northern and southern elevation. It is noted that Clause 7.4 of LLEP 2008 prescribes separation distances which override the ADG setback controls given the hierarchy of planning instruments. Nonetheless and in the interests of abundant caution, provided below is a response to the ADG control.

The objective of the ADG building separation design provision is:





“ Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy”

The northern elevation provides a setback of 7.88m up to 9 storeys in height to habitable windows and balconies. The northern neighbouring site (No.7 Goulburn Street) has been developed to a one storey multi dwelling housing development including 6 units. The site is unlikely to be developed as it contains 6 self-contained multi dwelling housing units in good condition. The development at No.7 Goulburn Street provides adequate privacy to each dwelling by including a 1.8m high boundary fence and a low floor to ceiling height ensuring adequate privacy is achieved. Each unit in the multi dwelling housing development is orientated to the north, as such living areas are located away from the common side boundary and adverse impacts are further reduced. In summary, the proposal technically creates a non-compliance, however given the site context and existing adjacent development, the proposal complies with the intent of the building separation provision by providing a reasonable level of visual privacy.

The southern elevation provides a setback of 6m up to 9 storeys in height to habitable windows, balconies, and breezeway corridors. Adjacent to the south is a 2 storey multi dwelling housing development located on the corner of Goulburn Street and Lachlan Street (Nos. 25-27 Lachlan Street). Windows and balconies are limited on the southern elevation to reduce visual privacy impacts as far as possible. Breezeway corridors with fixed screening occupy the majority of the southern elevation, which has been designed to mitigate any privacy impacts. The southern adjacent multi dwelling development is unlikely to be redeveloped as it contains units that are in good condition. However, if the southern property is re-developed to high density development then adverse privacy impacts are mitigated through the design features of the subject proposal.

4.2.3 SEPP Building Sustainability Index: BASIX 2004

SEPP (Building Sustainability Index: BASIX) 2004 commenced on 1 July 2004 and applies to the proposed development. In accordance with the provisions of the SEPP, a BASIX Certificate is submitted with the application and confirms that the proposal (once operational) will comply with the water, thermal comfort and energy efficiency requirements of the policy.

4.2.4 Liverpool City Council Local Environmental Plan 2008

Liverpool Local Environmental Plan 2008 (LLEP 2008) applies to the subject site. Under the LEP the subject site is within *Zone R4 – High Density Residential* and amongst other things residential flat buildings are identified as permissible with consent in the zone.

Provided at Annexure B is a compliance table which identifies the relevant objectives and development standards that apply to the proposal and undertakes an assessment of the proposed development against those relevant provisions. The proposal complies with relevant objectives and development standards. The overall proposal results in a development that is of a scale, density and character that is reasonably anticipated at the site.

4.2.5 Liverpool City Council Development Control Plan 2008

The provisions of the DCP 2008 that apply to the proposal are contained in Annexure C along with an assessment of the performance of the proposal with those controls. It is noted that where provisions of the DCP are inconsistent or compete with the provisions of the Apartment Design Guide, they are of no relevance to the proposal.

As indicated, the proposed development complies with a majority of provisions but seeks departure from some DCP provisions. Justification for some proposed variations are provided in the DCP compliance table as they are considered to be relatively minor and supportable on-merit.





4.3 IMPACTS ON NATURAL & BUILT ENVIRONMENT

4.3.1 Topography & Scenic Impacts

The proposal will result in a degree of excavation to accommodate the basement levels and the building will occupy the basement and represents an efficient use of the site for the provision of on-site parking that does not dominate streetscape appearance.

The proposal results in a form of development that is consistent with the desired future character of the area given compliance with the core planning requirements including building height and FSR requirements.

As such, the proposal will not generate any adverse topographical or scenic impacts.

4.3.2 Micro-climate Impacts

The proposed development will have no significant impact on the micro-climate of the locality.

4.3.3 Water & Air Quality Impacts

The proposed development will have no significant impact on air or water quality in the locality. Standard conditions of consent relating to construction management will ensure that no silt laden water enters the stormwater system. The completed project will be connected to Council's stormwater drainage system and will incorporate on-site stormwater detention in accordance with the submitted stormwater drainage plans.

The proposed development will be connected to the sewer and is not likely to generate any unusual liquid waste, odour or fumes. It is therefore unlikely to have any adverse impact in terms of air or water quality.

4.3.4 Flora & Fauna Impacts

The proposal requires the removal of all vegetation on the site, however there are no trees of ecological significance. The site will be embellished with a range of suitable trees, shrubs and ground covers, as detailed on the Landscape Plan. Tree planting is concentrated in deep soil areas located at the rear and southern side boundary and will ensure that the long term biodiversity value of the site will be improved and maintained.

Whilst the density of the site will increase in accordance with the applicable planning controls, the landscaping proposed will be suitably augmented at the site in a rational configuration that will ensure its long term retention. The proposal will therefore have a positive impact in terms of contribution to local biodiversity.

4.3.5 External Appearance & Design

The proposal involves the construction of a residential flat building comprising nine (9) storeys above two (2) basement car parking levels. At ground level, the proposal will incorporate hard and soft landscaping elements that are appropriate to the scale of development and clearly define public domain with common and private open space areas.

The development incorporates basement parking levels that have been designed to be concealed below ground level. The design of the building ensures functional internal layouts for each dwelling with dwelling orientation and window openings being determined by sensitivity of adjoining properties and the northerly aspect. The proposal will promote passive surveillance to Goulburn Street and the centrally located communal open space.

The proposed 'U' shape built form allows superior solar access and cross ventilation to units compared with a conventional rectangular shaped building. Council's Design Excellence Panel supports this development form as it provides good amenity to the communal open space and apartments.





The building complies with the permitted FSR and the building height and adopts a contemporary appearance with a modulated street presentation. The design provides a distinction between levels 1-7 and level 8 with the stepping back of the building inclusion of generous terraces.

Materials used are detailed on the material schedule submitted separately with this application. Materials and colours are sympathetic to the locality and provide visual interest in the streetscape.

4.3.5.1 Solar Access

Shadow diagrams of the proposed development have been prepared and are submitted with the development application in accordance with Council's submission requirements.

In terms of solar access, the proposal complies with the solar access requirements of the Apartment Design Guide as it achieves a minimum 2 hours of solar access to 75% of apartments between 9.00am and 3.00pm during mid-winter.

In addition, due to the east-west orientation of the subject site, the proposed development inevitably overshadows the southern adjoining property (Nos. 25-27 Lachlan Street), identified on the submitted shadow diagrams. The shadow impacts are worse during the morning and midday period whilst in the afternoon the development mainly overshadows Goulburn Street.

In the absence of solar access controls in the City Centre DCP 2008, consideration of the planning principles set by *The Benevolent Society v Waverley Council [2010] NSWLEC 1082* Land and Environment Court case are applied. It is considered that the development can be supported for the following reasons:

- The non-compliance is due to the orientation of the site. It is inevitable that a fully compliant development would overshadow the habitable rooms of the southern adjoining properties.
- The development has been designed to minimise overshadowing as much as possible by complying with the building height and FSR, providing an increased opportunity of sunlight to the subject site and neighbouring properties.
- The proposal is designed to respond to the site topography to reduce bulk and scale thereby limiting overshadowing impacts on adjoining properties.
- The non-compliance is not a result of poor design. The development generally complies with the density, bulk and scale, and height controls of Council and State Policies, to refuse the application would be unreasonable.
- Requiring the development to be substantially reduced in height would be unreasonable and reduce the development potential of the site.
- The winter solstice when projected on plans is known to be the worst case for overshadowing. Other seasons provide a reduced shadow being cast.

In light of the above, the proposed development results in some degree of additional overshadowing in midwinter. The degree of overshadowing is to be reasonably expected as part of the significant built form change evolving from development that generally complies with relevant standards.

4.3.5.2 Views

There are no existing significant views of waterways or iconic buildings that are afforded from of over the site. The proposal will increase the height of development at the site generally in accordance with the applicable controls and in doing so will be consistent with anticipated impacts.



4.3.5.3 Aural & Visual Privacy

The proposed development has been designed to minimise as far as practicable the likelihood of any adverse overlooking or invasion of aural privacy of neighbouring properties. This has been achieved by orientation of the apartments as well as setbacks and the use of architectural treatments that minimise direct view lines to future adjoining apartments.

Perimeter landscaping to the side and rear setbacks combined with boundary fencing and orientation of windows and private open spaces will minimise overlooking to adjoining properties and offer high levels of amenity for the future residents of the site.

As such, the proposal is considered acceptable in terms of aural and visual privacy impacts on adjoining development and the amenity of future residents.

4.4 ECONOMIC & SOCIAL IMPACTS

The proposed development will result in an increase in the available housing stock in the locality by the provision of a high quality residential development. The subject site enjoys good access to commercial services, community facilities and public transport routes. The proposed development will utilise existing infrastructure including electricity, sewer, water and telecommunication services.

Undertaking the demolition and construction works will have some short-term positive economic impacts through employment generation, both direct employment and multiplier effects. Accordingly, it is considered that the proposed development is likely to have only positive social and economic impacts in the locality.

4.4.1 Crime Prevention through Environmental Design

Part B of the Department of Urban Affairs and Planning's (now Department of Planning and Environment) *Crime Prevention and the Assessment of Development Applications: Guidelines under Section 79C of the Environmental Planning and Assessment Act 1979* identify four Crime Prevention through Environmental Design (CPTED) principles (Table 2). Each of the principles seeks to reduce opportunities for crime and have been used to inform the *NSW Police Safer by Design Guidelines for Crime Prevention*. The principles are:

- Surveillance;
- Access control;
- Territorial reinforcement; and
- Space management

The subject development performs well in terms of achieving the safer by design guidelines for crime prevention. The development is deemed to be either safe or safe subject to the implementation of the following recommendations:

- The proposed vegetation located at the Goulburn Street frontage is to be limited to shrubs that do not preclude direct lines of sight from the street frontage to the pedestrian entrances. The vegetation at the site frontage is to be maintained to ensure that vegetation does not obstruct sight lines to building entries;
- The pedestrian entrance for the apartments is to be controlled by a security door with access being restricted by an intercom, key, code or card lock system;
- The main pedestrian access point to the building as well as the frontage of the building at the ground level is to be illuminated during the evening to a level that allows clear lines of sight from the street frontage;
- Vehicular access to the basement is to be restricted via a security door with access being controlled by an intercom, key, code or card lock system;

- A security alarm is to be linked to the basement entry, pedestrian entry to the dwellings and ground floor tenancies to be activated in the event of forced entry;
- The street number of the subject building is to be readily identifiable from Goulburn Street;
- Vehicular access to the basement car park is to be illuminated by a sensor light during the evening. The internal portions of the basement are to be illuminated in accordance with the AS1158.1, AS1680 and AS2890.1;
- All painted surfaces on the external parts of the ground floor level are to be treated with a graffiti resistant coating;
- The ceiling of the car parking areas shall be painted white or a similar light colour to increase visibility and reflective light; and
- Strata management is to be responsible for the maintenance of common property including landscaping and removal of any graffiti.

4.5 THE SUITABILITY OF THE SITE

4.5.1 Access to Services

The site is located within an established area with good access to services within the Liverpool City Centre and public transport in the form of busses and trains. As the site is within an established urban area, electricity, sewer, telephone, and water services are readily available to the subject site.

4.5.2 Parking and Access

The on-site parking provided complies with the requirements of the Apartment Design Guide. The design and layout of on-site parking and vehicle access/egress is compliant with AS2890.1 as verified in the submitted Traffic and Parking Assessment.

4.5.3 Hazards

The site is not in an area recognised by Council as being subject to landslip, flooding, bushfire or any other particular hazards. The proposed development is not likely to increase the likelihood of such hazards occurring and is considered appropriate in this instance.

4.6 THE PUBLIC INTEREST

The proposed development has been designed to relate to the size, shape and context of the site and has been designed in accordance with the desired future character of development in the area.

The proposal will provide high quality residential accommodation and has been designed to minimise as far as practicable any adverse effects on existing and future neighbouring properties. The proposal is consistent with the applicable LEP and DCP provisions except where identified and justified in this Statement. In addition, the proposal is generally consistent with relevant provisions of the Apartment Design Guide. Accordingly, the proposed development is considered to be in the public interest.



5. Conclusion

The proposed development has been assessed in light of Section 79C of the Environmental Planning & Assessment Act, 1979, State Environmental Planning Policies and Council's planning instruments.

The proposal is permissible with Council's consent within the zone and meets the relevant requirements of the Liverpool City Council LEP 2008. The proposed development complies with the applicable built form provisions of Council's DCP 2008. The proposal is generally consistent with the Design Criteria of the Apartment Design Guide which is the newly implemented NSW wide approach to ensuring appropriate residential flat development.

The siting, design and external appearance of the proposal is considered to be appropriate and consistent with the desired future character of the locality. The proposal is not likely to result in any significant loss of privacy to any adjoining or nearby residents and will offer high levels of amenity for the future occupants.

The completed development will have no unreasonable impact on solar access to adjoining residential properties, nor will the proposal change the topography, micro-climate, air or water quality of the locality.

Undertaking the construction works will have some short-term positive economic impacts through employment generation, both direct employment and multiplier effects. Accordingly, in the circumstances of the case, the proposal is considered to be in the public interest and worthy of the support of the consent authority.



ANNEXURE A

ADG Compliance Table



SEPP NO. 65 APARTMENT DESIGN GUIDE (DESIGN CRITERIA) - COMPLIANCE TABLE

Clause / Control	Requirement	Proposal	Complies?												
Communal and Public Open Space	Communal open space has a minimum area equal to 25% of the site (672m2 of COS required)	The proposal provides a total of 812m ² (30%) of common open space.	Y												
	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)	The communal open space receives sunlight to well in excess of 50% of the main common open space area for 2 hours during mid-winter.	Y												
Deep Soil Zones	Deep soil zones are to meet the following minimum requirements: <table><tr><th>Site Area</th><th>Minimum Dimension</th><th>Deep Soil Zone (% of site area)</th></tr><tr><td>Above 1,500m²</td><td>6m</td><td>7% of the site area</td></tr></table>	Site Area	Minimum Dimension	Deep Soil Zone (% of site area)	Above 1,500m ²	6m	7% of the site area	472m ² or 17.6% of the site area is provided as deep soil area.	Y						
Site Area	Minimum Dimension	Deep Soil Zone (% of site area)													
Above 1,500m ²	6m	7% of the site area													
Visual Privacy	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: <table><tr><th>Building Height</th><th>Habitable Rooms and Balconies</th><th>Non-habitable rooms</th></tr><tr><td>Up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>Up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>Over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table> Separation distances between buildings on the same site should combine required building separations depending on the type of room. Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.	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	<u>Side Boundaries</u> - Northern side boundary – up to 9 storeys, 7.88m proposed. - Southern side boundary – up to 9 storeys, 6m proposed. <u>Rear boundary</u> - Western rear boundary - up to 9 storeys, 6m proposed.	On merit
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													

SEPP NO. 65 APARTMENT DESIGN GUIDE (DESIGN CRITERIA) - COMPLIANCE TABLE

Bicycle and Car Parking	For development in the following locations: - on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or - on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre 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. The RMS Guide to Traffic Generating Development best describes the proposed development as <i>A high density residential flat building</i>. This refers to a building containing 20 or more dwellings. This does not include aged or disabled persons' housing. <i>High density residential flat buildings</i> are usually more than five levels, have basement level car parking and are located in close proximity to public transport services. The building may contain a component of commercial use. The parking requirements relating to a sub-regional centre are as follows: 0.6 spaces per 1 bedroom unit ($14 \times 0.6 = 8.4$) 0.9 spaces per 2 bedroom unit ($78 \times 0.9 = 70.2$) 1.40 spaces per 3 bedroom unit ($9 \times 1.40 = 12.6$) 1 space per 5 units (visitor parking) – 20.2 spaces Total Required spaces – 111.4 parking spaces The car parking needs for a development must be provided off street.	The site is located within a 550m radius of Warwick Farm Railway Station, and is classified under the RMS Guide to Traffic Generating Development as a high density residential flat building and provides 114 parking spaces which complies with the minimum requirement. All parking is provided on site within the basement levels.	Y Y
Solar Access and Daylight	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	76 of the proposed 101 dwellings (75%) receive in excess of 2 hours of sunlight to living room windows and private open space areas during mid-winter.	Y

SEPP NO. 65 APARTMENT DESIGN GUIDE (DESIGN CRITERIA) - COMPLIANCE TABLE

Natural Ventilation	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	76 of the 101 units or 75% are naturally cross ventilated.	Y
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	No apartment exceeds 18m in length.	Y
Ceiling Height	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: - Habitable Rooms – 2.7m - Non-habitable rooms – 2.4m 2 storey apartments - 2.7m for main living area and 2.4m for second floor where its area does not exceeds 50% of the apartment area - Attic Spaces - 1.8m at the edge of the room with a 30 degree minimum ceiling slope. - If located in a mixed use area - 3.3m for ground and first floor to promote future flexibility These minimums do not preclude higher ceilings if desired.	All habitable rooms have 2.7m ceiling heights.	Y
		Non-habitable rooms contain ceiling heights that are at least 2.4m	Y
		N/A	N/A
		N/A	N/A
		N/A	N/A
Apartment Layout	Apartments are required to have the following minimum internal areas: - Studio - 35m² 1 Bedroom - 50m² 2 Bedroom - 70m² 3 Bedroom - 90m² The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each	Noted.	Noted
		All 1 bedroom apartments exceed 50m ²	Y
		All 2 bedroom apartments exceed 70m ²	Y
		All 3 bedroom apartments exceed 90m ²	Y
		Where additional bathrooms are provided the apartment sizes have been increased.	Y

SEPP NO. 65 APARTMENT DESIGN GUIDE (DESIGN CRITERIA) - COMPLIANCE TABLE

	A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² 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 Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (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: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	N/A All windows meet the requirements of the BCA. Proposed room areas comply with the relevant requirements. Refer to the plans for compliance. Refer to the plans for compliance. Refer to the plans for compliance.	N/A Y Y Y Y Y
Environmental Performance	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.	Refer to plans for compliance.	Y
Open Space	All apartments are required to have primary balconies as follows: • Studio - 4m² • 1 Bedroom - 8m² (Minimum depth of 2m) • 2 Bedroom - 10m² (Minimum depth of 2m) • 3 Bedroom - 12m² (Minimum depth of 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 15m² and a minimum depth of 3m.	All 1 bedroom apartments exceed 2m in depth and 8m² All 2 bedroom apartments exceed 2m in depth and 10m² All 3 bedroom apartments exceed 2.4m in and 12m² All apartments on the ground floor are provided with a private open space, more than 15m² in area.	Y Y Y Y

SEPP NO. 65 APARTMENT DESIGN GUIDE (DESIGN CRITERIA) - COMPLIANCE TABLE

Common Circulation Space	The maximum number of apartments off a circulation core on a single level is 8. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	Maximum of 6 dwellings off a single circulation space.	Y
Storage	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: • Studio - 4m³ • 1 Bedroom - 6m³ • 2 Bedroom - 8m³ • 3 Bedroom - 10m³ At least 50% of the required storage is to be located within the apartment	Required storage is provided within the basement and within each dwelling as indicated on the submitted plans.	Y

ANNEXURE B

LEP 2008 Compliance Table



LIVERPOOL LEP 2008 – COMPLIANCE TABLE

LEP Clause	Standard	Requirement	Proposal	Complies?
2.1	Land Use Zone	R4 High Density Residential The objectives of the R4 zone are: • To provide for the housing needs of the community within a high density residential environment. • To provide a variety of housing types within a high density residential environment. • To enable other land uses that provide facilities or services to meet the day to day needs of residents. • To provide for a high concentration of housing with good access to transport, services and facilities. • To minimise the fragmentation of land that would prevent the achievement of high density residential development. Residential flat buildings are permissible with council consent.	The proposal provides additional housing stock in a suitable high density environment. A variety of one, two and three bedroom dwellings are proposed. The site has good access to public transport, services and facilities. The proposal involves consolidation of three lots and does not fragment land.	Y
4.3	Maximum Height	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. The applicable map indicates a maximum height of 35m.	The proposal has a maximum height of 29.5m.	Y

LIVERPOOL LEP 2008 – COMPLIANCE TABLE								
LEP Clause	Standard	Requirement	Proposal	Complies?				
4.4	Floor Space Ratio	(2B) Despite subclause (2), the maximum floor space ratio of a building in the Liverpool city centre that is: (a) on a site area greater than 1,000 square metres, and (b) on land in a zone specified in the Table to this clause, and (c) on land for which the maximum building height shown on the Height of Buildings Map is as specified in Column 1 of the Table under the heading for that zone, is the amount specified opposite that height in: (d) Column 2 of the Table, if the site area for the building is greater than 1,000 square metres but less than 2,500 square metres, or (e) Column 3 of the Table, if the site area for the development is equal to, or greater than 2,500 square metres. <table><tr><th>Height</th><th>FSR</th></tr><tr><td>35m</td><td>3:1</td></tr></table>	Height	FSR	35m	3:1	The maximum proposed FSR is 3:1 (8,053m²).	Y
Height	FSR							
35m	3:1							
5.9	Tree Removal	Any trees to be removed are to be properly identified and assessed.	Trees proposed for removal are indicated on the demolition plan.	Y				
7.4	Building separation in Liverpool city centre	(2) Development consent must not be granted to development for the purposes of a building on land in Liverpool city centre unless the separation distance from neighbouring buildings and between separate towers, or other separate raised parts, of the same building is at least:	Adjacent development to the north and south are below 12m in height. The existing residential flat building to the west (rear) is 18m in height and located approximately 10m from the proposed building on the subject site, complying with the separation requirement.	Y				

LIVERPOOL LEP 2008 – COMPLIANCE TABLE

LEP Clause	Standard	Requirement	Proposal	Complies?
		(a) 9 metres for parts of buildings between 12 metres and 25 metres above ground level (finished) on land in Zone R4 High Density Residential, and (b) 12 metres for parts of buildings between 25 metres and 35 metres above ground level (finished) on land in Zone R4 High Density Residential, and (c) 18 metres for parts of buildings above 35 metres on land in Zone R4 High Density Residential and		
7.5	Design excellence in Liverpool city centre	(2) Development consent must not be granted to development involving the construction of a new building or external alterations to an existing building in the Liverpool city centre unless the consent authority considers that the development exhibits design excellence.	The proposed building employs a high standard of architectural design, materials and detailing appropriate to the building type and location. The form and external appearance of the proposed development will improve the quality and amenity of the public domain. There are no view corridors impacted.	Y
7.14	Minimum building street frontage	Any building of more than 2 storeys on land in Zone R4 High Density Residential is to have at least one street frontage of at least 24m.	The width of the frontage to Goulburn Street is 52.4m.	Y

ANNEXURE D

DCP 2008 Compliance Table



LIVERPOOL DCP 2008 - COMPLIANCE TABLE			
Control	Requirement	Proposal	Compliance
Part 1.1- Controls for all Development			
Section 3 – Landscaping and incorporation of existing trees	Landscape Specification		
	1. Landscape planting should be principally comprised of native species provide an integrated streetscape appearance. Species selected in environmentally sensitive areas should be indigenous to the locality. However, Council will consider the use of deciduous trees in small private open space areas such as courtyards for control of local microclimate and to improve solar access. Environmental and noxious weeds in Liverpool shall not be used in the landscape design	See Landscape Plan for compliance.	Y
	2. The landscaping shall contain an appropriate mix of canopy trees, shrubs and groundcovers. Avoid medium height shrubs (0.6 – 1.8m) especially along paths and close to windows and doors.	See Landscape Plan for compliance.	Y
	3. Landscaping in the vicinity of a driveway entrance must not obstruct visibility for the safe ingress and egress of vehicles and pedestrians.	The proposed landscaping adjacent to the driveway entrance will not obstruct visibility.	Y
	4. Trees, which are planted around high use facilities such as car parking areas, children's, play areas and walkways should have clean trunks to a height of 1.8m.	See Landscape Plan for appropriate species selected.	Y
	5. All topsoil used shall be sourced from a recognized commercial topsoil supplier. Site topsoil will only be considered suitable where the material has a high organic content. The consultant shall inspect and approve all top soiling prior to commencement of planting and application of mulch. An imported light and free draining topsoil mix is to be used in all planters.	Council may wish to impose a suitable consent condition.	Y
Section 6 - Water Cycle Management	Stormwater runoff shall be connected to Council's drainage system by gravity means. Mechanical means (i.e. pump) for disposal of stormwater runoff will not be permitted except for basement car parks. Charged systems will not be permitted.	See Stormwater Drainage Plans for compliance.	Y

LIVERPOOL DCP 2008 - COMPLIANCE TABLE			
Control	Requirement	Proposal	Compliance
	<u>Visual impact</u> All drainage structures and storage areas are to be designed to be visually unobtrusive and sympathetic with the environment. This requirement is necessary to help ensure that future occupants do not adjust or remove facilities for aesthetic reasons without understanding the functional impact of such actions.	All drainage structures are appropriate in location and design. See Stormwater Drainage Plans for details.	Y
	<u>Surface flow Paths</u> 1. Surface flow paths, including the provision of an emergency overflow to cater for blockage of the system or flows in excess of the 100-year ARI storm flow must be provided.	See Stormwater Drainage Plans for details.	Y
	2. The flow route must be capable of carrying the flows generated by a 100-year ARI storm with a freeboard of 300mm to the adjacent habitable floor levels of the development site and adjoining properties.	See Stormwater Drainage Plans for details.	Y
	3. Development must not cause any adverse impact on adjoining or any other properties. This includes maintaining surface flow paths and not increasing water levels in these flow paths. Diverting flows from one catchment to another will not be permitted.	See Stormwater Drainage Plans for details.	Y
	<u>Floor and Ground Levels</u> All habitable floor levels are to be a minimum of 300mm and garage/non habitable floor levels to be a minimum of 150mm above the maximum design storage water surface level and flow path levels.	See Stormwater Drainage Plans for details.	Y
	Environmental Controls	See Stormwater Drainage Plans for details of discharge rates.	Y

LIVERPOOL DCP 2008 - COMPLIANCE TABLE			
Control	Requirement	Proposal	Compliance
	1. The peak runoff for the 1-year ARI post development does not exceed that of an undeveloped catchment. 2. The peak runoff for the 1-year ARI post development is not less than 50% from that of an undeveloped catchment.		
Section 8 - Erosion and Sediment Control	Erosion and Sediment Control Plan is required for development on sites up to 2,500m ²	See Erosion and Sediment Control Plan submitted separately with this application.	Y
11 Salinity Risk	1. Multi Lot Development? yes 2. Identify Salinity Potential- Moderate salinity potential 3. Level 3 salinity - management response is required.	Council may wish to impose suitable consent conditions requiring a design response to salinity issues prior to construction of the proposal.	Y
15 On-site Sewage Disposal	Applications for development of land shall be accompanied by an application under S68 of the Local Government Act 1993 for an On Site Sewer System. Development consent will not be issued until Council can issue this application.	N/A - To be connected to mains.	Y
Part 1.2 Additional General Controls for Development			
Section 2 - Car Parking and Access	1 space per one bedroom or two bedroom apartments 1.5 spaces per three or more bedroom units 1 space per 10 units or part thereof, for visitors 1 space per 40 units for service vehicles (including removalist vans (and car washing bays, up to a maximum of 4 spaces per building)	Pursuant to the ADG provisions, the subject site is within 800m from the Warwick Farm Railway Station. Therefore, the RMS parking rates apply to the development, refer to Annexure A.	N/A
	Driveway Gradient 1. Driveways are to be in accordance with AS 2890.2 - 2002.	See basement plan for compliance with the maximum driveway gradients.	Y
	Design of Driveway Crossings		Y

LIVERPOOL DCP 2008 - COMPLIANCE TABLE			
Control	Requirement	Proposal	Compliance
	1. Design each driveway crossing so that it is relatively level within 6m of the site boundary or any pedestrian way, the recommended maximum gradient is 5%. Minimum Driveway Width 6m.	The proposal maintains a gradient of 5% for 6m from the Goulburn Street boundary of the site. Driveway width 6m to enable two way movement of vehicles.	Y
Section 4 - Water Conservation	New dwellings, including a residential component within a mixed-use building and serviced apartments intended or capable of being strata titled, are to demonstrate compliance with State Environmental Planning Policy – Building Sustainability Index (BASIX).	See the BASIX Certificate submitted separately with the application.	Y
Section 5 - Energy Conservation	Dwellings, including multi-unit development within a mixed use building and serviced apartments intended or capable of being strata titled, are to demonstrate compliance with State Environmental Planning Policy – Building Sustainability Index (BASIX). A complying BASIX report is to be submitted with all development applications containing residential activities.	See the BASIX Certificate submitted separately with the application.	Y
Part 4 Development in Liverpool City Centre			
2.1 Building Form	1. Street building alignment and street setbacks are to comply with Figure 3: 4m to 4.5m landscaped setback to Goulburn Street.	4m – 5m setback to Goulburn Street.	Y
	2. The external facades of buildings are to be aligned with the streets that they front.	The external facade aligns with Goulburn Street.	Y
	4. Balconies may project up to 1.2m into front building setbacks in the High Density Residential zone and up to 600mm in all other zones, provided the cumulative width of all balconies at that particular level	Noted.	-

LIVERPOOL DCP 2008 - COMPLIANCE TABLE			
Control	Requirement	Proposal	Compliance
	totals no more than 50% of the horizontal width of the building façade, measured at that level.		
Street frontage Heights	1. The street frontage height of buildings must comply with the minimum and maximum heights above mean ground level on the street front as shown in Figure 5, which shows the site as having a street frontage height of between 15m to 25m (5-7 storeys)	The proposal has a street frontage height to Goulburn Street of 24m (7 storeys). The uppermost storey is recessed by 6.5m from the remainder of the façade.	Y
	2. Notwithstanding the above, the street front height of any new building is to be consistent with the controls in Section 2.6 Solar Access.	Noted.	Y
Building Depth and Bulk	1. The maximum floor plate sizes and depth of buildings are specified and illustrated in Figure 6 and Table 1 as follows: Maximum GFA per floor – 500m² Maximum building Depth - 18m (excluding balconies) 2. Notwithstanding the above, the component of a building above the maximum specified street frontage is not to have a building length in excess of 45m.	Max. GFA for Level 8 = 755m² Max. depth = 11m Despite the numerical non-compliance with the maximum floor plate control, the proposal complies with the maximum depth, building length, building height and maximum FSR for the site. As such, the bulk and scale of the proposed development is reduced as far as practical. Max length 34m	On merit Y Y
Boundary Setbacks and Building Depth and Bulk	1. The minimum building setbacks from the front, side and rear property boundaries are specified in Table 2 and illustrated generically in Figure 7.	The ADG prevails in this instance, refer to Annexure A.	N/A

LIVERPOOL DCP 2008 - COMPLIANCE TABLE			
Control	Requirement	Proposal	Compliance
2.3 Site cover and deep soil zones	3. The deep soil zone shall comprise no less than 15% of the total site area (or proportionate to the percentage of residential uses in a mixed-use development). It is to be provided preferably in one continuous block but otherwise with no dimension (width or length) less than 6m.	550m ² (20.5%) deep soil area provided and have minimum dimensions of 6m.	Y
	5. Where deep soil zones are provided, they must accommodate existing mature trees as well as allowing for the planting of trees/shrubs that will grow to be mature plants.	All deep soil zones have been designed to accommodate future trees.	Y
2.4 Landscape Design	1. Landscaped areas are to be irrigated with recycled water.	Council may wish to impose a suitable consent condition	Y
	2. Landscape species are to be selected in accordance with Council's schedule of Preferred Landscape Species.	See Landscape Plan for selection of species.	Y
	4. Remnant vegetation must be maintained throughout the site wherever practicable.	All vegetation is to be removed. There is no significant vegetation on the site.	Y
	5. A long-term landscape concept plan must be provided for all landscaped areas, in particular the deep soil landscape zone. The plan must outline how landscaped areas are to be maintained for the life of the development.	Detailed on the landscape plans.	Y
2.5 Planting on structures	This section of the DCP applies to the Commercial Core, Mixed Use and Enterprise Zones.	The subject site is within an R4 High Density Residential zone, the provisions don't apply.	Y
3.2 Active Street Frontage and Address	3. Residential developments are to provide a clear street address and direct pedestrian access off the primary street front, and allow for residents to overlook all surrounding streets.	Direct pedestrian access provided from Goulburn Street. Areas surrounding the site will be in direct view of residents.	Y

LIVERPOOL DCP 2008 - COMPLIANCE TABLE			
Control	Requirement	Proposal	Compliance
	4. Provide multiple entrances for large developments including an entrance on each street frontage.	Pedestrian entrances have been provided on the Goulburn Street frontage.	Y
	5. Provide direct 'front door' access to ground floor residential units.	Direct access is provided from the common corridor to the front door of ground floor units.	Y
	6. Residential buildings are to provide not less than 65% of the lot width as street address	The proposal provides street address to the Goulburn Street frontage.	Y
3.3 Front Fences	1. Front fences include fences to the primary and secondary street frontages, and side boundary fences forward of the building alignment.	Noted.	-
	2. Front fences are to be designed in accordance with Figures 14 and 15, and must not present a solid edge to the public domain greater than 1.3m above the footpath/public domain level.	Front fences do not present a solid edge to the public domain and are open form.	Y
	3. The use of varied materials is preferred. The use of sheet metal is not permitted as a front fence material.	Landscaped and open form fencing proposed to Goulburn Street.	Y
3.4 Safety and Security	1. Address 'Safer-by-Design' principles to the design of public and private domain, and in all developments (including the NSW Police 'Safer by Design' crime prevention through environmental design (CPTED) principles).	The proposal provides suitable levels of passive surveillance to Goulburn Street as well as the open spaces areas at ground level. The common areas of the site have been designed to minimise concealment opportunities and will be sufficiently lit during the evening to ensure pedestrian safety and by minimizing crime risk opportunities.	Y
	2. Ensure that the building design allows for passive surveillance of public and communal spaces, accessways, entries and driveways.	See plans for compliance.	Y

LIVERPOOL DCP 2008 - COMPLIANCE TABLE			
Control	Requirement	Proposal	Compliance
	3. Avoid creating blind corners and dark alcoves that provide concealment opportunities in pathways, stairwells, hallways and car parks.	See plans for compliance - generally open circulation that avoids opportunity for concealment on the site.	Y
	4. Maximise the number of residential 'front door' entries at ground level.	Ground level entries have been provided via the common corridors.	Y
	5. Provide entrances which are in visually prominent positions and which are easily identifiable, with visible numbering.	See plans for compliance.	Y
	6. Clearly define the development boundary to strengthen the transition between public, semi-private and private space. This can be actual or symbolic and can include landscaping, fences, change in paving material, etc.	This is achieved by landscaping and variations in building finishes.	Y
	7. Provide adequate lighting of all pedestrian access ways, parking areas and building entries.	Adequate lighting will be provided.	Y
	8. Provide clear lines of sight and well-lit routes throughout the development.	See plans for compliance.	Y
	9. Where a pedestrian pathway is provided from the street, allow for casual surveillance of the pathway.	Residential units overlook the main paths from Goulburn Street.	Y
3.5 Awnings	8. All residential buildings are to be provided with awnings or other weather protection at their main entrance area.	The main entrances are provided with weather protection.	Y

LIVERPOOL DCP 2008 - COMPLIANCE TABLE			
Control	Requirement	Proposal	Compliance
3.6 Vehicle footpath crossing	1. No additional vehicle entry points will be permitted into the parking or service areas of development along those streets identified in Figure 18 (edged in blue).	Not applicable.	N/A
	3. Where practicable, vehicle access is to be from lanes and minor streets rather than primary street fronts or streets with high pedestrian priority routes identified in Figure 18 (marked yellow).	Not applicable.	N/A
	4. Where practicable, adjoining buildings are to share or amalgamate vehicle access points. Internal on-site signal equipment is to be used to allow shared access. Where appropriate, new buildings should provide vehicle access points so that they are capable of shared access at a later date.	Not applicable.	N/A
Design of Vehicle Access	1. Wherever practicable, vehicle access is to be a single lane crossing with a maximum width of 2.7m over the footpath, and perpendicular to the kerb alignment. In exceptional circumstances, a double lane crossing with a maximum width of 6m may be permitted for safety reasons (refer to Figure 18).	A vehicle crossing of 8.5m in width is the most suitable arrangement given the size of the development.	Y
	2. Vehicle access ramps parallel to the street frontage will not be permitted.	None proposed.	N/A
	3. Ensure vehicle entry points are integrated into building design.	See plans for compliance.	Y
	4. Doors to vehicle access points are to be roller shutters or tilting doors set back from the building facade.	Roller shutter proposed.	Y

LIVERPOOL DCP 2008 - COMPLIANCE TABLE			
Control	Requirement	Proposal	Compliance
	5. Vehicle entries are to have high quality finishes to walls and ceilings as well as high standard detailing. No service ducts or pipes are to be visible from the street.	Finishes of the vehicle entry areas are to match the proposed building.	Y
3.8 Building Exteriors	1. Adjoining buildings (particularly heritage buildings) are to be considered in the design of new buildings in terms of: - appropriate alignment and street frontage heights, - setbacks above street frontage heights, - appropriate materials and finishes selection, - facade proportions including horizontal or vertical emphasis, and - the provision of enclosed corners at street intersections.	Adjoining development to the north and south includes strata titled multi dwelling housing consisting of one and two storey buildings. The proposal complements similar recently constructed residential flat buildings in the Liverpool City Centre.	Y
	2. Balconies and terraces should be provided, particularly where buildings overlook public spaces. Gardens on the top of setback areas of buildings are encouraged.	Balconies are provided to all units and overlook Goulburn Street where possible.	Y
	3. Articulate façades so that they address the street and add visual interest. Buildings are to be articulated to differentiate between the base (street frontage height), middle and top in design.	The building facade addresses Goulburn Street and the unformed laneway through horizontal and vertical elements and a variety of building materials and finishes. The building has a clear ground floor base, middle level units and balconies, and a recessed top floor with large street facing terraces.	Y
	4. Blank walls in general that address street frontages or public open space are discouraged. Where they are unavoidable building elements or landscaping must be used to break up large expanses of walls. In some cases an anti-graffiti coating will need to be applied to the wall to a height of 2 metres.	No blank walls will address the street frontages.	Y

LIVERPOOL DCP 2008 - COMPLIANCE TABLE			
Control	Requirement	Proposal	Compliance
	5. Finishes with high maintenance costs, those susceptible to degradation due to a corrosive environment or finishes that result in unacceptable amenity impacts, such as reflective glass, are to be avoided.	Suitable material details are proposed. See Elevations for compliance.	Y
	6. To assist articulation and visual interest, expanses of any single material is to be avoided.	No single material is used excessively.	Y
	7. Limit sections of opaque or blank walls greater than 4m in length along the ground floor to a maximum of 30% of the building frontage.	See elevations for compliance.	Y
	8. Maximise glazing for retail uses, but break glazing into sections to avoid large expanses of glass	N/A	N/A
	10. A materials sample board and schedule is required to be submitted with applications for development over \$1million or for that part of any development built to the street edge.	Materials schedule has been provided.	Y
	12. Communication towers such as mobile phone towers and the like, but excluding satellite dishes, are not to be located on residential buildings or mixed use buildings with a residential component.	Council may impose a suitable consent condition.	Y
	13. Roof top structures, such as air conditioning, lift motor rooms, and the like are to be incorporated into the architectural design of the building	See elevations for compliance.	Y
4.0 Traffic and Access	1. Main building entry points should be clearly visible from primary street frontages and enhanced as appropriate with awnings, building	See elevations for compliance.	Y

LIVERPOOL DCP 2008 - COMPLIANCE TABLE			
Control	Requirement	Proposal	Compliance
	signage or high quality architectural features that improve clarity of building address and contribute to visitor and occupant amenity.		
	2. The design of facilities (including car parking requirements) for disabled persons must comply with the relevant Australian Standard (AS 1428 Pt 1 and 2, or as amended) and the Disability Discrimination Act 1992 (as amended).	Refer to plans for compliance.	Y
	3. Barrier free access is to be provided to not less than 20% of dwellings in each development and associated common areas.	Refer to Access Report for compliance.	Y
	4. The development must provide at least one main pedestrian entrance with convenient barrier free access in all developments to at least the ground floor.	Refer to plans and Access Report for compliance.	Y
	5. The development must provide accessible internal access, linking to public stress and building entry points.	Refer to Access Report for compliance.	Y
	6. Pedestrian access ways, entry paths and lobbies must use durable materials commensurate with the standard of the adjoining public domain (street) with appropriate slip resistant materials, tactile surfaces and contrasting colours.	Council may impose a suitable consent condition if necessary.	Y
4.2 Vehicular driveways and manoeuvring areas	1. Driveways should be: - provided from lanes and secondary streets rather than the primary street, wherever practical, - located taking into account any services within the road reserve, such as power poles, drainage inlet pits and existing street trees,	The driveway is centrally located in the most suitable location on the site given the location of nearby roads and vehicle access points to surrounding sites.	Y

LIVERPOOL DCP 2008 - COMPLIANCE TABLE			
Control	Requirement	Proposal	Compliance
	- located a minimum of 10m from the perpendicular of any intersection of any two roads, and - Located to minimise noise and amenity impacts on adjacent residential development.		
	2. Vehicle access is to be integrated into the building design so as to be visually recessive.	See plans for compliance.	Y
	3. All vehicles must be able to enter and leave the site in a forward direction without the need to make more than a three point turn.	Refer to plans for compliance.	Y
	4. Design of driveway crossings must be in accordance with Council's standard Vehicle Entrance Designs, with any works within the footpath and road reserve subject to a Section 138 Roads Act approval.	Council may wish to impose a suitable consent condition.	Y
	5. Driveway widths must comply with the relevant Australian Standards.	Refer to plans for compliance.	Y
	6. Car space dimensions must comply with Australian Standard 2890.1.	Refer to plans for compliance.	Y
	7. Driveway grades, vehicular ramp width/ grades and passing bays must be in accordance with the relevant Australian Standard, (AS 2890.1).	Refer to plans for compliance.	Y
	8. Access ways to underground parking should be sited to minimise noise impacts on adjacent habitable rooms, particularly bedrooms	This has been achieved through the placement of bedrooms adjacent to the driveway.	Y
4.3 On-site parking	Car Parking For Residential Development	N/A – ADG prevails, refer to Annexure A.	N/A

LIVERPOOL DCP 2008 - COMPLIANCE TABLE			
Control	Requirement	Proposal	Compliance
	- 1 Space per two studio apartments - 1 space per one bedroom or two bedroom apartments - 1.5 spaces per three or more bedroom units - 1 space per 10 units or part thereof, for visitors - 1 space per 40 units for service vehicle (including removalist vans (and car washing bays, up to a maximum of 4 spaces per building.		
	4. Onsite parking must meet the relevant Australian Standard (AS 2890.1 2004) – Parking Facilities or as amended.	Refer to plans for compliance and submitted Traffic Report.	Y
	7. Required parking for service and delivery vehicles must be provided on site unless Council is satisfied that adequate dedicated on street 'loading zone' space(s) are available in the vicinity.	Provided within the basement.	Y
5.1 Energy Efficiency and Conservation	New dwellings, including dwellings within a mixed use building and serviced apartments intended or capable of being strata titled, are to demonstrate compliance with State Environmental Planning Policy – Building Sustainability Index (BASIX). A complying BASIX report is to be submitted with all development applications containing residential activities.	BASIX Certificate has been provided.	Y
5.2 Water Conservation	1. New dwellings, including a residential component within a mixed use building and serviced apartments intended or capable of being strata titled, are to demonstrate compliance with State Environmental Planning Policy – Building Sustainability Index (BASIX).	BASIX Certificate has been provided.	Y
5.3 Reflectivity	1. New buildings and facades should not result in glare that causes discomfort or threatens safety of pedestrians or drivers.	The proposed selected materials will not result in significant glare.	Y
	2. Visible light reflectivity from building materials used on the facades of new buildings should not exceed 20%.	See material details provided on the submitted elevations for compliance.	Y

LIVERPOOL DCP 2008 - COMPLIANCE TABLE			
Control	Requirement	Proposal	Compliance
	3. Subject to the extent and nature of glazing and reflective materials used, a Reflectivity Report that analyses potential solar glare from the proposed development on pedestrians or motorists may be required.	Not considered to be necessary.	Y
5.6 Waste	Waste Requirements for residential flat development. General Waste - 80 litres/week/dwelling Recycling - 80 litres/week/dwelling Green Waste - A communal waste bin of sufficient capacity to accept waste from landscaped areas.	Sufficient waste facilities have been provided within the basement.	Y
6.1 Housing Choice and Mix	In addition to the provisions for apartment mix as per Part 3 of the Residential Flat Design Code, the following additional controls apply. 1. To achieve a mix of living styles, sizes and layouts within each residential development, comply with the following mix and size: - studio and one bedroom units must not be less than 10% of the total mix of units within each development, - three or more bedroom units must not to be less than 10% of the total mix of units within each development, and	1 bedroom units (14) account for 14% of all dwellings. 3 bedroom units (12) account for 12% of all dwellings.	Y Y
	4. For residential flat buildings and multi-unit housing, 10% of all dwellings (or at least one dwelling – whichever is greater) must be designed to be capable of adaptation for disabled or elderly residents. Dwellings must be designed in accordance with the Australian Adaptable Housing Standard (AS 4299-1995), which includes "preadaptation" design details to ensure visitability is achieved.	11 apartments (10%) are designed as adaptable compliant dwellings.	Y
	6. The development application must be accompanied by certification from an accredited Access Consultant confirming that the adaptable	Refer to Access Report for compliance.	

LIVERPOOL DCP 2008 - COMPLIANCE TABLE			
Control	Requirement	Proposal	Compliance
	dwellings are capable of being modified, when required by the occupant, to comply with the Australian Adaptable Housing Standard (AS 4299-1995).		Y
	7. Car parking and garages allocated to adaptable dwellings must comply with the requirements of the relevant Australian Standard for disabled parking spaces	Refer to submitted plans for compliance.	Y

