



Statement of Environmental Effects

July 2017

484-488 Bringelly Road, Austral

Demolition of Existing Buildings and Associated Structures
and Construction of a Residential Flat Complex Comprising
Four (4) x Four (4) Storey Residential Flat Buildings with a
Total of 253 Units with Basement Parking, Associated
Landscaping and Torrens Title Subdivision

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1. INTRODUCTION

This Statement of Environmental Effects has been prepared in support of an application for the demolition of existing buildings and the construction of a residential flat complex comprising four (4) x four (4) storey residential flat buildings for a total of 253 units with basement parking, associated landscaping and Torrens title subdivision at 484-488 Bringelly Road, Austral.

GAT & Associates has been retained by the client, Direct Solicitors, to prepare the Statement of Environmental Effects to accompany the development application for the consideration of Liverpool City Council.

This proposal follows a pre-DA meeting at Liverpool City Council on 12 April 2017. Refer to Appendix F for the pre-DA minutes.

This Statement of Environmental Effects is based on information and details shown on the plans prepared by Dreamscapes Architects.

In addition to the above plans, the following reports and documents have also been considered and should be read in conjunction with this Statement of Environmental Effects:

- Aboricultural Impact Assessment prepared by Australis Tree Management
- Bushfire Assessment prepared by Peterson Bushfire
- Civil and Stormwater Plans prepared by Martens & Associates Pty Ltd
- Heritage Assessment prepared by NBR Architecture
- Infrastructure Servicing Assessment prepared by Martens & Associates Pty Ltd
- Landscape Plans prepared by Conzept Landscape Architects
- Preliminary Site Investigation prepared by Martens & Associates Pty Ltd
- Survey Plan prepared by SDG Land Development Solutions
- Traffic & Environmental Noise Assessment prepared by Acoustic Noise & Vibration Solutions P/L
- Traffic Impact Assessment prepared by Transport and Traffic Planning Associates
- Waste Management Plan

This Statement of Environmental Effects has been prepared in support of the proposed application. This report is based on the submitted plans, inspections of the site and general knowledge of the site and locality, with the aim of:

- Assessing the proposal against relevant statutory controls.
- Determining whether the proposal is acceptable within the existing and likely future context of the area.
- Considering whether the proposal is acceptable within the broader planning controls.
- Addressing any likely environmental and external impacts (positive and negative).

The proposed development has been assessed in relation to:

- Liverpool Growth Centres Development Control Plan 2014.
- State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development.
- State Environmental Planning Policy (Sydney Region Growth Centres) 2006
- State Environment Planning Policy No.55 – Remediation of Land.
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.
- State Environmental Planning Policy (Infrastructure) 2007.
- Section 79C Considerations under the Environmental Planning & Assessment Act, 1979.

2. SITE CONTEXT

The subject site is commonly known as 484-488 Bringelly Road, Austral, and is legally referred to as Lots 6 and 7 in Deposited Plan 1203674. The site is located on the northern side of Bringelly Road between Eastwood Road to the west and Fourth Avenue to the east.

The site is rectangular in shape with an existing street frontage of 103.4m to Bringelly Road. The rear boundary measures 103.2m. The side boundary to the east measures 167.4m and to the west 169.2m. The site measures 17,413.9m² in area.

In terms of topography, the site falls to the north-east. The peak height is RL 81.11 in the south-west of the site, and falls to RL 76.54 in the north-east, for a total fall of 4.57m.

The proposed development involves the amalgamation of Lots 6 and 7. Existing on Lot 6 is a single storey fibro dwelling and a number of outbuildings, including aviaries, fibro and metal sheds. Existing on Lot 7 is a single storey brick residence with several outbuildings. Refer to Figure 1 – Site Location Map.

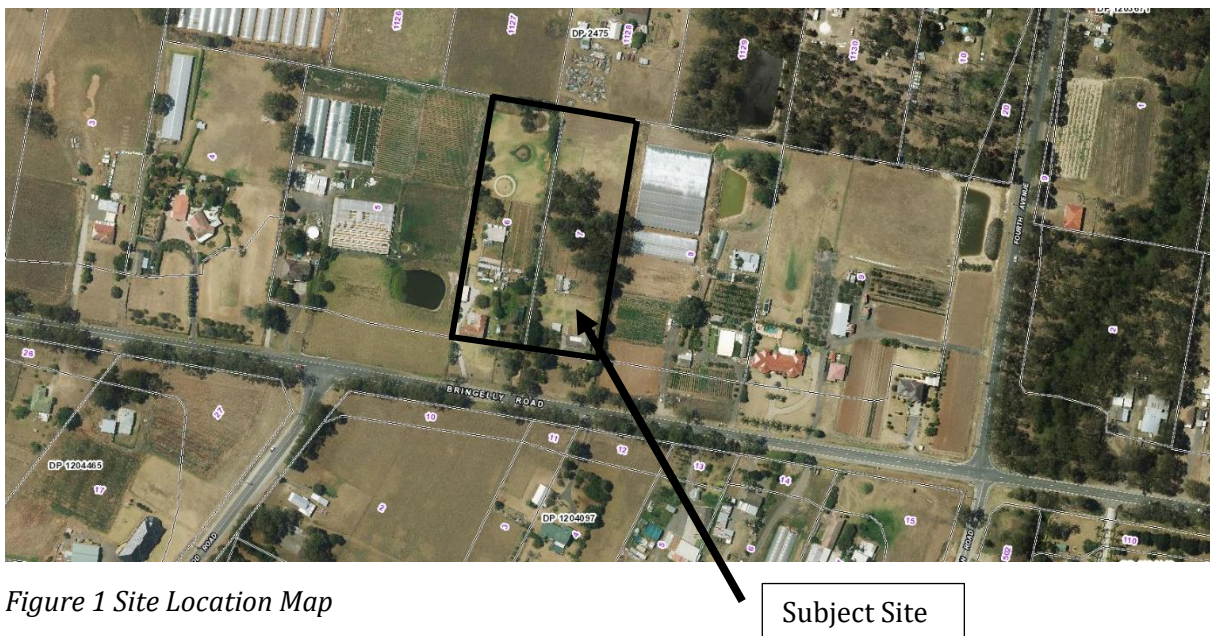


Figure 1 Site Location Map

Subject Site

Development in the area is largely semi-rural residential with some rural industrial use gradually being phased out. The site is situated with the Austral & Leppington North Precinct of the South West Growth Centre, a new land release area for the purposes of meeting Sydney's housing demands for the next two decades. As such, the formerly rural setting will be transformed into new residential suburbs. The subject site is located with an area earmarked for 'Medium Density Residential' on the Indicative Layout Plan prepared the NSW Department of Planning & Infrastructure. Refer to Figure 2 – Precinct Indicative Layout Plan.

As part of the development of the immediate area, and to support the future demand in the greater area as part of the South West Growth Centre, Bringelly Road is currently being upgraded by the Roads & Maritime Services from a two-lane road to a six-lane road. These works have modified the existing interface with Bringelly Road and Lots 6 and 7, where access was previously provided via driveways from Bringelly Road. Future access will be provided via Kelly Street to the west, Fourth Avenue to the east, and a number of new roads to be constructed as development occurs in the area, per the Indicative Layout Plan.

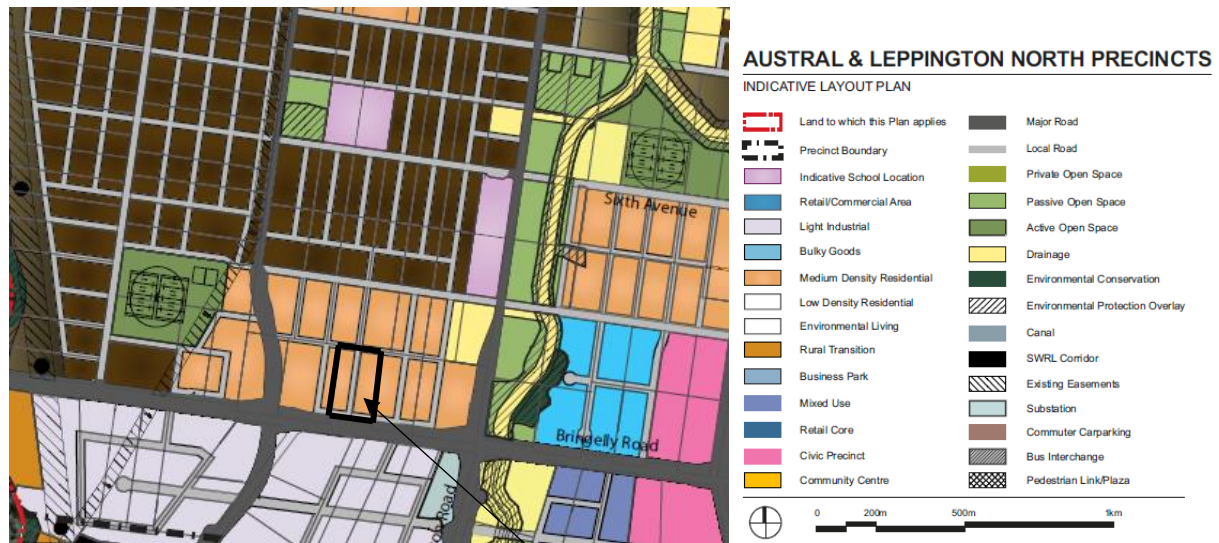


Figure 2 Precinct Indicative Layout Plan

Subject Site

The subject site has not been identified as an item of heritage significance, nor is the site located within a conservation area. It does, however, adjoin heritage item 17 'Bringelly Road – cultural landscape'.

The site has not been identified as flood prone land, nor bushfire prone land.

The site has not been identified on the native vegetation protection maps.

3. PROPOSAL

The proposal before Council seeks the demolition of the existing building and the construction of a residential flat complex comprising four (4) x four (4) storey residential flat buildings for a total of 253 units with basement parking, associated landscaping and Torrens title subdivision at 484-488 Bringelly Road, Austral.

The proposal will include four habitable storeys above one level of basement car parking.

The Indicative Layout Plan, as shown in Figure 2, outlines the patterns of roads that has been master planned for the Austral & Leppington North Precincts. In aligning with the Indicative Layout Plan, the existing frontage to Bringelly Road will be altered, and access will be via the new roads proposed in the development.

As part of the application, the site will be subdivided into two (2) Torrens title lots: Lots 1 and 2.

Due to the size of the proposal, the development is to be staged into two (2) parts. The below is a summary of the staged development:

Stage 1

The subject site will be amalgamated and subdivision of the site into two Torrens title allotments:

- Lot 1 – 5569m²
- Lot 2 – 7261.5m²

Construction of one (1) 8.0 metre half width road, one (1) 16.0 metre local road, and one (1) 13.1m access road.

Construction of two (2) x four (4) storey residential flat buildings on Lot 2, comprising 144 units. Further details are below:

Block A

Block A will consist of a four (4) storey residential flat building containing 72 units with the following dwelling mix:

- 12 x 1 bedroom units
- 59 x 2 bedroom units
- 1 x 3 bedroom units

86 car spaces are provided in the basement level distributed in the following manner:

- 64 residential car spaces, plus 8 accessible spaces
- 14 visitor spaces

Block B

Block B will consist of a four (4) storey residential flat building containing 72 units with the following dwelling mix:

- 12 x 1 bedroom units
- 59 x 2 bedroom units
- 1 x 3 bedroom units

87 car spaces are provided in the basement level distributed in the following manner:

- 64 residential car spaces, plus 8 accessible spaces
- 15 visitor spaces

An on-site detention tank will be located in the basement and relevant pipe works will also occur during this stage.

Stage 2

Construction of two (2) x four (4) storey residential flat buildings on Lot 1, comprising 109 units. Further details are below:

Block C

Block C will consist of a four (4) storey residential flat building containing 54 units with the following dwelling mix:

- 12 x 1 bedroom units
- 38 x 2 bedroom units
- 4 x 3 bedroom units

69 car spaces are provided in the basement level distributed in the following manner:

- 54 residential car spaces, plus 5 accessible spaces
- 11 visitor spaces

Block D

Block D will consist of a four (4) storey residential flat building containing 55 units with the following dwelling mix:

- 11 x 1 bedroom units
- 40 x 2 bedroom units
- 4 x 3 bedroom units

Access to the basement parking level for both lots is via a double width ramp from new roads that will be constructed in Stage 1.

Bin rooms are located in the basement. Waste collection will occur via a lift to the street level. A garbage track will access the bins through a dedicated loading spaces adjacent to the ground level waste room.

Each level across all four residential flat buildings have a maximum of nine units accessible via common lift and stair systems. Two lift cores are provided per building, for a total of eight across both lots. Private open space is provided for each unit in the form of balconies or courtyards, located off living areas. Storage is provided within the units and in the basement.

Several areas of communal open space are provided across the development, including multiple ground floor and rooftop spaces. Lot 1 provides 1085.9m² (19.4% of its site area) and Lot 2 provides 1730m² (23.83%).

The site coverage across the proposed development is 6,441.5m², or 50% of the site.

The site will provide for 3,892m² of landscaped area, or 30.2%.

Lot 1 will provide 619.1m² of deep soil, accounting for 11.11% of the site area, while Lot 2 will provide 776.9m², accounting for 10.7%.

The proposed development also involves the construction of stormwater and drainage measures. Refer to the submitted stormwater plans.

It is submitted that the proposed development is a suitable use of the land and will fit into the context of the site and its surrounds as the South West Growth Centre development progresses.

4. SECTION 79C CONSIDERATIONS

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

(1) Matters for consideration – general

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

The provisions of:

4.1 Relevant State, Regional and Local Environmental Planning Instruments

Refer to appendix A

4.1.1 State Environmental Planning Policy – Building Sustainability Index (BASIX)

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

A BASIX Certificate has been issued for the development and are attached under separate cover to this Statement of Environmental Effects. This shows compliance with the required water, thermal and energy provisions under BASIX.

4.1.2 State Environmental Planning Policy No. 55 – Remediation of Land

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

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

The history of the site is for rural purposes, including residential dwellings and market gardens and potentially some agricultural use. Refer to the Preliminary Site Investigation Report prepared by Martens. The report concludes:

“...the site is considered to generally have a medium risk of contamination. To determine potential risk of harm to human health and environment under proposed development conditions, assessment of the identified AEC should be undertaken prior to any future development.”

Further assessment will be undertaken as recommended in the Preliminary Site Investigation. This can be conditioned by Council.

4.1.3 State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development

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

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

The SEPP 65 underwent a comprehensive review and the changes were notified on the NSW legislation website on 19 June 2014 and will commence on 17 July 2014. For development applications lodged after 19 June 2014 and determined after 17 July 2014, the Apartment Design Guide, along with the changes to SEPP 65 will apply.

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

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

- Principle 1 Context and Neighbourhood Character
- Principle 2 Built Form and Scale
- Principle 3 Density
- Principle 4 Sustainability
- Principle 5 Landscape
- Principle 6 Amenity
- Principle 7 Safety
- Principle 8 Housing Diversity and Social Interaction
- Principle 9 Aesthetics

The aims and objectives of this policy are:

- (1) *"This policy aims to improve the design quality of residential apartment development in New South Wales.*
- (2) *This policy recognises that the design quality of residential apartment development is of significance for environmental planning for the state due to the economic, environmental, cultural and social benefits of high quality design.*
- (3) *Improving the design quality of residential apartment buildings aims:*
 - (a) *to ensure that they contribute to the sustainable development of New South Wales;*
 - (i) *by providing sustainable housing in social and environmental terms; and*
 - (ii) *by being a long term asset to their neighbourhood; and*

- (iii) *by achieving the urban planning policies for their regional and local contexts; and*
- (b) *to achieve better built form and aesthetics of buildings and the streetscapes and the public places they define; and*
- (c) *to better satisfy the increasing demand, the changing social and demographic profile of the community, and the needs of the widest range of people from childhood to old age, including those with disabilities; and*
- (d) *to maximise amenity, safety and security for the benefit of their occupants and the wider community; and*
- (e) *to minimise the consumption of energy from non-renewable resources, to conserve the environment and to reduce greenhouse gas emissions, and*
- (f) *to contribute to the provision of a variety of dwelling types to meet population growth, and*
- (g) *to support housing affordability, and*
- (h) *to facilitate the timely and efficient assessment of applications for development to which this Policy applies.*
- (4) *This Policy aims to provide:*
 - (a) *consistency of policy and mechanisms across the State; and*
 - (b) *a framework for local and regional planning to achieve identified outcomes for specific places."*

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

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

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

These nine design quality principles do not generate design solutions, but provide a guide to achieving good design and the means of evaluating the merit of proposed solutions. These principles are addressed under Appendix A of this report.

4.1.3.(a) Residential Apartment Design Guidelines

Further to the above design quality principles, Clause 30(2) of SEPP No. 65 also requires residential apartment development to be designed in accordance with the Department of Planning's publication entitled *Apartment Design Guide* (ADG). Compliance with ADG is assessed under a table within Appendix B of this report.

Refer to Appendix B for an assessment of the planning guidelines of Apartment Design Guide.

Communal Open Space

The proposed development provides 2816.8m² of communal open space, with 1085.9m² for Lot 1 (19.4% of the site area) and 1730.9m² for Lot 2 (23.83%). Though the ADG requires 25%, the

Liverpool Growth Centre Precincts Development Control Plan requires only 15% of the site area to be communal open space. The DCP also states their controls take precedence over the ADG where there is any inconsistency. Therefore, the proposal is compliant.

Communal Open Space - Solar

The ground floor communal open space will be somewhat overshadowed by the building, in part due to the north-south orientation of the site. Block A's communal open space will receive between 1.5 and 2 hours.

The upper level private open spaces are compliant in terms of receiving 2 hours of solar access.

Apartment Size and Layout

The proposed maximum room depth exceeds the 8m in the ADG for some open plan living, kitchen and dining rooms. The units which have rooms exceeding 8m (to a maximum of 8.3m) are oriented to the north or north-east, which receive significant solar access. This only occurs for less than 3% of the units in the development.

The purpose of the control is to ensure daylight and sunlight are received to habitable rooms. Due to their orientation, it is argued that these rooms will receive sufficient daylight and solar access.

4.1.4 Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment

It is considered that the proposal satisfies the provisions of the Greater Metropolitan Regional Environmental Plan No.2. Subject to appropriate sedimentation and erosion controls during construction, the development will have minimal impact on the Georges River Catchment. As such, the development is unlikely to have any adverse impacts on stormwater runoff and water quality.

4.1.5 State Environmental Planning Policy (Infrastructure) 2007

The State Environmental Planning Policy (Infrastructure) 2007 (known as the Infrastructure SEPP) assists in providing this new infrastructure by introducing updated planning provisions to improve efficiency and service delivery.

The Infrastructure SEPP assists local government, the NSW Government and the communities they support, by simplifying the process for providing essential infrastructure in areas such as education, hospitals, roads and railways, emergency services, water supply and electricity delivery.

The Infrastructure SEPP has specific planning provisions and development controls for 25 types of infrastructure works or facilities including housing.

The Infrastructure SEPP introduces noise standards for new residential developments along rail corridors and freeways, tollways, transitways and any other roads with an annual average daily traffic volume of more than 40,000 vehicles. In this regard, Hume Highway carries in excess of 40,000 vehicles a day and is subject to the Infrastructure SEPP

Before approving a residential development in these corridors, the consent authority must be satisfied that measures have been taken to ensure the design of vehicular access to the land, emission of smoke or dust from the development and that the development is appropriately located and designed to ameliorate potential traffic noise and vehicle emissions from the site. Measures such as sound attenuation in windows and doors or appropriate building design and layout could be used to meet these requirements. The consent authority must also take into

- To provide for the housing needs of the community within a medium density residential environment.
- To provide for a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To support the well-being of the community by enabling educational, recreational, community, religious and other activities where compatible with the amenity of a medium density residential environment.

The proposed development is providing additional residential accommodation, for a total of 253 units, in the Austral & Leppington North Precinct of the South West Growth Centre, aiding in supplying housing in a medium density context.

The flat buildings will provide a variety of unit types and sizes, with 1, 2 and 3 bedroom units available.

The proposal is only for residential use.

The proposed development meets the objectives of the zone.

4.1.6.(b) Height of Buildings

The maximum height of buildings for the site subject is 12m. Refer to Figure 4 – Height of Buildings Map.

The proposed maximum height is 13.1m, including lift overruns.

Refer to Appendix E for a Clause 4.6 Variation for Height of Buildings.

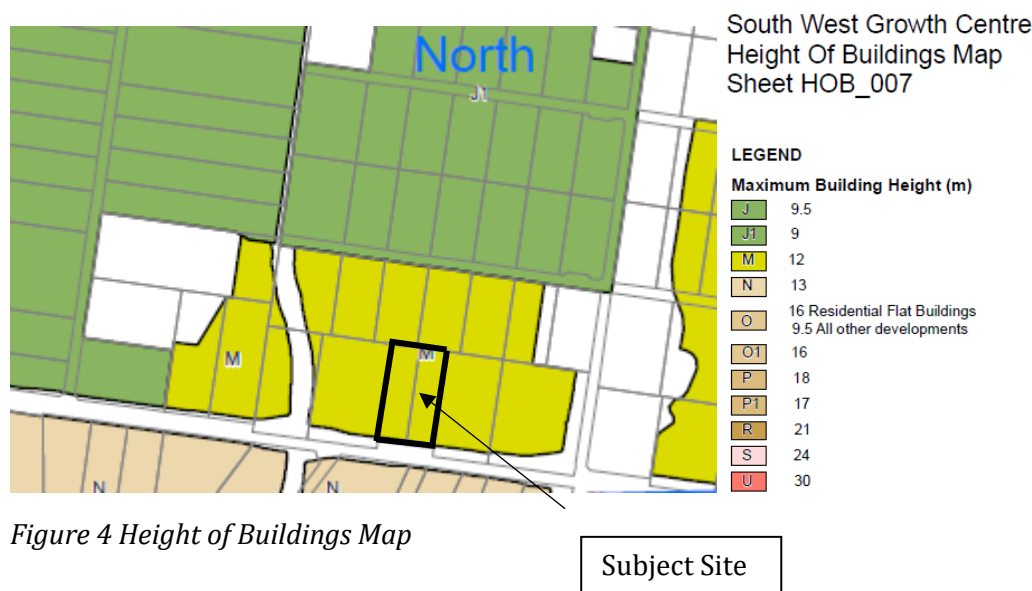
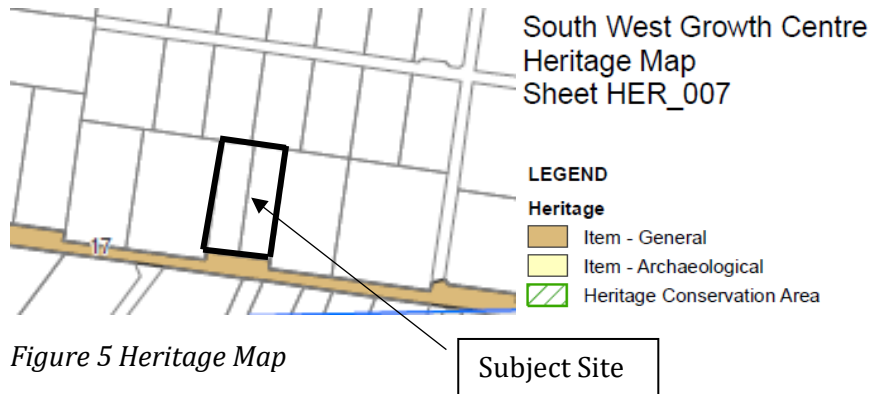


Figure 4 Height of Buildings Map

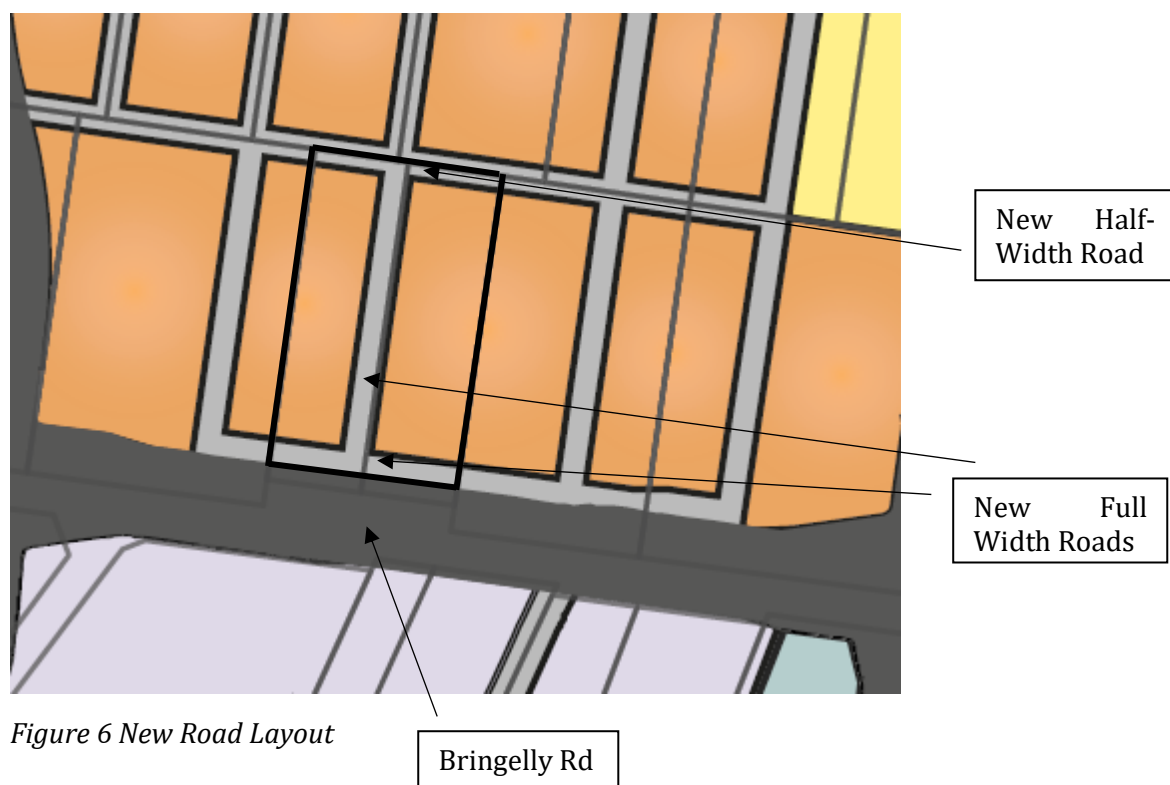
4.1.6.(c) Heritage Conservation

The subject site adjoins heritage item 17 'Bringelly Road – cultural landscape' as described in Schedule 5 of State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Appendix 8 'Liverpool Growth Centres Precinct Plan' section. The heritage item is considered to be of 'local' significance. Refer to Figure 5 – Heritage Map.



Bringelly Road is currently undergoing significant works to widen the road from a two-lane carriageway to six lanes to support the future demand in the area. The proposed development involves creating a 13.1m road reserve that separates the built form of the residential flat buildings and Bringelly Road. Refer to Figure 6 - New Road Layout. No direct access will be available to Bringelly Road. Consequently, no works as part of the construction of the proposed development will impact the Bringelly Road heritage item.



4.2 Draft Relevant State, Regional and Local Environmental Planning Instruments

There are no draft plans to be considered.

4.3 Development Control Plans

4.3.1 Liverpool Growth Centre Precincts Development Control Plan

Refer to Appendix D for an assessment of the proposal against Council's DCP controls.

4.3.1.(a) **Crime Prevention through Environmental Design**

The proposed development is for a residential flat building. Each unit is provided with private open space, in the form of a courtyard or balcony, and with glazing oriented either to the streets surrounding the site or to the adjacent properties. Glazing is also provided to each habitable room, which also overlooks either the streets surrounding the site or to the adjacent properties. Casual surveillance opportunities have been considered in the design of the dwelling, and are plentiful.

No roller shutters are proposed for windows or doors facing the street.

Blank walls have been minimised, with glazing, balconies and articulation designed to all frontages.

Common areas will be well lit at all times to ensure safety of residents and visitors. Blind corners have been minimised within the development.

4.3.1.(b) **Residential Density**

The typical characteristics of the 25-30 dw/Ha residential density band are as follows:

- Generally located within the walking catchment of centres, corridors and / or rail based public transport.
- Consists of predominantly small lot housing forms with some multi-dwelling housing, manor homes and residential flat buildings located close to the local centre and public transport.
- Generally single and double storey dwellings with some 3 storey buildings.
- Incorporates some laneways and shared driveways.
- Be designed to provide for activation of the public domain, including streets and public open space through the orientation and design of buildings and communal spaces.
- Mainly urban streetscapes, some suburban streetscapes. (See Figure 3-2).

The proposed residential flat building development is located adjacent to Bringelly Road, a major east-west through road between the Bringelly/Austral area and Liverpool. Bringelly Road is currently undergoing significant widening from a two to a six lane roadway to meet future demand. As this road will be a vital traffic corridor, public transportation will be available in the future along Bringelly Road and therefore be in close proximity to the subject site. Additionally, the site is approximately 1.4km from Leppington Railway Station to the south-east which is suited to support the public transport needs of future residents of the area.

The site will contain communal space in various locations to provide ample activation of space for residents and for those who visit and pass through.

Per the size of the development, an urban streetscape is proposed. The buildings are well articulated with high quality and varied finishes to create a positive impact upon the future streetscape and surrounds.

The proposed development is suitable for the residential density band.

4.3.1.(c) Temporary Vehicle Access

The subject site is surrounded entirely by new roads that will be constructed as part of the proposed development. As Bringelly Road is no longer accessible as part of the widening project by Roads & Maritime Services, access to the site will be via the new roads being developed on at 230-260 Fifth Avenue, Austral. This access arrangement aligns with the Indicative Layout Plan as shown in Figure 2.

4.4 Regulations

There are no prescribed matters which hinder the development.

4.5 Likely Impacts

This clause examines the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

4.5.1 Impact on the Natural Environment

The development will not have an adverse impact on the natural environment. Non-significant vegetation will be removed as part of the proposed development. However, a significant amount of landscaping will be provided on site. The development will serve to replace and improve upon the existing vegetation for the benefit of future residents and visitors to the site.

4.5.2 Impact on the Built Environment:

The built form is considered to be in keeping with scale and desired future character prescribed for this area.

4.5.3 Social and Economic Impacts on the Locality

The proposed development provides for residential use in a future residential area. The site is proposed with significant landscaping and communal open space, to provide high amenity. The development will be of a high design standard, and ensuring a high standard of living and positive social outcomes.

No negative economic impacts are expected.

4.6 Suitability of the Site

The land is appropriately zoned to permit the development and the development meets the objectives of the R3 Medium Density zone and the State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

4.7 Submissions made in accordance with this Act or the regulations

Not relevant.

4.8 The Public Interest

The public interest would be served by approval of this development, as it will provide for the efficient use of the land and provision of residential accommodation where it has been master planned as part of the South West Growth Centre. The development consists of well-designed residential flat buildings which has been sympathetically formed to ensure privacy and separation is provided between the development and future adjoining properties.

It is considered that the development is conducive to Council's policies and does not result in any unreasonable impacts. Under the circumstances of the case, it is considered that the development is acceptable and should be supported.

5. CONCLUSION

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

The proposed development will provide for high quality, well designed residential units that are of appropriate size and scale for development within the South West Growth Centre.

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

The beneficial effects of the proposal include:

- The proposed units are well-designed to provide excellent internal amenity and outlooks, whilst maintaining privacy between neighbours.
- The residential components will contribute to the supply of housing within the Austral & Leppington North Precinct and South West Growth Centre.
- The building has been well designed to ensure articulation and visual interest.
- The proposal is compatible with Council's planning objectives and controls for the site and the locality.

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

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

Appendix A 9 Principles of State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development

The following comments are provided to address the 9 Design Principles:

Principle 1 Context and Neighbourhood Character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

Comment:

The subject site is located within the R3 Medium Density zone and the proposed medium density residential flat building is therefore considered to reflect the desired future character of the area.

The proposal is for residential flat buildings that respond to the future character of the immediate area and will remain sympathetic to the bulk and scale of buildings that will be emerge adjacent to the site in the future. Where possible, the proposal has made considerable effort to achieve the objectives and controls of State Environmental Planning Policy No.65 where detailed within this Statement of Environmental Effects.

Principle 2 Built Form and Scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

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

Comment:

The scale of existing development in the area is generally large lot rural residential. The subject site is zoned R3 Medium Density Residential and is currently, and will be in the near future, subject to significant redevelopment for development of 12m height and a dwellings density exceeding 25 dwellings per hectare.

The proposal endeavours to represent a scale appropriate to the existing desired future character of the area as identified by the Growth Centre SEPP and DCP.

The scale of the proposal has also been carefully designed to provide a balance between the amenity for the future occupants and that of future properties adjoining the site.

Principle 3 Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

Comment:

The development provides for new residential accommodation in a location where there is a demand for such accommodation.

The proposed 253 units on the site is considered suitable, given the development is built in alignment with the controls of the site. The site will be well located to public transport, shops, services and amenities as development in the area continues, and is consistent with the Apartment Design Guidelines and Council's planning instruments.

Principle 4 Sustainability

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

Comment:

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

The proposed development makes efficient use of natural resources. As detailed, the units have been designed to use natural cross ventilation and natural light. These passive design principles reduce energy consumption.

Energy efficiency parameters prescribed by the BASIX Certificate will ensure that the development meet the required targets.

Principle 5 Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social

interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

Comment:

The proposal and site appearance will be improved by the careful use of landscaping within and around the site. Deep soil areas have been incorporated throughout the site, allowing for plantings along the boundaries and providing for visual benefit to the street frontages.

Refer to the landscape plans prepared by Conzept Landscape Architects.

Principle 6 Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident wellbeing.

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

Comment:

Careful consideration has been given to the orientation and positioning of the development and the design and layout of units to ensure a high level of visual and acoustic privacy is maintained between neighbouring properties. This has been further demonstrated in the architectural plans prepared by Benson McCormack Architecture.

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

Careful planning of the proposed built form provides 60% of apartments to achieve cross ventilation due to their aspect, design and internal layout planning.

The development has been formed to achieve solar access to 71.9% of its units (182 of 253 units). Living areas and balconies have been designed to address north and west as much as possible with external shading devices to prevent excessive heat load on apartments during the summer period.

All apartments have private balconies adjacent to living areas with a minimum depth of two metres, consistent with this policy.

All dwellings achieve 2700mm ceiling heights to all habitable rooms. Generous amount of private storage is provided for each dwelling.

Other amenity issues include providing accessibility throughout the entire building in accordance with AS4299, with all floors being accessible and three adaptable/liveable units provided.

Principle 7 Safety

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

Comment:

The proposed development has had regard to the principles of 'Safer by Design'. Aspects such as natural surveillance and controlled access have all been taken into consideration.

The proposed development has made provisions for natural surveillance with all dwellings designed to have its primary outlook to the either Victoria Road or Old South Head Road. The pedestrian and vehicular access areas will be appropriately lit to ensure safety and visibility after dark.

The separate entrances for vehicles and pedestrians will be clearly visible from both streets. Access to the building and common areas will be through a controlled security system. An intercom system will be provided for visitor access.

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

Principle 8 Housing Diversity and Social Interaction

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.

Comment:

The proposed development provides for new residential supply within a priority growth centre, which is currently undergoing significant development. The area has been earmarked for an increase in density, which is encouraged by controls applicable to the site, and the future desired character for the precinct.

The development provides for a range of apartment sizes and layouts to cater to different housing needs and lifestyles of the community. Accessible apartments and on-site parking spaces are also included.

Principle 9 Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

Comment:

It is considered that the proposed development incorporates the composition of building elements, textures, materials and finishes which all contribute to an overall high quality and aesthetically appealing development. The prominent corner location of the site, and bulk and scale of surrounding developments have been considered in the design of the development. The internal functions and structure have been clearly expressed through the articulation and massing of the facades.

Design Verification Statement:

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

Appendix B Apartment Design Guide

STANDARD	OBJECTIVE	COMPLIANCE
Site Analysis	3A-1 - Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.	Complies
Orientation	3B-1 - Building types and layouts respond to the streetscape and site while optimising solar access within the development.	Complies
	3B-2 - Overshadowing of neighbouring properties is minimised during mid-winter.	Complies, refer to shadow diagrams
Public Domain Interface	3C-1 – Transition between private and public domain is achieved without compromising safety and security.	Complies
	3C-2 – Amenity of the public domain is retained and enhanced.	Complies
Communal And Public Open Space	3D-1 – 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 (see figure 3D.3) 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 3pm on 21 June (mid winter).	Complies with DCP Refer to Part 4.1.4 of this SEE
	3D-2 – Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.	Refer to Part 4.1.4 of this SEE.
	3D-3 – Communal open space is designed to maximise safety.	Complies
	3D-4 – Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.	N/A
Deep Soil Zones	3E-1 - 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:	Complies. Lot 1: 11.1% Lot 2: 10.7%

STANDARD	OBJECTIVE	COMPLIANCE												
	<table><tr><th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr><tr><td>less than 650m²</td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650m² - 1,500m²</td><td>3m</td></tr><tr><td>greater than 1,500m²</td><td>6m</td></tr><tr><td>greater than 1,500m² with significant existing tree cover</td><td>6m</td></tr></table>	Site area	Minimum dimensions	Deep soil zone (% of site area)	less than 650m²	-	7%	650m² - 1,500m²	3m	greater than 1,500m²	6m	greater than 1,500m² with significant existing tree cover	6m	
Site area	Minimum dimensions	Deep soil zone (% of site area)												
less than 650m²	-	7%												
650m² - 1,500m²	3m													
greater than 1,500m²	6m													
greater than 1,500m² with significant existing tree cover	6m													
Visual Privacy	<p>3F-1 - Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy</p> <p><i>Design criteria:</i> <i>Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances between building to the side and rear boundaries are as follows:</i></p> <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> <p><i>Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2)</i></p> <p><i>Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.</i></p>	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	<p>Complies.</p> <p>Separation exceeding 12m is provided between buildings within the development at all levels</p>
	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												
	<p>3F-2 - Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.</p>	<p>Complies</p>												
Pedestrian Access And Entries	<p>3G-1 - Building entries and pedestrian access connects to and addresses the public domain.</p>	<p>Complies</p>												
	<p>3G-2 - Access, entries and pathways are accessible and easy to identify.</p>	<p>Complies</p>												

STANDARD	OBJECTIVE	COMPLIANCE
	3G-3 - Large sites provide pedestrian links for access to streets and connection to destinations	N/A
Vehicle Access	3H-1 - Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	Complies
Bicycle And Car Parking	3J-1 - Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas <i>Design criteria: 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, b# 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 car parking needs for a development must be provided off street.</i>	Complies. Refer to the Traffic Impact Assessment prepared by Transport and Traffic Planning Associates.
	3J-2 – Parking and facilities are provided for other modes of transport	Complies, bicycle parking provided
	3J-3 – Car park design and access is safe and secure.	Complies
	3J-4 – Visual and environmental impacts of underground car parking are minimised.	Complies
	3J-5 – Visual and environmental impacts of on-grade car parking are minimised.	N/A
	3J-6 – Visual and environmental impacts of above ground enclosed car parking are minimised	N/A
Solar And Daylight Access	4A-1 - To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space. <i>Design criteria: 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</i>	Complies, 71.9%

STANDARD	OBJECTIVE	COMPLIANCE											
Natural Ventilation	<i>In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter</i> <i>A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter</i>	Complies, 7%											
	4A-2 – Daylight access is maximised where sunlight is limited.	Complies											
	4A-3 – Design incorporates shading and glare control, particularly for warmer months.	Complies											
	4B-1 – All habitable rooms are naturally ventilated.	Complies											
	4B-2 – The layout and design of single aspect apartments maximises natural ventilation.	Complies											
Natural Ventilation	4B-3 - The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents <i>Design criteria:</i> <i>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</i> <i>Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.</i>	Complies 60%											
	4C-1 - Ceiling height achieves sufficient natural ventilation and daylight access <i>Design criteria:</i> <i>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</i> <table><tr><th colspan="2">Minimum ceiling height for apartment and mixed use buildings</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><tr><td>If located in mixed used areas</td><td>3.3m for ground and first floor to promote future flexibility of use</td></tr></table>	Minimum ceiling height for apartment and mixed use buildings		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	If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use
Minimum ceiling height for apartment and mixed use buildings													
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												
If located in mixed used areas	3.3m for ground and first floor to promote future flexibility of use												
Ceiling Heights													

STANDARD	OBJECTIVE	COMPLIANCE										
	<i>These minimums do not preclude higher ceilings if desired.</i>											
	4C-2 - Ceiling height increases the sense of space in apartments and provides for well proportioned rooms.	Complies										
	4C-3 - Ceiling heights contribute to the flexibility of building use over the life of the building.	N/A										
Apartment Size And Layout	4D-1 - The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity. <i>Design criteria:</i> <i>Apartments are required to have the following minimum internal areas:</i> <table><tr><th>Apartment type</th><th>Minimum internal area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table> <i>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.</i> <i>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.</i> <i>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>	Apartment type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	Complies
	Apartment type	Minimum internal area										
	Studio	35m ²										
1 bedroom	50m ²											
2 bedroom	70m ²											
3 bedroom	90m ²											
4D-2 – Environmental performance of the apartment is maximised. <i>Design criteria:</i> <i>Habitable room depths are limited to a maximum of 2.5 x the ceiling height</i> <i>In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.</i>	Variation is sought Refer to Part 4.1.4 of this SEE											
4D-3 – Apartment layouts are designed to accommodate a variety of household activities and needs <i>Design criteria:</i> <i>Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)</i> <i>Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</i> Living rooms or combined living/dining rooms have a minimum width of: <i>3.6m for studio and 1 bedroom apartments</i>	Complies											

STANDARD	OBJECTIVE	COMPLIANCE															
	<i>4m for 2 and 3 bedroom apartments</i> <i>The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.</i>																
Private Open Space And Balconies	4E-1 – Apartments provide appropriately sized private open space and balconies to enhance residential amenity. <i>Design criteria:</i> <i>All apartments are required to have primary balconies as follows:</i> <table><tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr><tr><td>Studio apartments</td><td>4m²</td><td>-</td></tr><tr><td>1 bedroom apartments</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom apartments</td><td>10m²</td><td>2m</td></tr><tr><td>3+ bedroom apartments</td><td>12m²</td><td>2.4m</td></tr></table> <i>The minimum balcony depth to be counted as contributing to the balcony area is 1m.</i> <i>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.</i>	Dwelling type	Minimum area	Minimum depth	Studio apartments	4m²	-	1 bedroom apartments	8m²	2m	2 bedroom apartments	10m²	2m	3+ bedroom apartments	12m²	2.4m	Complies. Minimum size and dimensions have been met
	Dwelling type	Minimum area	Minimum depth														
	Studio apartments	4m²	-														
	1 bedroom apartments	8m²	2m														
	2 bedroom apartments	10m²	2m														
3+ bedroom apartments	12m²	2.4m															
4E-2 - Primary private open space and balconies are appropriately located to enhance liveability for residents.	Complies																
4E-3 - Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.	Complies																
4E-4 - Private open space and balcony design maximises safety	Complies																
Common Circulation And Spaces	4F-1 - Common circulation spaces achieve good amenity and properly service the number of apartments <i>Design criteria:</i> 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.	Complies Nine units is provided per circulation core															
	4F-2 - Common circulation spaces promote safety and provide for social interaction between residents	Complies															
Storage	4G-1 - Adequate, well designed storage is provided in each apartment <i>Design criteria:</i>	Variation is sought.															

STANDARD	OBJECTIVE	COMPLIANCE										
	<i>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</i> <table><tr><th>Dwelling type</th><th>Storage size volume</th></tr><tr><td>Studio apartments</td><td>4m³</td></tr><tr><td>1 bedroom apartments</td><td>6m³</td></tr><tr><td>2 bedroom apartments</td><td>8m³</td></tr><tr><td>3+ bedroom apartments</td><td>10m³</td></tr></table> <p>At least 50% of the required storage is to be located within the apartment.</p>	Dwelling type	Storage size volume	Studio apartments	4m³	1 bedroom apartments	6m³	2 bedroom apartments	8m³	3+ bedroom apartments	10m³	Less than 3% of units are not provided with sufficient storage, between the units and basement levels.
	Dwelling type	Storage size volume										
	Studio apartments	4m³										
	1 bedroom apartments	6m³										
2 bedroom apartments	8m³											
3+ bedroom apartments	10m³											
4G-2 - Additional storage is conveniently located, accessible and nominated for individual apartments.	Complies											
Acoustic Privacy	4H-1 - Noise transfer is minimised through the siting of buildings and building layout	Complies, refer to Traffic and Environmental Noise Assessment										
	4H-2 - Noise impacts are mitigated within apartments through layout and acoustic treatments.	Complies, refer to Traffic and Environmental Noise Assessment										
Noise And Pollution	4J-1 - In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.	N/A										
	4J-2 - Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	N/A										
Apartment Mix	4K-1 - A range of apartment types and sizes is provided to cater for different household types now and into the future.	Complies, a mix of one, two and three bedrooms are provided										
	4K-2 - The apartment mix is distributed to suitable locations within the building.	Complies										
Ground Floor Apartments	4L-1 - Street frontage activity is maximised where ground floor apartments are located	Complies, ground floor apartments have courtyards that have direct access										

STANDARD	OBJECTIVE	COMPLIANCE
	4L-2 - Design of ground floor apartments deliver amenity and safety for residents	Complies, landscaping and secure fencing will ensure safety while allowing casual surveillance
Facades	4M-1 - Building facades provide visual interest along the street while respecting the character of the local area.	Complies
	4M-2 - Building functions are expressed by the façade.	Complies
Roof Design	4N-1 – Roof treatments are integrated into the building design and positively respond to the street.	Complies
	4N-2 - Opportunities to use roof space for residential accommodation and open space are maximised	Complies
	4N-3 – Roof design incorporates sustainability features.	Complies
Landscape Design	4O-1 – Landscape design is viable and sustainable	Complies, refer to the landscape plan prepared by Conzept Landscape Architects
	4O-2 – Landscape design contributes to the streetscape and amenity.	As above
Planting On Structures	4P-1 – Appropriate soil profiles are provided.	As above
	4P-2 – Plant growth is optimised with appropriate selection and maintenance.	As above
	4P-3 - Planting on structures contributes to the quality and amenity of communal and public open spaces	As above
Universal Design	4Q-1 - Universal design features are included in apartment design to promote flexible housing for all community members.	Complies, adaptable units are provided in each building
	4Q-2 - A variety of apartments with adaptable designs are provided.	Complies
	4Q-3 - Apartment layouts are flexible and accommodate a range of lifestyle needs.	Complies

STANDARD	OBJECTIVE	COMPLIANCE
Adaptive Reuse	4R-1 - New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.	N/A
	4R-2 - Adapted buildings provide residential amenity while not precluding future adaptive reuse.	N/A
Mixed Use	4S-1 - Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement.	N/A
	4S-2 - Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents.	N/A
Awnings And Signage	4T-1 - Awnings are well located and complement and integrate with the building design.	N/A
	4T-2 - Signage responds to the context and desired streetscape character.	N/A
Energy Efficiency	4U-1 - Development incorporates passive environmental design.	Complies, refer to BASIX Certificate
	4U-2 - Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	As above
	4U-3 - Adequate natural ventilation minimises the need for mechanical ventilation.	As above
Water Management And Conservation	4V-1 - Potable water use is minimised.	As above
	4V-2 - Urban stormwater is treated on site before being discharged to receiving waters.	Complies
	4V-3 - Flood management systems are integrated into site design.	Complies
Waste Management	4W-1 - Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	Complies, multiple waste rooms are located in the basement levels
	4W-2 - Domestic waste is minimised by providing safe and convenient source separation and recycling.	Complies, temporary storage areas are provided within units
Building Maintenance	4X-1 - Building design detail provides protection from weathering.	Complies
	4X-2 - Systems and access enable ease of maintenance.	Complies
	4X-3 - Material selection reduces ongoing maintenance costs.	Complies

Appendix C State Environmental Planning Policy (Sydney Region Growth Centres) 2006: Appendix 8 Liverpool Growth Centres Precinct Plan

CLAUSE	DEVELOPMENT STANDARD/CONTROL	COMPLIANCE
Clause 2.7 Demolition	<ul style="list-style-type: none"> The demolition of a building or work may be carried out only with consent 	Complies. Consent is sought as part of this proposal.
Zoning	<ul style="list-style-type: none"> Zone R3 Medium Density Residential 	Complies. Refer to Part 4.1.6(a) of this SEE.
Clause 4.1 Minimum Subdivision Lot Size	<ul style="list-style-type: none"> No minimum lot size applies to the site 	N/A
Clause 4.1AB Minimum Lot Sizes for Residential Development in Zone R2 Low Density Residential and Zone R3 Medium Density Residential	<ul style="list-style-type: none"> The minimum for a residential flat building is 2,000m² if the dwelling density (per hectare) shown on the Residential Density Map in relation to the land is 25 	Complies. Site is identified in dwelling density band 25 on the Residential Density Map. The site is 17,395m ² in area and is being subdivided into a 5,569m ² and 7,261.5m ² lots. Both meet the 2000m ² requirement for residential flat buildings.
Clause 4.3 Height of Buildings	<ul style="list-style-type: none"> 12m 	Variation is sought. Refer to Part 4.1.6(b) of this SEE.
Clause 4.4 Floor Space Ratio	<ul style="list-style-type: none"> No floor space ratio control applies to the site 	N/A.

Clause 4.6 Exceptions to Development Standards	<ul style="list-style-type: none"> Development consent must not be granted for development that contravenes a development standard unless the consent authority is satisfied 	Refer to Part 4.1.6(b) and Appendix E for Clause 4.6 Variation to Height of Buildings
Clause 5.9 Preservation of Trees and Vegetation	<ul style="list-style-type: none"> A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation 	Complies. Refer to Arboricultural Impact Assessment
Clause 5.10 Heritage Conservation	<ul style="list-style-type: none"> The objectives of this clause are as follows: <ul style="list-style-type: none"> (a) To conserve environmental heritage, (b) To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) To conserve archaeological sites, (d) To conserve Aboriginal objects and Aboriginal places of heritage significance 	Complies. Refer to Part 4.1.6(c) of this SEE.
Clause 6.1 Public Utility Infrastructure	<ul style="list-style-type: none"> The consent authority must not grant development consent to development on land to which this Precinct Plan applies unless it is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required 	Complies. Refer to Infrastructure Servicing Assessment.
Clause 6.2 Native Vegetation Retention Areas	<ul style="list-style-type: none"> A person must not clear vegetation on land to which this clause applies without approval under Part 3A of the Act or development consent 	N/A Not a native vegetation retention area.
Clause 6.4 Existing Native Vegetation	<ul style="list-style-type: none"> The consent authority must not grant development consent for development on land to which this clause applies unless it is satisfied that the proposed development will not result in the clearing of any existing native vegetation 	N/A Not an existing native vegetation area.

Appendix D Liverpool Growth Centre Precincts Development Control Plan

CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL	COMPLY
Section 2: Precinct Planning Outcomes		
Clause 2.2 Indicative Layout Plan	<ul style="list-style-type: none"> All development applications are to be generally in accordance with the Indicative Layout Plan 	<p>Complies.</p> <p>The design is for a density, and includes the roads, as prescribed in the Indicative Layout Plan.</p>
Clause 2.3.1 Flooding	<ul style="list-style-type: none"> The pattern of subdivision is to ensure that no new dwelling will be located within the 1% Annual Exceedance Probability (AEP) flood extent shown on the Flood Prone Land figure in the relevant Precinct's Schedule 	<p>N/A.</p> <p>Not flood prone land.</p>
Clause 2.3.2 Water Cycle Management	<ul style="list-style-type: none"> Management of 'minor' flows and 'major' flows within subdivisions and development sites is to be in accordance with Council's Engineering Specification Stormwater within new subdivisions is to be managed primarily through a gravity network of pipes and overland flows generally following streets where flow volumes exceed the capacity of pipes in accordance with Council's Engineering Specification 	<p>Complies.</p> <p>Refer to Stormwater Plans.</p>
Clause 2.3.3 Salinity and Soil Management	<ul style="list-style-type: none"> Development applications, that include earthworks, on land with a low, or moderate to high risk of salinity (identified in the Areas of potential salinity risk map), are to be accompanied by information detailing how the design and construction of the proposed subdivision intends to address salinity issues. All development must incorporate soil conservation measures to minimise soil erosion and siltation during construction and following completion of development. 	<p>Complies.</p> <p>Refer to Preliminary Salinity and Geotechnical Assessment.</p>
Clause 2.3.4 Aboriginal and European Heritage	<ul style="list-style-type: none"> Development applications must identify any areas of Aboriginal heritage value that are within or adjoining the area of the proposed development, including any areas within the development site that are to be retained and protected (and identify the management protocols for these). Any development application that is within or adjacent to land that contains a known Aboriginal cultural heritage site, as indicated on the Aboriginal cultural heritage sites figure, in the relevant Precinct Schedule, must consider and comply with the requirements of the National Parks and Wildlife Act, 1974. 	<p>Complies.</p> <p>Refer to Heritage Assessment.</p>
Clause 2.3.5 Native Vegetation and Ecology	<ul style="list-style-type: none"> Native trees and other vegetation are to be retained where possible by careful planning of development (particularly at the subdivision stage) to incorporate trees into areas such as road reserves and private or communal open space. 	<p>Refer to Aboricultural Impact Assessment.</p>

CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL	COMPLY
	<ul style="list-style-type: none"> All existing indigenous trees shall be retained or replaced where removal is unavoidable. Where approval is given to remove trees, appropriate replacement planting using similar species will be required. 	No vegetation is proposed to be retained. Vegetation will be replaced, per the landscape plan, including similar species.
Clause 2.3.6 Bushfire Hazard Management	<ul style="list-style-type: none"> Reference is to be made to Planning for Bushfire Protection 2006 in subdivision planning and design and development is to be consistent with Planning for Bushfire Protection 2006, except where varied by controls that follow. 	Complies Refer to Bushfire Hazard Report
Clause 2.3.7 Site Contamination	<ul style="list-style-type: none"> All Subdivision Development Applications shall be accompanied by a Stage 1 Preliminary Site Investigation prepared in accordance with State Environmental Planning Policy 55 – Remediation of Land and the Contaminated Land Management Act, 1995. Where the Stage 1 Investigation identifies potential or actual site contamination a Stage 2 Detailed Site Investigation must be prepared. 	Complies. Refer to Preliminary Site Investigation.
Clause 2.3.8 Development on and Adjacent to Electricity and Gas Easements	<ul style="list-style-type: none"> Subdivision of land that is affected by easements and land adjacent to easements, as shown on the Location of Easements figure in the relevant Precinct Schedule, is to be consistent with the controls in this part of the DCP, and any specific controls in the Precinct Schedule 	N/A No easements on the site.
Clause 2.3.9 Noise	<ul style="list-style-type: none"> Development Applications must be accompanied by an acoustic report where the development is in a location, shown on the Potential noise attenuation measures figure in the relevant Precinct Schedule 	Complies. Site is located within the Bringelly Road buffer area. Refer to Traffic and Environmental Noise Assessment.
Clause 2.3.10	<ul style="list-style-type: none"> Developers and buyers of property within the Growth Centre precincts should be aware that their property may be subject to odour impacts from these uses for an indeterminate period of time. 	N/A

CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL	COMPLY
Odour Assessment and Control		Odour is unlikely to present any concerns given the desired future character of the area.
Clause 2.4 Demolition	<ul style="list-style-type: none"> All demolition work must comply with Australian Standard AS2601 – 1991, The Demolition of Structures. 	<p>Will comply.</p> <p>Council may condition this as part of an approval.</p>
Clause 2.5 Crime Prevention through Environmental Design	<ul style="list-style-type: none"> Buildings should be designed to overlook streets, lanes and other public or communal areas to provide casual surveillance. In the case of corner lots habitable windows are also to be oriented to overlook the side street. The design of all development is to enhance public surveillance of public streets and open space/conservation areas. For residential development, the use of roller shutters other than garages is not permitted on doors and windows facing the street. Any security railings must be designed to complement the architecture of the building. Developments are to avoid creating areas for concealment and blank walls facing the street. Pedestrian and communal areas are to have sufficient lighting to ensure a high level of safety. These areas must be designed to minimise opportunities for concealment. All developments are to incorporate the principles of Crime Prevention through Environmental Design (CPTED). Development Applications for subdivision, public open space, community facilities, commercial developments, mixed-use developments, and schools may require a formal crime risk (CPTED) assessment as part of the EP&A Act 1979. 	<p>Complies.</p> <p>Refer to Part 4.4.1(a) of this SEE.</p>
Clause 2.6 Earthworks	<ul style="list-style-type: none"> Subdivision and building work is to be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill both during subdivision and when buildings are constructed. Council will consider permitting greater cut for basements. 	<p>Complies.</p> <p>Basement parking is proposed. However, the building does respond to natural ground level.</p>
Section 3.0: Neighbourhood and Subdivision Design		
Clause 3.1.1 Residential Density	<ul style="list-style-type: none"> All applications for residential subdivision and the construction of residential buildings are to demonstrate that the proposal meets the minimum residential density requirements of the relevant Precinct Plan and contributes to meeting the overall dwelling target in the relevant Precinct. 	Complies.

CHAPTER/ PLANNING GUIDELINE	DEVELOPMENT STANDARD/CONTROL	COMPLY
	<ul style="list-style-type: none"> Residential development is to be generally consistent with the residential structure as set out in the Residential Structure Figure in the relevant Precinct Schedule, the typical characteristics of the corresponding Density Band. 	Refer to Part 4.4.1(b) of this SEE.
Clause 3.1.2 Block and Lot Layout	<ul style="list-style-type: none"> Residential neighbourhoods are to be focused on elements of the public domain such as a school, park, retail, or community facility that are typically within walking distance. Subdivision layout is to create a legible and permeable street hierarchy that responds to the natural site topography, the location of existing significant trees and site features, place making opportunities and solar design principles. Pedestrian connectivity is to be maximised within and between each residential neighbourhood with a particular focus on pedestrian routes connecting to public open space, bus stops and railway stations, educational establishments and community/recreation facilities. Street blocks are to be generally a maximum of 250m long and 70m deep. Block lengths in excess of 250m may be considered by Council where pedestrian connectivity, stormwater management and traffic safety objectives are achieved. Minimum Lot sizes for each dwelling type will comply with the minimum lot size provisions permitted by the Sydney Region Growth Centre SEPP. A range of residential lot types must be provided to ensure a mix of housing types and dwelling sizes and to create coherent streetscapes with distinctive garden suburban, suburban and urban characters across a neighbourhood. Lots should be rectangular. Where lots are an irregular shape, they are to be large enough and oriented appropriately to enable dwellings to meet the controls in this DCP. A person may not amalgamate two or more adjoining allotments after principle subdivision to create a larger lot that achieves the minimum lot size required for residential flat buildings. 	<p>Complies.</p> <p>The proposal aligns with the Indicative Layout Plan which specifically is within walking distance of a proposed park and school.</p> <p>Complies.</p> <p>Design meets Indicative Layout Plan, provides high quality landscaping and solar access.</p> <p>Complies. Meets 2000m² minimum lot size.</p> <p>Complies. Lot type is suitable for the zoning.</p> <p>Complies. Lots are rectangular.</p> <p>N/A. The proposal includes principle subdivision.</p>

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Clause 3.3.1 Street Network Layout and Design	<ul style="list-style-type: none"> The design and construction of streets is to be consistent with the relevant typical designs in Figure 3-10 to Figure 3-14, Council's Engineering Specifications and Austroads. 	<p>Complies.</p> <p>Roads will be built on the subject site in accordance with the Indicative Layout Plan and the associated specifications.</p>
Clause 3.3.5 Pedestrian and Cycle Network	<ul style="list-style-type: none"> Key pedestrian and cycleway routes are to be provided generally in accordance with the pedestrian and cycleway network figure in the Precinct Schedule. The design of footpaths and cycleways located within the road reserve is to be in accordance with Figure 3-10 to Figure 3-14. 	<p>N/A.</p> <p>Site is not specified on the maps as having a key pedestrian and cycleway route.</p> <p>Complies. Footpaths will comply with Council's specifications.</p>
Clause 3.3.6 Temporary Vehicular Access	<ul style="list-style-type: none"> Where necessary to ensure that access to residential properties is provided in the early stages of development, Council may consent to the construction and operation of temporary access roads. 	<p>Complies.</p> <p>Refer to Part 4.3.1(c) of this SEE.</p>
Clause 3.4 Construction Environmental Management	<ul style="list-style-type: none"> A Construction Environmental Management Plan (CEMP) is to be submitted to Council or the accredited certifier prior to the issue of a construction certification for subdivision. Preservation of trees and native vegetation during construction is to be in accordance with the development consent issued for the development, and with the native vegetation and tree preservation provisions of the relevant Precinct Plan. Trees to be protected must be enclosed within 1.8m high protection fence installed to conform to a Tree Protection Zone (TPZ) that is consistent with current aborigiculture industry standards. A report which outlines the condition, dimensions and species of existing trees contained within a development site is to be included as part of any development application documents and is to be 	<p>Will be provided prior to construction certificate. Can be conditioned by Council.</p> <p>Refer to Aborigicultural Impact Assessment prepared by Australis Tree Management.</p>

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	<p>accompanied by a Tree Retention Plan which shows the dimension of any proposed TPZs and outlines any other protection/enhancement methods that are appropriate to encourage the viable retention of trees.</p> <ul style="list-style-type: none"> All reports pertaining to trees on development sites are to be prepared by a suitably qualified person. 	
Section 4.0: Residential Development		
Clause 4.1.1 Site Analysis	<ul style="list-style-type: none"> A Site Analysis Plan should show the existing features of the site and its surrounding area, together with supporting written material. 	<p>Complies.</p> <p>All information is provided in the architectural drawing package.</p>
Clause 4.1.2 Cut and Fill	<ul style="list-style-type: none"> The maximum cut on a site must not exceed 600mm. 	Variation is sought due to the provision of basement parking. Refer to plans for details of cut and fill required.
Clause 4.1.3 Sustainable Building Design	<ul style="list-style-type: none"> The majority of plant species are to be selected from the preferred species listed at Appendix C and indigenous species are preferred. The provisions of BASIX will apply with regards to water requirements and usage. The design of dwellings is to maximise cross flow ventilation. The orientation of dwellings, location of living rooms and the positioning and size of windows and other openings is to take advantage of solar orientation to maximise light penetration to indoor areas and to minimise the need for mechanical heating and cooling. Outdoor clothes lines and drying areas are required for all dwellings and be incorporated into communal areas for multi-dwelling development residential flat building developments. 	<p>Refer to landscape plan prepared by Concept Landscape Architects.</p> <p>Complies. Refer to BASIX Certificate.</p> <p>Complies, 60% of units receive cross-ventilation.</p> <p>Complies, 71.9% of units receive 2 hours solar access.</p> <p>Complies.</p>

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Clause 4.1.4 Salinity, Sodicity and Aggressivity	<ul style="list-style-type: none"> • All development must comply with the Salinity Management Plan developed at the subdivision phase or at Appendix B. The actions/work from the Salinity Management Plan must be certified upon completion of the development. • Salinity shall be considered during the siting, design and construction of dwellings including: drainage, vegetation type and location, foundation selection and cut and fill activities, to ensure the protection of the dwelling from salinity damage and to minimise the impacts that the development may have on the salinity process. 	Refer to Preliminary Salinity and Geotechnical Assessment. Salinity Management Plan will be provided prior to subdivision phase.
Clause 4.3.5 Controls for Residential Flat Buildings, Manor Homes and Shop Top Housing	<ul style="list-style-type: none"> • Residential flat buildings are to: <ul style="list-style-type: none"> ○ Be located on sites with a minimum street frontage of 30m, and ○ Have direct frontage to an area of the public domain (including streets and public parks), and ○ Not adversely impact upon the existing and future amenity of any adjoining land upon which residential development is permitted with respect to overshadowing impact, privacy impact or visual impact. • All residential flat buildings are to be consistent with: <ul style="list-style-type: none"> ○ The guidelines and principles out in <i>SEPP No. 65 – Residential Flat Building</i>; and ○ The primary controls set out in Table 4-10, which take precedence over the above where there is any inconsistency. • In all residential flat building developments containing 10 dwellings or more, a minimum 10% of all apartments are to be designed to be capable of adaptation for access by people with all levels of mobility. Dwellings must be designed in accordance with the Australian Adaptable Housing Standard (AS 4299-1995), which includes ‘pre-adaptation’ design details to ensure visitability is achieved. 	<p>Complies. Complies, all buildings have frontages to roads.</p> <p>Complies. Overshadowing is not excessive to adjacent properties and largely falls to the south. Proposal meets separation requirements.</p> <p>Complies. Refer to Appendix A and B in this SEE.</p> <p>Refer to comments below.</p> <p>Complies, 38 units are adaptable – 15%</p>

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	<ul style="list-style-type: none"> Where possible, adaptable dwellings are to be located on the ground floor. Dwellings located above the ground level of a building may only be provided as adaptable dwellings where lift access is available within the building. The lift access must provide access from the basement to allow access for people with disabilities. The development application must be accompanied by certification from an accredited Access Consultant confirming that the adaptable dwellings are capable of being modified, when required by the occupant, to comply with the Australian Adaptable Housing Standard (AS 4299-1995). Car parking and garages allocated to adaptable dwellings must comply with the requirements of Australian Standards for disabled parking spaces. A landscape plan is to be submitted with every application for residential flat buildings. Table 4-10: Key Controls for residential flat buildings, manor homes and shop top housing. <ul style="list-style-type: none"> Site Coverage: 50% of site area Landscaped area (minimum) 30% of site area Communal open space: 15% of site area Principal Private open space (PPOS): Min. 10m² per dwelling with min. dimensions of 2.5m. Front setback (minimum): 6m. Balconies and other articulation may encroach into the setback to a maximum of 4.5m from the boundary for the first 3 storeys, and for a maximum of 50% of the façade length Corner lots secondary street setback (minimum): 6m Side setback (minimum): Up to 3 storeys: 3m. Over 3 storeys: 6m Rear setback (minimum): 6m 	<p>Complies, some are located on the ground floor, some on upper levels</p> <p>Complies, access report has been provided</p> <p>Complies</p> <p>Complies, refer to landscape plan prepared by Conzept Landscape Architects</p> <p>Complies, 50%</p> <p>Complies, 30.2%</p> <p>Complies, 19.4% and 23.83%. Complies with ADG</p> <p>Complies, 6m with some encroachment of balconies up to 50%</p> <p>Complies, 6m</p> <p>Complies, 6m</p> <p>Complies, 6m</p>

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	<ul style="list-style-type: none"> ○ Habitable room/balcony separation distance (minimum) for buildings 3 storeys and above: 12m ○ Car spaces: 1 space per dwelling, plus 0.5 spaces per 3 or more bedroom dwelling ○ 1 visitor car parking space per 5 apartments ○ Bicycle parking spaces: 1 per 3 dwellings 	<p>Complies, 12m or greater separation</p> <p>Complies.</p> <p>Refer to Traffic Impact Assessment prepared by Transport and Traffic Planning Associates.</p>

Appendix E Clause 4.6 Variation to Clause 4.3 Height of Buildings

Appendix F Pre-DA Meeting Minutes

