

# 74 Carlton Crescent, Summer Hill

Statement of Environmental Effects



On behalf of Iglu No.210 Pty Ltd

December 2018



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## Executive Summary

This Statement of Environmental Effects (SEE) report is prepared on behalf of Iglu No.210 Pty Ltd (Iglu) and supports a Development Application (DA) to Inner West Council (Council) for the redevelopment of 74 Carlton Crescent, Summer Hill. Iglu is seeking development consent for a student accommodation development which will provide housing opportunities for domestic and international tertiary students undertaking their studies within the Sydney Region.

The developer, Iglu, is a renowned student accommodation provider and has a strong reputation for delivering high-quality designed developments that cater to tertiary student populations throughout Australia. Iglu's primary focus is to provide thoughtfully-planned, safe, student accommodation buildings that respond appropriately to their respective environments and are built in locations with easy access to public transport, essential services and areas of amenity and enjoyment.

By providing development with these characteristics Iglu can successfully service their target market by providing an authentic 'lifestyle experience' to their residents or guests, and the opportunity to live and contribute to the local community.

This SEE describes the development proposed by Iglu and surrounding area in the context of the relevant planning controls and policies applicable to the land use. In addition, the SEE provides an assessment of those relevant heads of consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

### Subject Site

The site is at 74 Carlton Crescent, Summer Hill is approximately 2896.5m<sup>2</sup> in size and is legally known as Lot 2 DP717782. It is within the Inner West LGA approximately 6km west of the Sydney CBD.

The subject site has two distinguishable buildings, which are from varying periods, one of which will be largely retained and made an integral part of the new development. This building is located in the north western portion of the site and comprises an interwar period ambulance station established in 1924.

The site has a frontage of approximately 50m to Carlton Crescent and is irregularly shaped, sloping away from the street toward Hardie Avenue to the south. It is located within the Summer Hill Urban Village and approximately 150m walking distance from Summer Hill Station.

Development in the surrounds varies in nature. To the north, beyond Carlton Crescent and the railway line, development primarily comprises low and medium density residential development. To the south, development comprises Summer Hill shopping village which contains an array of businesses and commercial uses. To the east, development primarily comprises commercial type uses as well as Summer Hill Hotel. To the west, land is used for recreational purposes and comprises tennis courts, Summer Hill skate park and Darrell Jackson Gardens.

### Proposed Development

The application proposes partial demolition of an existing building at the site and construction of a 3-4 storey, student accommodation building designed by Bates Smart, with a total of 184 rooms and communal facilities. The development includes the partial retention of an existing building that was previously the Western Suburbs District Ambulance Station established in 1924. The proposed development will exceed sustainability expectations through adopting leading practices and initiatives to reduce energy and water consumption and generate electricity through renewable resources.

In summary the development application seeks consent for the following:

- Demolition of an existing building from c.1970s located on the site;
- Alterations and additions to an existing building previously used as the Western Suburbs District Ambulance Station to become an integral part of the new student accommodation;
- Construction of an architecturally designed 3-4 storey student accommodation building with 184 rooms, each with ensuite and kitchenette facilities;
- Ground level spaces including a staff office and reception area, student study areas and communal living rooms totalling approximately 230m<sup>2</sup> of common area;
- Lower ground level spaces including communal laundry, waste room, communal areas and media room totalling approximately 155m<sup>2</sup> of common area;
- expansive landscaped courtyard which provides over 580m<sup>2</sup> of open space; and
- Bicycle storage area with capacity for 52 bicycles.

## Planning Assessment

State Environmental Planning Policy (Affordable Rental Housing) 2009 (SEPP ARH 2009)

The proposed student accommodation is defined as a 'boarding house' in accordance with the standard instrument and therefore SEPP ARH 2009 applies - no definition exists for 'student accommodation' in the standard instrument. The proposed development will largely comply with the relevant development standards within SEPP ARH 2009 discounting a requirement to provide motorcycle parking at the site. This non-compliance is addressed in a Clause 4.6 variation statement which seeks that the standard be varied on reasonable planning grounds.

Ashfield Local Environmental Plan 2013 (ALEP 2013)

The proposed student accommodation (boarding house) use is a permissible development within the B2 Local Centre. The proposed development is consistent with the objectives of this zone as it will complement the range of retail, business, entertainment and community uses in the area. Furthermore, the development will maximise public transport patronage and encourage walking and cycling.

The proposed development is consistent with the objectives of the ALEP 2013 in relation to heritage and will provide a positive development outcome within the heritage conservation area by retaining significant elements of the site, which contribute to the heritage fabric of the conservation area.

Furthermore, the proposed development is consistent with the objectives of the ALEP 2013 in relation to FSR and Height, although minor numerical non-compliances are acknowledged. The proposed numerical non-compliances with these standards are addressed in respective Clause 4.6 variation statements, which seek that the standards be varied on reasonable planning grounds.

Ashfield Development Control Plan 2016 (ADCP 2016)

The student accommodation generally meets the requirements of the ADCP 2016 unless otherwise acknowledged in the SEE. Where the proposed development does not comply with ADCP 2016 design solutions, viable alternative solutions are proposed which will result in the betterment of the development overall. It is considered that the proposed development is wholly compliant with the primary controls relevant to student accommodation outlined in *Chapter F – Boarding House and Student Accommodation*. Furthermore, the proposed development meets precinct guidelines outlined in relation to



development being undertaken within the Summer Hill Urban Village and is consistent with heritage requirements outlined in *Chapter E1 – Heritage Items and Conservation Areas*.

## Environmental Assessment

The environmental assessment of the proposed development makes the following findings:

- The proposed development will provide new development within the locality which responds to the heritage and urban village of the area;
- The proposed use for student accommodation is consistent with the zoning objectives. To reinforce and provide surety the use will be used solely for student accommodation, Iglu are willing to accept a covenant being imposed by Council restricting the use of the site for other purposes;
- The proposed development is of an appropriate bulk and scale which will not result in any adverse impact on amenity to the surrounding area;
- The proposed development will provide highly desirable outcomes in relation to environmental sustainability through the adoption of a number of ESD initiatives;
- The proposed development will not have an adverse impact on the broader traffic network and will result in a net reduction in traffic generation;
- The proposal is consistent with the BCA 2016, the Disability Discrimination Act 1992 and Council's DCP requirements relating to the access for people with disability;
- The proposed use responds appropriately to the surrounding noise environment and will additionally not result in adverse noise impacts on sensitive receivers;
- The plan of management provides an appropriate framework for day to day management of the student accommodation proposed and will ensure operational aspects of the proposed development are appropriately managed;
- The proposal complies or is capable of complying with BCA and fire safety requirements; and
- The proposed development will provide a positive economic impact on the broader Summer Hill Urban Village who are likely to benefit from increased patronage and spending in the area.

## Conclusion

The student accommodation has both planning and environmental merit. Accordingly, the proposed development is considered to be consistent with Clause 4.15 of the Environmental, Planning and Assessment Act 1979 (the Act) as:

- The proposal adequately addresses SEPP ARH 2009, ALEP 2013 and ADCP 2016;
- The proposal does not have any significant environmental impacts, instead providing a positive urban outcome which will respond to the heritage context of the area; and
- The site is considered suitable for the site and is in the public interest given the social, economic and environmental benefits which will result from it being undertaken.

It is therefore considered the proposed development is in the public interest and should be supported by Council.

## Introduction

This Statement of Environmental Effects (SEE) report is prepared on behalf Iglu No.210 Pty Ltd (Iglu) and supports a Development Application (DA) to Inner West Council (Council) for the redevelopment of 74 Carlton Crescent, Summer Hill for the purpose of a new student accommodation development.

The developer, Iglu, is a renowned student accommodation provider and have a strong reputation for delivering high-quality designed developments that cater to tertiary student populations throughout Australia. Iglu's primary focus is to provide thoughtfully-planned, safe, student accommodation buildings that respond appropriately to their respective environments and are built in locations with easy access to public transport, essential services and areas of amenity and enjoyment.

By providing development with these characteristics Iglu can successfully service their target market by providing an authentic 'lifestyle experience' to their residents or guests, and the opportunity to live and contribute to the local community.

The DA seeks development consent for an architecturally designed 3-4 storey student accommodation building, legally defined as a boarding house under the standard instrument. The works propose demolition of one non-significant building at the site, with another largely retained due to its contribution to the Summer Hill locality and conservation area. This building will become a focal point of the overall design when viewed from Carlton Crescent and Darrell Jacksons Gardens.

This SEE describes the proposed development and surrounding area in the context of the relevant planning controls and policies. In addition, the SEE provides an assessment of those relevant heads of consideration pursuant to section 4.15 of the *Environmental Planning and Assessment Act 2017* (EP&A Act).

Specifically, the SEE includes the following information:

- Description of the site in its local context;
- Identification of the proposed works;
- Assessment of the project against relevant controls and policies;
- Assessment of all environmental impacts of the project; and
- Identification of measures for minimising or managing the potential environmental impacts.

The Capital Investment Value (CIV) for the proposed development has been calculated consistent with the definition in the Environmental Planning and Assessment Regulations 2000 and excludes GST, statutory contributions/Council fees and construction contingency (in the Quantity Surveyors Report).

The CIV for the development is \$30,400,000 (excluding GST) and therefore the student accommodation is considered regional development. A QS Report is provided in Appendix **28** confirming this figure.

This SEE is supported by the following environmental assessment reports which are referred to throughout:

- Appendix 1 Site Survey
- Appendix 2 Architectural Plans

- Appendix 3 Architectural Design Report
- Appendix 4 Landscaping Plans
- Appendix 5 Overshadowing Diagrams
- Appendix 6 LEP Compliance Table
- Appendix 7 DCP Compliance Table
- Appendix 8 SEPP (ARH) 2009 Compliance Table
- Appendix 9 Clause 4.6 Variation Statement – Floor Space Ratio
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- Appendix 24 Erosion and Sediment Control Plan
- Appendix 25 Plan of Management
- Appendix 26 Waste Management Plan
- Appendix 27 Section J Assessment Report

## 1.1 Proponent and Project Team

This SEE has been prepared on behalf of Iglu and accompanied by documentation provided by the project team outlined below.

Table 1 – Project Team	
Item	Description
Urban Planning	Mecone
Architectural Design	Bates Smart
Landscape Design	360 Degrees Landscape Architects
Acoustic Assessment	Acoustic Logic

Table 1 – Project Team	
Fire Safety	Olsson Fire & Risk Consulting
Mechanical and Hydraulics	Integrated Group Services
Geotechnical	JK Geotechnical
Heritage	Weir Philips Heritage and Planning
Flood	Taylor Thomson Whitting
Surveyor	LTS Lockley
Structure & Civil	Taylor Thomson Witting
Building Services	Integrated Group Services
Traffic Consultant	Varga Traffic Planning
Photomontages	Bates Smart
Access	Architecture & Access
BCA	Steve Watson & Partners
ESD	Integrated Group Services
Contamination	JBSG

## 2 The Site

### 2.1 Site Context

The site is at 74 Carlton Crescent, Summer Hill is approximately 2896.5m<sup>2</sup> in size and is legally known as Lot 2 DP717782. It is within the Inner West LGA approximately 6km west of the Sydney CBD. Carlton Crescent is a regional, classified road that runs adjacent to the Main Suburban railway between Liverpool Road and Smith Street.

The subject site has had varying uses in the past century as is reflected by the two distinguishable building typologies currently located there. The north western portion of the site was historically used as an Ambulance Station since 1924 while the eastern portion had various uses before also being adopted as an extension to the Ambulance Station in 1980 following acquisition by NSW Health. Its previous use is understood to be for industrial purposes.

The site has a frontage of approximately 50m to Carlton Crescent and is irregularly shaped, sloping away from the street. It is located approximately 150m walking distance from Summer Hill Station. Vehicular access to the site is currently provided from the rear via Hardie Avenue.

Development in the surrounds varies in nature. To the north, beyond Carlton Crescent and the railway line, development primarily comprises low and medium density residential development. To the south, development comprises Summer Hill shopping village which contains an array of businesses and commercial uses including a supermarket, shops, bank and health services. To the east, development primarily comprises commercial type uses as well as Summer Hill Hotel. To the west, land is used for recreational purposes and comprises tennis courts, Summer Hill skate park and Darrell Jackson Gardens which are a local heritage item.

Figure 1 and 2 below identify the site's location in a local and site specific context.

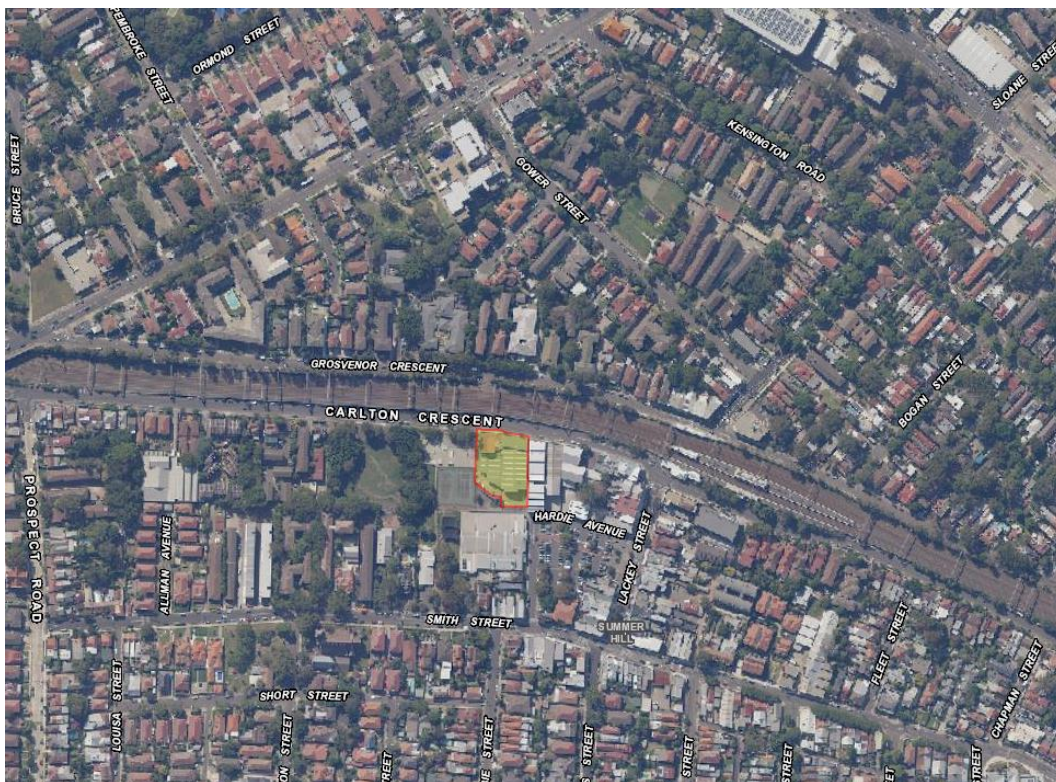


Figure 1 – Local Context Map



Source: SixMaps



Figure 2 – Site Locality Map

Source: SixMaps

2.2 Site Description

Table 3 provides the legal description, and a brief summary of the site and surrounding context. In addition, a survey plan of the site is provided at **Appendix 1**.

Table 2 – Site Description	
Item	Description
Legal Description:	Lot 2 DP717782
Total Area	2896.5m <sup>2</sup>
Location	74 Carlton Crescent, Summer Hill
Street Frontage	Approximately 50m to Carlton Crescent
Existing Zone	B2 Local Centre
Surrounding Context	North: Beyond Carlton Crescent and the railway line, development primarily comprises low and medium density residential development.

Table 2 – Site Description

Item	Description
	<p>South: Development comprises Summer Hill Shopping Village. Within the shopping centre an IGA, medical centre, cafes and other uses typical of a local centre are located.</p> <p>East: Development primarily comprises a range of varying commercial type uses as well as Summer Hill Hotel.</p> <p>West: land is used for recreational purposes and comprises tennis courts, Summer Hill skate park and Darrell Jackson Gardens. Beyond this townhouses and medium density residential typologies are located which are up to 3 storeys in height.</p>
Road network and vehicular access	The subject site is on Carlton Crescent which is a regional, classified road that runs adjacent to the Main Suburban railway between Liverpool Road and Smith Street. Carlton Crescent provides access to the Hume Highway to the west and Old Canterbury Road, via Longport Street, to the east. Hardie Avenue is located to the south and is currently used for vehicular access to the site.
Public Transport	The subject site is within proximity to Summer Hill Station which is approximately 150m to the east on the northern side of Carlton Crescent. Bus services are also available along Carlton Crescent and the Hume Highway approximately 500m to the west.
Topography	The site falls away from the street gradually with approximately 4m fall occurring from the highest to lowest point.

The below figures provide a visual representation of the subject site and development in the surrounds.



Figure 3 – View of the eastern portion of the site from Carlton Crescent

Source: Bates Smart



Figure 4 – View of the building on the north-west portion of the lot to be retained  
Source: Bates Smart



Figure 5 – View of the site from the west beyond the skatepark which adjoins the site  
Source: Bates Smart





Figure 6 – View of the site from the south east on the nearby tennis courts  
Source: Bates Smart



Figure 7 – View of the south western corner of the site and vehicular access  
Source: Bates Smart



Figure 8 – View of the site from the south east on Hardie Avenue  
Source: Bates Smart

## 3 The Proposal

### 3.1 Development Summary

The application proposes partial demolition of an existing building at the site and construction of a 3-4 storey student accommodation building with a total of 184 rooms and communal facilities. The student accommodation involves the retention and adaptive reuse of a building previously used as the Western Suburbs District Ambulance Station. While not a listed local heritage item, retention of this building is proposed as it is considered to contribute to the heritage fabric of the area.

In summary, the proposed development will comprise the following:

- Demolition of an existing building from c.1970s located on the site;
- Alterations and additions to an existing building previously used as the Western Suburbs District Ambulance Station to become an integral part of the new student accommodation;
- Construction of an architecturally designed 3-4 storey student accommodation building with 184 rooms, each with ensuite and kitchenette facilities;
- Ground level spaces including a staff office and reception area, student study areas and communal living rooms totaling approximately 230m<sup>2</sup> of common area;
- Lower ground level spaces including communal laundry, waste room, communal areas and media room totaling approximately 155m<sup>2</sup> of common area;
- expansive landscaped courtyard which provides over 580m<sup>2</sup> of open space; and
- Bicycle storage area with capacity for 52 bicycles.

Full details of the proposed works are provided in the Architectural drawings in Appendix 2 of the SEE while numerical aspects of the proposed development are described below.

Table 3 – Summary of Proposed Development	
Item	Total
Site Area	2896.5m <sup>2</sup>
Floor Space Ratio (FSR)	Permissible: 1.5:1 Proposed: 1.55:1
Gross Floor Area (GFA)	Permissible GFA: 4,345qm Proposed GFA: 4,500sqm
Height	Permissible maximum: 10m Proposed maximum: 12.515m
Number of storeys	3-4 storeys in height
Number of Rooms	184 rooms including 10 accessible rooms
Car parking	0 car parking spaces
Bicycle Parking	52 bicycle storage spaces

Table 3 – Summary of Proposed Development

Staffing hours	24 hours 7 days a week onsite presence
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## 3.2 Staging of Construction

The staging of the project is proposed to be undertaken as follows:

1. Demolition
2. Excavation, site retention, substructure and inground services
3. Superstructure and services reticulation
4. Façade, fit out, services fit-out

It is requested that the proposed construction staging of the development is reflected in the development consent.

## 3.3 Demolition

The proposed student accommodation development will involve retention of an existing building in the north western portion of the site and demolition of the remaining built form. The below demolition plan extract highlights the extent of demolition required to be undertaken.

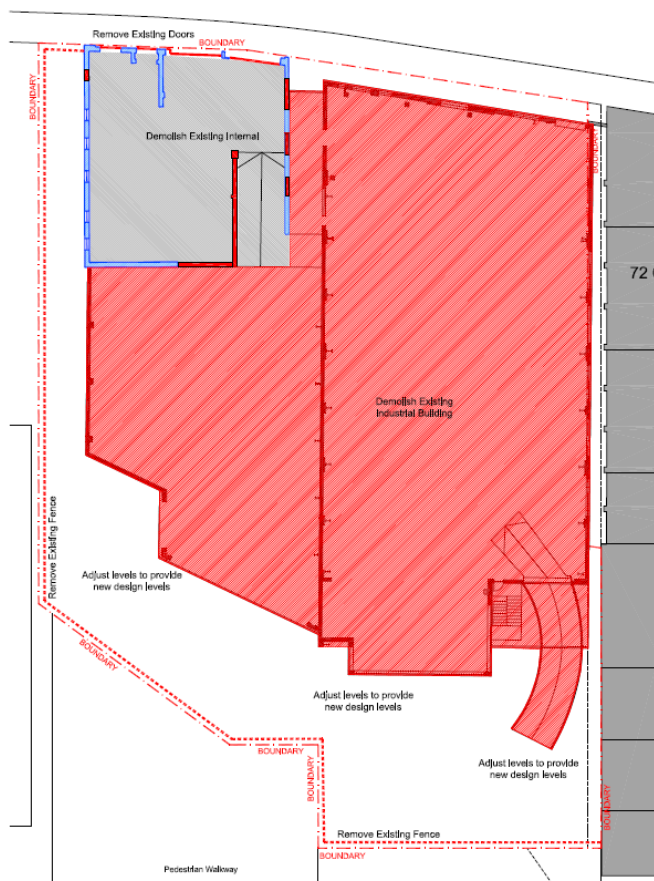


Figure 9 Demolition plan with highlight area in red to be cleared  
Source: Bates Smart



### 3.4 Built Form

The proposal comprises a 3-4 storey student accommodation development, which will provide a high-quality architecturally designed building at the subject site that responds appropriately to the heritage context of the area.

The overall design responds to the sloping nature of the lot and involves the retention of a currently disused building, previously an ambulance station, established in 1924. This building is in the north western portion of the site and considered contributory to the heritage conservation area. New development viewed from Carlton Crescent is proposed to be set back from the Ambulance Station to provide a more generous footpath and allow space for landscaping and a feature tree on Carlton Crescent. It is considered that this will improve the public domain.

The proposed development has been designed to respond appropriately to the surrounding area through the incorporation of appropriate materials, massing, setbacks, horizontal and vertical articulation, and façade green planters, which correspond with the character of development in the surrounds. In addition, the design of the building includes windows along Carlton Crescent to allow the courtyard to be viewable from the street, which is considered a prominent feature of the site.

Overall, the proposal demonstrates how contemporary and heritage built form can be successfully integrated to provide positive built form outcomes.



Figure 10 Photomontage of the site from Carlton Crescent

Source: Bates Smart



Figure 11 Photomontage from Darrell Jackson Gardens  
Source: Bates Smart



Figure 12 Perspective view from south western corner of the site  
Source: Bates Smart



Figure 13 Perspective view from Carlton Crescent through to central courtyard  
Source: Bates Smart





Figure 14 Northern elevation  
Source: Bates Smart



Figure 15 Western elevation  
Source: Bates Smart

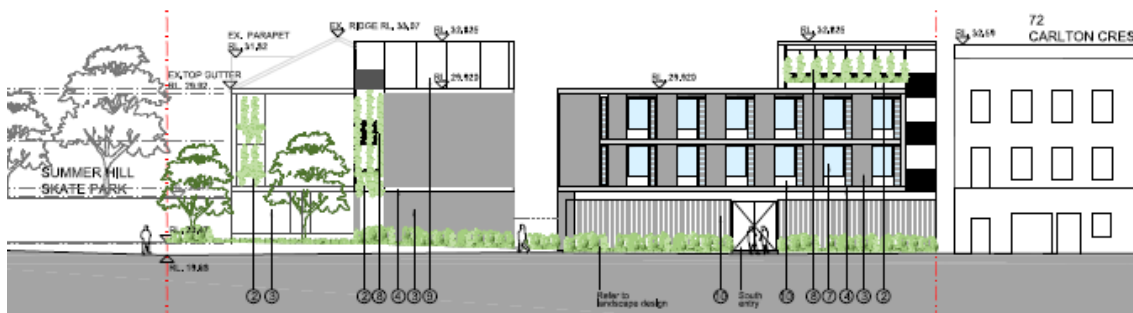


Figure 16 Southern elevation  
Source: Bates Smart

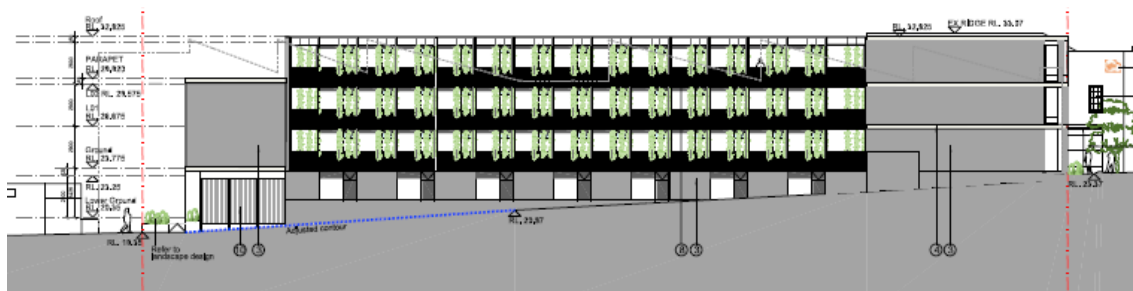


Figure 17 Eastern Elevation  
Source: Bates Smart

### 3.5 Landscaping and Environmental Sustainability

The student accommodation incorporates a central courtyard which will become a focal point of the development and provides over 580m<sup>2</sup>. This provides the internal communal spaces and accommodation with natural light and passive ventilation, reducing the need for active lighting and mechanical services. Landscaping and greening of the facade is also an integral part of the architecture, with planted window boxes to each studio

reducing the thermal gain on the glazing to the northern and western facades. In addition, landscaping is proposed along the western boundary to soften the built form when viewed from the public domain and Darrell Jackson Gardens.

The proposed development provides ESD initiatives which include the installation of 100kw Photovoltaic (PV) solar energy systems as well as a range of other measures to enhance thermal comfort, reduce energy and water consumption. This reflects Iglu's desire to work towards a vision shared with Council for a zero emissions energy target.

Overall, it is considered that the landscaping and ESD measures incorporated into the building design will result in an exceptionally high amenity environment that exceeds expectations in relation to environmental sustainability.



Figure 18 Landscaping Site Plan  
Source: 360 Landscape Architects



Figure 19 Landscaping elevation  
Source: 360 Landscape Architects





Figure 20 View from communal lounge overlooking the courtyard  
Source: Bates Smart

### 3.6 Façade, Materials and Finishes

The proposed development has incorporated materials and finishes into the design which respond appropriately to the heritage context of the area and the surrounds. The facade design embraces the structure and repetition of the individual studios while the proportion of solid brickwork and glass strikes a balance between privacy and outlook. It defines a building with a strong masonry character consistent with the surrounding context.

Full details of materials and finishes proposed for the development are provided in the Architectural drawings provided in Appendix 2 while an extract from the plans is provided in the figure below.

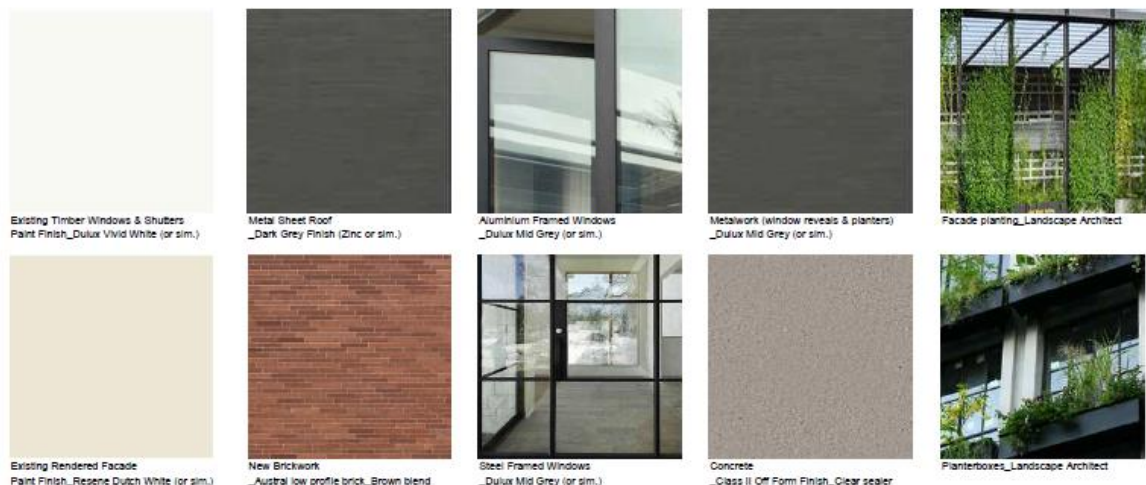


Figure 21 Schedule of colours and finishes  
Source: Bates Smart

### 3.7 Site Access

The site will be accessible from Carlton Crescent as well as from the rear of the site off Hardie Avenue. From the primary frontage on Carlton Crescent, access is provided to the site through the retained heritage portion of the building, which leads to the reception area. From the rear of the site, a pedestrian pathway is provided from Hardie Avenue. This access point also provides access to the 52 bicycle storage spaces proposed.

## 4 Planning Assessment

### 4.1 State Environmental Planning Policy 55 – Remediation of Land

The aim of SEPP 55 is to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. In accordance with Section 7 of SEPP 55, a consent authority must not consent to the carrying out of development on land unless:

- (a) it has considered whether the land is contaminated, and*
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

A Stage 1 and Stage 2 Environmental Site Assessment has been undertaken and determined that the site can be made suitable for the proposed use.

As such, it is recommended that a condition be included that requires a Remediation Action Plan (RAP) to be prepared and certified by a Certified Environmental Practitioner (CEP). The RAP would be adhered to throughout construction.

### 4.2 State Environmental Planning Policy (Infrastructure) 2007

The site fronts Carlton Crescent which is a classified Road and is in close vicinity of a railway line. As such a number of requirements within State Environmental Planning Policy (Infrastructure) 2007 (ISEPP 2007) are required to be addressed.

#### **87 Impact of Rail Noise or Vibration on Non-Rail Development**

Clause 87(2) and 87(3) state the following in relation to development potentially adversely impacted by rail noise or vibration:

*(3) If the development is for the purposes of residential accommodation, the consent authority must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following LAeq levels are not exceeded:*

- (a) in any bedroom in the residential accommodation—35 dB(A) at any time between 10.00 pm and 7.00 am,*
- (b) anywhere else in the residential accommodation (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.*

The DPE development near rail corridors and busy roads – interim guideline has been considered during the design of the proposed development. Furthermore, the Noise Impact Assessment located in **Appendix 16** confirms compliance with subclause 3(a) and 3(b) above.

#### **101 Development with Frontage to Classified Road**

The subject site is a classified Road pursuant to the Roads Act 1993. Therefore Clause 101 applies, which requires the following:

*(2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that:*

*(c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.*

A Noise Impact Assessment is in Appendix 16 of the SEE and provides that the proposed student accommodation can be made suitable to ameliorate impacts associated with traffic noise and emissions which may arise from traffic generation on Carlton Crescent.

#### **Traffic Generating Development**

The proposal is not considered traffic generating development and therefore referral to the RMS is not required under Schedule 3 of the ISEPP 2007.

### **4.3 State Environmental Planning Policy (Affordable Rental Housing) 2009**

SEPP (ARH) 2009 provides a consistent planning regime for the provision of affordable rental housing in NSW. Division 3 of SEPP (ARH) 2009 applies to the proposed development which is defined as a boarding house in accordance with the standard instrument LEP. A compliance assessment against Division 3 of SEPP (ARH) 2009 is therefore provided in Appendix 8 with the key provisions for consideration are addressed below.

#### **29 Standards that Cannot be used to refuse consent**

The proposed development is not reliant on this clause for consent to be granted. Furthermore, additional floor space provisions which can be granted under this clause do not apply as residential flat buildings are not permitted within the subject zone. As such, the additional floor space which exceeds FSR provisions is sought through the submission of a clause 4.6 variation statement in accordance with the ALEP 2013.

It noted that the proposal is largely consistent with the other matters raised in this Clause, with the exception of parking, as no parking is proposed for the development. Although no parking still complies with the controls for boarding houses under the SEPP, this matter is discussed in greater detail in Section 5 of the report.

#### **30 Standards for Boarding Houses**

Clause 30 of SEPP (ARH) 2009 outlines development standards for boarding houses. The proposed development complies with the applicable standards with the exception of the requirement to provide motorcycle parking as follows:

*(1) A consent authority must not consent to development to which this Division applies unless it is satisfied of each of the following:*

*(h) at least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms.*

In the instance of the subject proposal, no motorcycle parking is included. However in accordance with the above development standard a total of 36 motorcycle parks are required. This is because the proposed development has instead opted to provide bicycle parking which surpasses minimum requirements.

Fundamentally, the proposal's approach to parking (car and bicycles) aligns with Inner West Council's views on transport planning, with Council's website stating "Council is committed to sustainable transport – reducing car use and increasing the use of public transport, walking and cycling – in the interest of increasing the vibrancy of local neighbourhoods, reducing traffic congestion, enabling better parking options, improving air quality and improving access to local places".

It is considered that in the circumstances, enforcement of this development standard this would be unreasonable and unnecessary, and as such, a 4.6 variation statement which requests to vary the standard is in Appendix 11 of the SEE. The 4.6 variation statement presents sufficient environmental planning grounds for Council to support the variation.

### **30A Character of the Area**

Clause 30A of SEPP (ARH) 2009 requires the following in relation to the character of the local area:

*'A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.'*

It is considered that the proposed student accommodation will provide a development which is compatible with the character of Summer Hill. The proposed development will result in an architecturally designed building which integrates heritage and contemporary built form to present a modest and coherent development outcome in character with the Summer Hill Urban Village and conservation area.

Furthermore, it is considered that the student accommodation provides a development which is consistent with the objectives of the ALEP 2013 and ADCP 2016 relevant to the site. While it is acknowledged that the proposed development results in slight exceedances of height and FSR development standards, it is considered that it is wholly compliant with the objectives of these clauses and therefore reflective of desired scale of built form in the locality. As such, the student accommodation is considered compatible with the character of the locality and warrants the support of Council.



Figure 22 Photomontage from Darrell Jackson Gardens  
Source: Bates Smart



## 4.4 Ashfield Local Environmental Plan 2013

### 4.4.1 Zoning and permissibility

The subject lot is zoned B2 Local Centre under the ALEP 2013. The land use table permits boarding houses with consent in this zone.

The definition of a boarding house within the standard instrument is as follows:

**boarding house** means a building that:

- (a) is wholly or partly let in lodgings, and*
  - (b) provides lodgers with a principal place of residence for 3 months or more, and*
  - (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and*
  - (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,*
- but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.*

Furthermore, in addition to being permissible within the zone the proposed student accommodation building is considered consistent with the zone objectives which are as follows:

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To encourage residential accommodation as part of mixed use development*

The development is consistent with the above objectives as it will provide a development which complements the range of retail, business, entertainment and community uses in the area. Furthermore, the development is located and designed to encourage sustainable transport modes to be utilised including walking and cycling.

### 4.4.2 Floor Space Ratio (FSR)

A maximum FSR control of 1.5:1 applies to the subject site under the ALEP 2013 of which the proposed development exceeds by 4% with an FSR of 1.55:1. While it is acknowledged that a numerical non-compliance occurs, the proposal is consistent with the objectives of Clause 4.4 Floor Space Ratio in the ALEP 2013 which are below:

*(1) The objectives of this clause are as follows:*

- (a) to establish standards for development density and intensity of land use,*
- (b) to provide consistency in the bulk and scale of new development with existing development,*
- (c) to minimise adverse environmental impacts on heritage conservation areas and heritage items,*
- (d) to protect the use or enjoyment of adjoining properties and the public domain,*

*(e) to maintain an appropriate visual relationship between new development and the existing character of areas that are not undergoing, and are not likely to undergo, a substantial transformation.*

The proposed development is of a consistent bulk and scale with the surrounds, and will provide an appropriate visual relationship with adjoining areas of open space and development within the Summer Hill heritage conservation area. The new development will be relative to the existing scale of development currently located in the area and result in no adverse impacts. Furthermore, the minor variation in FSR will not result in an over intensification of the use, rather it will ensure that desired amenity outcomes for residents who occupy the site can be realised.

While the proposed development is considered consistent with the objectives outlined above in relation to FSR, in accordance with Clause 4.6 of the ALEP 2013, a Clause 4.6 variation statement is required seeking contravention to the standard. The relevant Clause 4.6 is provided in Appendix 9 of the SEE.

#### 4.4.3 Height of Buildings

The maximum height of buildings at the site is 10m in accordance with ALEP 2013. Both existing development which will be retained, and newly proposed built form will exceed the height of building standard applicable to the site, with the greatest extent of the exceedance being 2.515m which equates to a 25% variation to the current standard. While development exceeds the height of building limit applicable to the site no portion of new development will exceed the ridge of the existing ambulance building roof.



Figure Western elevation demonstrating continuity in height with existing building  
Source: Bates Smart

While a numerical non-compliance at the site is acknowledged, it is considered that the proposed development is wholly consistent with the objectives of the clause 4.3 height of buildings in the ALEP 2013 which are provided below.

*(1) The objectives of this clause are as follows:*

*(a) to achieve high quality built form for all buildings,*

*(b) to maintain satisfactory sky exposure and daylight to existing buildings, to the sides and rear of taller buildings and to public areas, including parks, streets and lanes,*

*(c) to provide a transition in built form and land use intensity between different areas having particular regard to the transition between heritage items and other buildings,*

*(d) to maintain satisfactory solar access to existing buildings and public areas.*

The proposed development provides a high quality built form at the subject site that integrates with the existing built form and responds appropriately to the topography of the site. The building will not result in any solar impacts on areas of the public domain in the surrounds and provides an appropriate transition in land use intensity from Carlton Crescent into Hardie Avenue and Summer Hill shopping area. Furthermore, the development will not result in any adverse impacts on hours of daylight or solar access to surrounding buildings or from the public domain.

While the proposed development is considered consistent with the objectives of the ALEP 2013 which relate to height of building, where a variance to a development standard occurs a 4.6 variation statement is required. The relevant Clause 4.6 variation statement in relation to height of buildings is in Appendix **10** of the SEE and requests that Council allow an exceedance of the height control to occur in order to achieve an enhanced planning outcome at the site.

#### 4.4.4 Heritage Conservation

The subject site is within Summer Hill Central Conservation Area and adjoins Darrell Jackson Gardens (Public Reserve) which is a local heritage item (item 626 within schedule 5 of ALEP 2013). While the subject site itself is not a heritage item parts of the existing building have been identified as contributory to the heritage fabric of the area and are therefore going to be largely retained.

Clause 5.10 of ALEP 2013 provides the following objectives in relation to heritage conservation:

##### **(1) Objectives**

*The objectives of this clause are as follows:*

*(a) to conserve the environmental heritage of Ashfield,*

*(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.*

To ensure that the above objectives are met by the proposed student accommodation, a heritage impact statement (HIS) has been undertaken and is provided in Appendix **21**. Additionally, heritage impacts are further assessed under 5.3 of the SEE.

## 4.5 Ashfield Development Control Plan 2016

The Inner West Comprehensive Development Control Plan 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill (ADCP 2016) came into



effect on 10 January 2017 and applies to the subject site. The ADCP 2016 aims to compliment and support the ALEP 2013.

Primary provisions and any non-compliance with controls relating to the student accommodation proposal are provided in the remainder of this section as well as in the ADCP 2016 Compliance table in Appendix 7 of the SEE.

#### 4.5.1 Development Near Rail Corridors

Part 13 of Chapter A in the DCP applies to development near rail corridors including the proposed development which is a type of residential accommodation.

The DCP provides that development near corridors should achieve an acceptable level of internal acoustic amenity, not be unreasonably affected by vibration, and protect the safety and integrity of rail infrastructure from adjacent development. The noise criteria provided is largely aligned with ISEPP 2007 requirements for development adjacent to rail corridors addressed above.

A Noise Impact Assessment has been undertaken and is provided in Appendix 23 of the SEE. The Assessment demonstrates the student accommodation is able to comply with DCP requirements in relation to development near road corridors and provides recommendations for acoustic treatments to be installed during construction.

#### 4.5.2 Heritage Items and Conservation Areas

C52 of Chapter E1 in the ADCP 2016 identifies Summer Hill Conservation Area as an area of significance between 1878 to the 1940s. Identified as an area of local significance, the ADCP 2016 states the following:

*'The Summer Hill Central area is of historical significance as an area of retail streetscapes developed in the period from 1878 through to the 1940s, in response to lobbying for and the actual opening of the Summer Hill Railway Station in 1879.*

*The area is of aesthetic significance for its varied mix of predominantly retail buildings dating from 1878 to the 1940s, illustrating architectural styles including Victorian Italianate, Victorian Filigree, Federation Free Classical and Inter-war Functionalist, unified by building alignments to the street frontage and awnings over the street, and predominantly 2 storey building heights.'*

While the subject site is not mentioned specifically throughout C52 of the ADCP 2016, the building located on the north western portion of the site is reminiscent of an inter-war period style of architecture and considered to contribute positively to the area. While this building has been significantly altered in parts since initially being built in 1924, it is considered that it contributes to the heritage character of the Summer Hill Central Conservation Area. As a result, a Heritage Impact Statement has been undertaken confirming that the works will not result in an adverse impact on the Summer Hill Central Conservation Area or the heritage fabric of the original building.

Furthermore, it is considered that the proposed development provides a high quality architecturally designed development which will retain heritage elements of the site whilst simultaneously providing new development which responds to the character of the Summer Hill Central Conservation Area. The building is of an appropriate bulk, height and scale and presents a highly articulated, well designed architectural development that enhances the area overall.

### 4.5.3 Summer Hill Urban Village

Part 8 of Chapter D in the ADCP 2016 identifies the subject site as being within Summer Hill Urban Village. It identifies that amenity within the centre requires improvement particularly with respect to pedestrian spaces, traffic flow, landscaping and general upgrading and maintenance of building facades. In addition, heritage conservation is recognized as a priority for protection and new development should consider the heritage context.

While it is acknowledged that the proposal will not comply with height controls applied to the site, which is addressed in 4.4.3 and Appendix 10 respectively, the student accommodation is otherwise considered to be wholly consistent with the requirements and purpose of the ADCP 2016 in relation to Summer Hill Urban Village. The proposed development will provide an active street front to Carlton Crescent, as well as the rear of the site where it adjoins the Hardie Avenue carpark.

The student accommodation will provide an opportunity for an architecturally designed building to be provided in the urban village in a form, scale and finish that respects the heritage fabric of the locality. The development will enhance and assist in revitalising the streetscape character of the commercial precinct when viewed from Hardie Avenue and support the local economy. Furthermore, the proposed development will not have any adverse impacts on traffic flows within the village area as no parking is proposed on site.

The proposed development will provide a new building architecturally consistent with the broader area, and a land use that will contribute to the prosperity of the village. It is therefore consistent with the ADCP 2016 and the desired environment expressed in the ADCP 2016 in relation to the Summer Hill Urban Village.

### 4.5.4 Car Parking

Part 8 of Chapter A in the ADCP 2016 provides parking rates in relation to Boarding houses as below:

TABLE 3 - CAR PARKING RATES - (Refer to DS2.1 for rates applying to bicycles/ motor cycles).		
LAND USE	<i>Note: Individual land Uses under each main heading appear in alphabetical order. In cases where a specific land use is not listed below refer to the nearest comparable land use.</i>	
Boarding Houses and Group Homes	1 space per staff member. Parking rate for residents to be assessed on merit of application	Assessment should consider type of dwelling and residents

Figure 23 Car Parking Rates Table Extract from ADCP 2016

Source: Inner West Council

The student accommodation does not provide any car parking at the site for students or staff given its central location within the Summer Hill locality. The site provides easy access to Summer Hill Station which is approximately 150m away as well as immediate access to Summer Hill Shopping Village. Furthermore, the site will provide 52 bicycle parking spaces accessible from Hardie Avenue.

On this basis, it is considered that the characteristics of the site negate the need for car parking to be provided on site as it will be expected that both staff and residents rely on alternate transport modes, as is the case with Iglu's eight other facilities that operate successfully in this regard. This is supported by the traffic and parking assessment in Appendix 12 of the SEE.

Fundamentally, the proposal's approach to parking (car and bicycles) aligns with Inner West Council's views on transport planning, with Council's website stating *"Council is committed to sustainable transport – reducing car use and increasing the use of public transport, walking and cycling – in the interest of increasing the vibrancy of local neighbourhoods, reducing traffic congestion, enabling better parking options, improving air quality and improving access to local places"*.

#### 4.5.5 Boarding House and Student Accommodation

Chapter F of the ADCP 2016 provides development performance criteria and controls specific to student accommodation and boarding houses of which the proposed development will wholly comply with.

The student accommodation will comply with the DCP through ensuring development is well designed and contributes to the identity of the neighbourhood. The proposed development will also exceed the standards expected for indoor and outdoor recreational area provisions.

The proposed development will be operated by an experienced Student Housing operator and be staffed 24 hours 7 days a week ensuring that a safe and secure environment is the resulting product. Furthermore, Iglu's developed management procedures will also ensure no adverse impact on surrounding amenity occurs as a result of the development. Specific details relevant to operational procedures at the site are provided in the Plan of Management (PoM) located in Appendix **25** of the SEE.

In addition, to reinforce and provide surety the use will be used solely for student accommodation, Iglu are willing to accept a covenant being imposed by Council restricting the use of the site for other purposes.

## 5 Environmental Assessment

### 5.1 Built Form, Scale and Massing

As demonstrated in the Architectural Design Report by Bates Smart in Appendix **3** of the SEE, careful consideration has been given to the architectural design of the building to ensure that a desirable development outcome is able to be achieved at the subject site. As reflected in the report, Bates Smart have undertaken extensive work to ensure that the proposed development achieves appropriate massing outcomes and is consistent with the streetscape when viewed from Carlton Crescent, Hardie Avenue and areas of the public domain in the surrounds.

Overall, it is considered that the proposed development provides a highly desirable development outcome at the subject site. The building will utilise an existing building with heritage characteristics as a focal point of the development whilst also introducing a highly articulated architecturally designed building which provides a high amenity environment for site users. Green planting on the façade will further enhance the visual interest of the building without dominating the character of surrounding area. The provision of a large courtyard and high functioning site layout further enhances the design of the building overall.

It is considered that the rationale for height, bulk and scale is clearly articulated throughout the report in Appendix **3** and this further supports the case put forth to allow for the numerical variance of height and FSR development standards. It is considered the rationale provided clearly demonstrates that the variation to development standards which occur are minor anomalies in the circumstances and allowing them to be varied will enable an enhanced planning outcome to be achieved. It is therefore requested that Council apply flexibility in this instance in acknowledgment of the high quality of the development proposed and the reasonable planning grounds in which the variations are sought.

### 5.2 Sustainability and Transport

ESD and sustainability have been key considerations throughout the design process. Iglu is committed to the use of clean renewable energy and to the inner west community's goal to become a zero emissions community.

The proposal will accommodate a 100kW Solar PV system with integrated battery storage. This will reduce CO2 greenhouse gas emissions by 138 tonnes per annum. Preliminary details of the PV system are in Appendix **29** of the SEE while additional features and are explored in greater detail within the Sustainability Report in Appendix **20**.

In summary, the following are considered key design features and initiatives which will contribute to the environmental performance of the building:

- A high-performance façade will limit the heat entering the buildings, reducing air conditioning system sizes and the energy use over the year;
- Single loaded green corridors which present the opportunity to maximise natural cross ventilation of the building;
- A mixed mode approach allowing the building to be naturally ventilated when outdoor conditions are suitable enabling significant energy reduction;

- Optimising the size of the mechanical plant to ensure the plant is working at its peak efficiency and minimise the capital cost of the plant;
- Having high efficiency lighting and air conditioning equipment will reduce the energy consumption of the buildings;
- Variable Speed Drives (VSD) controls the speed of pumps, fans and other mechanical plant to ensure that they are only using as much power as it is needed;
- Water efficient fittings throughout the development;
- Rainwater harvesting and re-use to reduce the water consumption demand of the facility; and
- Use of 100kw Solar PV system to reduce the electricity consumption demand of the facility.

In summary, it is considered that the proposed development provides a high quality example of a highly sustainable building and adequately addresses ESD principles.

In addition, the proposal's approach to traffic, parking and transport fundamentally aligns with Council's stated objective of *"reducing car use and increasing the use of public transport, walking and cycling"*. No motorbike or car parking is proposed, with a significant exceedance of the required bicycle parking numbers.

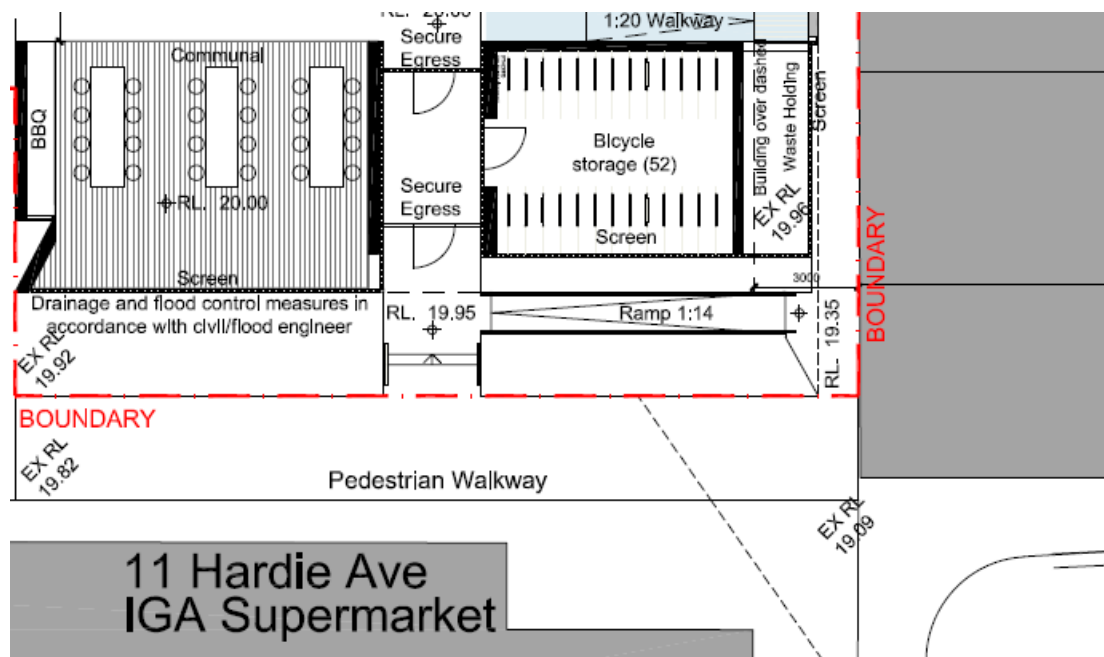


Figure 24 Snapshot of bicycle parking area in southern portion of the site  
Source: Bates Smart

In order to assess the impacts of the proposed development on traffic and parking a Traffic and Parking Assessment Report has been prepared by Varga and is in Appendix **12** of the SEE.

The report identifies that the subject site is in a location near Summer Hill Train Station (160m away or 2 minute walk) as well as the immediate proximity of the Summer Hill Shopping Village which contains a supermarket, shops, cafes, restaurants and essential services necessary for day to day needs of residents and visitors. These characteristics coupled with the student market to which Iglu caters for an environment where the provision of car parking is not considered necessary at the site.

In relation to the impact the proposed development will have on the traffic environment, it is proposed that a net reduction in traffic will occur in the area as a result of the development when compared to other land uses which could potentially be catered for at the site.

In summary, given the characteristics of the surrounds and the nature of the land use proposed, it is considered that the student accommodation will provide a positive impact on the broader traffic environment and negate the need for car parking to be provided at the site.

### 5.3 Heritage

A HIS has been prepared by Weir Phillips Heritage consultants to assess the heritage impacts of the student accommodation on the heritage fabric of the Central Heritage conservation area. The HIS is in Appendix **21** of the SEE.

The HIS identifies two distinct buildings at the subject site described as below:

- Building 1 – Located in the north-west corner of the site is a building originally used for the purposes of an ambulance station and was constructed by the NSW Ambulance Western Suburbs Division in 1924. Alterations and additions have occurred to the building over time however it continues to provide a representation of an interwar period architecture building and is therefore of heritage value.
- Building 2 – A building Located on the eastern portion of the site which comprises a c.1970s light industrial building viewed as having a neutral or detracting impact on the heritage conservation area.

Based on the above, the primary focus of the heritage impact statement is Building 1, which is deemed the only part of the existing development which provides any contribution to the Summer Hill heritage conservation area.

#### 5.3.1 Heritage Context

Both buildings at the subject site are not considered heritage items, however the site is within Summer Hill conservation area and it has been established that the building 1 contributes to the heritage fabric of the locality. Furthermore, several heritage items are located within the vicinity of the site which require consideration to properly assess the development application and potential for adverse impacts on environmental heritage to occur.

Heritage items within the vicinity identified in the ALEP 2013 include the following:

- Darrel Jackson Gardens (public reserve), No. 127-131 Smith Street, Summer Hill (I628)
- House and Former Stable Block No. 133 Smith Street, Summer Hill (I630).
- Hotel, No. 1 Lackey Street, Summer Hill (I542).
- Shop, dwelling, office, Nos. 1, 3 and 5 Lackey Street, Summer Hill (I543).
- Shop and dwelling, No. 111 Smith Street, Summer Hill (I625).
- Shops and dwellings, No. 113-123 Smith Street, Summer Hill (I627).
- House, No. 99 Carlton Crescent, Summer Hill (I482).
- Nurse Accommodation, No. 52 Grosvenor Crescent, Summer Hill (I511).

Of the items above only Darrell Jackson Gardens directly adjoins the site. Furthermore, no state heritage items are identified nearby.

### 5.3.2 Assessment of Heritage Impact

The HIS provided an assessment of the student accommodation with regard given to the heritage fabric of the site and the conservation area. The findings of the assessment are summarised below and highlight that the proposal will provide a suitable development outcome that will not have an adverse heritage impact on the Summer Hill Heritage conservation area. The proposed development will retain important contributory features of the existing development at the site whilst simultaneously delivering a new contemporary architecturally design befitting to the area.

#### Heritage impact resulting from demolition of Building 2

In relation to demolition of Building 2, the HIS found that the built form does not contribute to the conservation area and is not a building erected during a period of significance. The existing building does not provide architecturally distinguished features or elements which specifically relate to the use of the site historically by the ambulance service. As such it's demolition will have no impact.

#### Heritage impact resulting from works to Building 1

In relation to Building 1 which will become an integral part of the proposal, the HIS found that the works proposed will result in an overall acceptable impact on the heritage nature of the building. The proposed development will retain the most important elements of the front elevation of the site as well as reinstate original elements such as timber shutters at the first floor which will further enhance its heritage appeal.

With regard to removing some of the interior, it is considered that this impact will be acceptable given it is not viewable from the public domain and does not provide exceptional examples of interiors from the interwar period. Furthermore, interiors of the building have been altered previously, further reducing any potential for heritage impact of concern.

In relation to removal of the rear additions to the original 1924 building, it is considered this will have no impact on the heritage nature of the site or the conservation area itself. The additions are considered to have no architectural merit and are additions predominantly originating from the 1970s. Furthermore, these works are largely not visible or contributory to the public domain.

#### Impact of the new works on the heritage conservation area and nearby heritage items

New development proposed is contemporary in style and considered to be befitting infill development that responds appropriately to the Conservation Area. The development will comprise colours and finishes consistent with the surrounds and will not present a vastly different building envelope to surrounding buildings. Furthermore, the proposal will not have any impact on adjoining Darrel Jackson Gardens or other heritage items identified.

## 5.4 Landscaping and open space

The proposed development provides landscaping which will enhance the site and create a high amenity environment for residents and visitors.

The proposed development provides a landscaped courtyard in excess of 580m<sup>2</sup> which will be a key feature of the site. The courtyard will comprise an active social space which will provide seating and open areas amongst a leafy setting which will include trees, various



species of plants and grassed areas. The selection of planting will make it responsive to seasonal variations with shade increasing in Summer and decreasing in Winter.

A landscaped setback will be provided along the western boundary of the site which will comprise trees, grassed areas and permeable paving. This coupled with green walls proposed along the façade will soften the architectural design of the building and further enhance visual interest in the development. Landscaping and open space proposed therefore presents a high quality outcome.

Furthermore, façade planting will provide a thermal benefit to the individual rooms whilst also providing an enhanced visual effect.

## 5.5 Solar Access

The student accommodation receives solar access facing Carlton Crescent all day, throughout the year while the Western boundary facing Darrell Jackson Gardens will receive afternoon solar access. The Eastern boundary receives minimal direct solar access due to the existing industrial building adjoining the site. In relation to the surrounds, the proposal will ensure public areas maintain acceptable levels of solar access.

## 5.6 Overshadowing

Overshadowing diagrams have been prepared and are provided in Appendix **5** of the SEE. The plans demonstrate that no adverse impacts will result from overshadowing because of the proposed development. The student accommodation does not adjoin development that would be adversely impacted by the minor overshadowing which will occur. Furthermore, the sloping nature of the site further minimises any overshadowing impacts.

## 5.7 Acoustic Impact

To ensure that the student accommodation is not adversely impacted by the surrounding noise environment or result in adverse noise impacts, a noise impact assessment has been undertaken by Acoustic Logic. The noise impact assessment is in Appendix **16** of the SEE.

The two kinds of assessments undertaken included:

- Noise Intrusion Assessment; and
- Noise Emission Assessment

The findings of each and the relevant recommendations are provided in summary below.

### Noise Intrusion Assessment

The noise impact assessment identified the most significant noise sources near the site to be associated with the following:

- Aircraft noise from Sydney Airport's main north-south runway flight path;
- Road traffic noise from Carlton Crescent, lining the northern boundary of the site;
- Rail noise from the Sydney Rail T2 Inner West & Leppington Line & T3 Bankstown Line located to the north of the site across Carlton Crescent;
- Noise associated with the use of the Summer Hill Skate Park that borders the western boundary of the proposed development.



To assess the impact of noise levels at the site environmental noise monitoring was conducted. Measurements were taken in various locations. Following the results of monitoring being received, Acoustic Logic made a number of recommendations for various forms of acoustic treatments to be installed to ensure the proposed development responds appropriately to the surrounding noise environment. Recommended treatments are detailed in 4.4 of the Noise Impact Assessment and are intended to be included in detailed design documentation.

#### Noise Emission Assessment

The noise emission assessment was undertaken to ensure the amenity of nearby land users would be maintained as a result of the proposed development. Potentially affected noise receivers near the site were limited to the adjoining warehouse/commercial development at 72 Carlton Crescent and a residential dwelling at 93 Carlton Crescent.

The assessment was undertaken in accordance with relevant EPA Noise Policy and found that the proposed development will not have an adverse impact on any sensitive receivers providing recommendations outlined in 5.3 of the Noise Impact Assessment are adopted. Recommendations relating to mechanical plant and are intended to be adopted by Iglu.

## 5.8 Geotechnical

To ensure the site was geotechnically suitable for the proposed development a geotechnical investigation has been undertaken by JK Geotechnics. The geotechnical investigation is in Appendix **18** of the SEE.

The scope of the geotechnical investigation was to assess the subsurface conditions at five borehole locations across the site and provide recommendations on geotechnical issues such as excavation, retention parameters, groundwater, footing design and earthworks.

The findings of the Geotechnical investigation provide recommendations to be addressed during the design and construction phase of proposed development at the site. Furthermore, the geotechnical investigation demonstrates that correctly designed, the site can be made suitable for the proposed development.

## 5.9 Contamination

To ensure the site could be made suitable for the proposed use a Stage 1 and Stage 2 environmental site assessment (ESA) has been undertaken by JBS&G. The ESA is provided in Appendix **15** of the SEE. The scope of works comprised a desktop and detailed site investigation including implementation of nine soil sampling locations, six soil vapouring sampling locations and five groundwater sampling locations for testing and analysis.

The findings of the ESA provide that the site can be made suitable for the proposed use following a RAP being prepared which addresses how contaminants at the site are managed and removed. It is suggested that the requirement for a RAP be implemented as conditions of consent by Council.

## 5.10 Plan of Management

A Plan of Management (PoM) has been provided in Appendix **25** of this SEE and provides details relating to day to day operational aspects of the development. It provides details relating to safety, staffing, emergency procedures, maintenance, security and issue management among other aspects of operation.

It is considered that the PoM is consistent with the principles established in *Renaldo Plus 3 Pty Limited v Hurstville City Council* [2005] NSWLEC 315 (and as amended by NSWLEC 1247). This is explored further in Table 6 below.

Table 4 – Plan of Management Principles Assessment

Item	Principle	Response
1	Do the requirements in the Management Plan relate to the proposed use and complement any conditions of approval?	Yes.  The Operational Management Plan is specifically related to the proposed use and its operation.
2	Do the requirements in the Management Plan require people to act in a manner that would be unlikely or unreasonable in the circumstances of the case?	No.  The Operational Management Plan is reasonable and provides a framework which occupants are to comply with.
3	Can the source of any breaches of the Management Plan be readily identified to allow for any enforcement action?	Yes.  Iglu staff are able to readily identify breaches of the Operational Management Plan through enforcing Property Rules and a contract with occupants.
4	Do the requirements in the Management Plan require absolute compliance to achieve an acceptable outcome?	No.  The Operational Management Plan does not require absolute compliance to be acceptable. Breaches of the Operational Management Plan can be expected from time to time because of the actions of individuals.  However, overall it is expected that the implementation of the Operational Management Plan will result in an acceptable outcome, without the need for absolute compliance at all times.
5	Can the people the subject of the Management Plan be reasonably expected to know of its requirements?	Yes.  The Operational Management Plan outlines how relevant procedures and agreements are to be put in place for occupants and staff and is supported by a 'welcome pack' and information that is given to each occupant prior to their occupancy.
6	Is the Management Plan incorporated in the conditions of consent, and to be enforced as a condition of consent?	Yes.  It is suggested that compliance with the Operational Management Plan is implemented as condition of consent.
7	Does the Management Plan contain complaint management procedures?	Yes  The Operational Management Plan outlines that complaint management procedures will be implemented.

Table 4 – Plan of Management Principles Assessment

Item	Principle	Response
8	Is there a procedure for updating and changing the Management Plan, including the advertising of any changes?	Yes. The plan will be reviewed at least annually to ensure that operations are kept up to date

### 5.11 Fire Safety

GHD have provided an initial fire engineering capability statement to accompany the DA. The fire engineering capability statement is provided in Appendix **22** of the SEE and confirms that the student accommodation proposal can comply with the BCA in relation to fire safety requirements. This will be further developed throughout detailed design.

### 5.12 Flood Planning

To ensure the proposed development responded appropriately to flood risk at the site, a flood assessment was undertaken by Taylor, Thomson, Whitting. The Flood Assessment is provided in Appendix **19** of the SEE. with further detailed design it is considered that the proposed development responds appropriately to flood risk providing flood mitigation controls mentioned throughout the report are implemented. Implementing of these measures will ensure the development will not be impacted in the event of a flood or increase flood risk elsewhere.

### 5.13 Erosion and sediment Control

Sediment and erosion control measures are to be installed and maintained until construction is completed. The proposed sedimentation and erosion control measures are required to temporarily manage runoff and ensure no detriment to the receiving environment occurs. Erosion and sediment control measures will be designed in accordance with the guidance of Managing Urban Stormwater (LANDCOM, 2014). Full details are provided in Appendix **24** of the SEE.

### 5.14 Waste Management

A Waste Management Plan (WMP) has been provided by Iglu and is in Appendix **26** of the SEE. This Plan sets out waste management policies and processes for the operation phase of the proposed development. The WMP demonstrates compliance with the ADCP 2016 in relation to the provision of waste facilities required for Boarding Houses. Furthermore, it shows where 12 x 660L mobile Garbage bins will be located within two waste rooms on the lower ground floor. Waste bins in this location which will not conflict with the broader use of the site or impact the amenity of the development in any way.

### 5.15 Energy and Water Efficiency

The applicable energy efficiency standards for the development are applied under Section J of the National Construction Code. The objective of Section J of the National Construction Code is to reduce the greenhouse gas emissions and requires that a building, including its

services, must have features to the degree necessary that facilitate the efficient use of energy. A report has been prepared by IGS in Appendix **27** which demonstrates that compliance with Section J requirements will be exceeded by the proposed development.

### 5.16 Building Code of Australia (BCA)

An initial BCA Compliance Statement has been provided by Steve Watson & Partners and is in Appendix **17** of the SEE. The BCA Compliance Statement confirms that the student accommodation can achieve compliance with the BCA, however further review and design details will need to be provided as part of the design development following consent being granted.

### 5.17 Accessibility

To ensure the proposed development meets accessibility requirements and provides an equitable development outcome, an Access Report was undertaken by Architecture and Access Consulting. The Access Report is provided in Appendix **23** of the SEE.

The report provides an assessment of the proposed development against the relevant parts of the DCP, National Construction Code - Volume One 2016 (Amendment 1), the Disability Discrimination Act 1002 (DDA) and the Disability (Access to Premises) Standards 2010 (amendment 1).

The report notes that a high level of compliance has been achieved at this stage of the design, with several accessibility features included. Access for people with disabilities will be provided from the main entrance, the rear entrance to the Lower Ground Level, up to the front door of all bedrooms and to all common areas via an accessible path of travel.

The development provides types of units which will address varying disabilities such as mobility, vision, hearing and intellectual impairments. In total, 10 of the rooms provided will address varying requirements of those who experience disabilities.

### 5.18 Economic Impacts

It is considered that the student accommodation proposal will result in wider benefits than just those limited from job creation resulting from construction activities. Consideration should also be given to the potential economic benefits that will be experienced by businesses in the Summer Hill Urban Village who are likely to be the recipients of student spending on groceries, eating out and entertainment.

Per student, based on figures provided by the Australian Trade & Investment Commission (2018), approximate spending is anticipated as below:

- Groceries and eating out: \$80pw - \$280pw = \$4,160pa - \$14,560pa
- Entertainment: \$80pw - \$150pw = \$4,160pa-\$7,800pa

Considering the above and the nature of the land use, it suggested that the local economy is likely to be a beneficiary of the proposed development from an economic perspective. Therefore, the proposed development which will have a positive economic impact on the Summer Hill Urban Village.

## 5.19 Site Suitability

The site is suitable for the proposed development in the following respects:

- The proposal is permissible within the subject zone;
- The site provides a development which is of an appropriate height, bulk and scale which complies with the relevant objectives of the ALEP 2013 and ADCP 2016;
- The proposal will retain heritage elements of the Summer Hill Central Heritage Conservation Area whilst simultaneously providing a high quality architecturally designed building which will enhance the Summer Hill Urban Village overall;
- The proposal responds appropriately to any environmental site constraints including flood risk; and
- The proposal will not result in any adverse impacts on the environment.

## 5.20 Public Interest

The proposed development is within the public interest for the following reasons:

- The proposal will provide a high quality architectural development respectful of the character of the area. Development will be of an appropriate height, bulk and scale and consistent with the surrounds;
- The proposal will result in a net reduction in traffic generated in the locality and not increase demand on parking in the area;
- The proposed development will comprise a building which demonstrates a high level of environmentally sustainable initiatives which should be encouraged; and
- The proposal will generate additional direct and indirect employment as a result of providing employment opportunities during construction, as well as stimulating economic activity within the local economy once operational.



## 6 Section 4.15 Assessment

The proposal's compliance against all provisions of Section 4.15 of the EPAA Act is outlined in the below table.

**Table 12. Section 4.15 Assessment Summary**

Clause No.	Clause	Assessment
(1)	<p>Matters for consideration—general</p> <p>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:</p>	
(a)(i)	<p>The provision of:</p> <p>Any environmental planning instrument, and</p>	Generally complies
(ii)	Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	Not Applicable
(iii)	Any development control plan, and	Generally complies
(iiia)	Any planning agreement that has been entered into under Section 93F, or any draft planning agreement that a developer has offered to enter into under Section 93F, and	Not applicable
(iv)	The regulations (to the extent that they prescribe matters for the purposes of this paragraph), and	Not applicable
(v)	Any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,	Not applicable
(b)	The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	Generally complies
(c)	The suitability of the site for the development,	Complies
(d)	Any submissions made in accordance with this Act or the regulations,	TBC
(e)	The public interest.	Complies

## 7 Conclusion

This SEE supports a DA for student accommodation to be operated by Iglu No.210 Pty Ltd at 74 Carlton Crescent, Summer Hill. While legally defined as a boarding house, the proposed development will operate to provide housing for tertiary students undertaking their studies within the Sydney Region. This is consistent with Iglu's development model which can be observed operating Australia wide. To reinforce this commitment, Iglu will accept a covenant on title being imposed by Council restricting the use to student accommodation.

This SEE describes the proposed development of the site and surrounding area in the context of relevant planning controls and policies applicable to the development form proposed. In addition, the SEE provides an assessment of the relevant heads of consideration pursuant to section 4.15 of the EP&A Act.

The proposed development is permissible within the B2 Local Centre zone in accordance with the ALEP 2013 which permits 'boarding houses' with consent. The proposed development is consistent with the objectives of the B2 Local centre zone as it will complement the range of retail, business, entertainment and community uses in the Summer Hill Urban Village and encourage sustainable transport modes to be utilised.

Numerical non-compliances with development standards relating to height, FSR and motorcycle parking requirements are identified throughout the SEE. As a result, a number of Clause 4.6 variation statements are provided which demonstrate that these quantitative variances will result in continued consistency with objectives relating to both zoning and the relevant development standard. It is therefore considered that they are justified in the circumstances on reasonable environmental planning grounds.

The proposal generally meets the provisions of the ADCP 2012 with the exception of the non-compliance relating to car parking for boarding houses and other minor inconsistencies identified. Where minor inconsistencies occur, adequate alternative solutions are provided to ensure an equal or better planning outcome results. Otherwise, it is considered that the proposed development is wholly compliant with relevant DCP requirements and consistent with objectives relating to Summer Hill as a locality.

Following the planning and environmental assessment which has been undertaken, the proposed development is considered to be consistent with Clause 4.15 of the EP&A Act as:

- The land can be made suitable for the permitted use;
- The proposal is broadly consistent with the ALEP 2013 and meets the objectives of the relevant development standards;
- The proposal is broadly consistent with the requirements and objectives of the ADCP 2016 unless otherwise stated;
- The proposed development will not result in any adverse environmental impacts;
- The proposal will respond to the heritage nature of the locality; and
- The site is considered suitable for the site and is in the public interest.

Therefore, the proposed development is in the public interest and should be recommended for approval.