

STATEMENT OF ENVIRONMENTAL EFFECTS

9-15 NORTHUMBERLAND STREET, LIVERPOOL

11 DECEMBER 2018
SA7573
DRAFT

PREPARED FOR ANGLICAN COMMUNITY SERVICES TRADING AS ANGLICARE

URBIS

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TABLE OF CONTENTS

Executive Summary.....	i
1. Introduction	1
1.1. Overview	1
1.2. Report Structure.....	1
1.3. Project Team.....	1
2. Site and Surrounding Locality.....	3
2.1. The Site.....	3
2.2. The Locality.....	4
2.3. Transport Network	6
3. Background.....	7
3.1. development consent history	7
3.2. Pre-lodgement Consultation	7
4. Proposed Development	14
4.1. Overview	14
4.2. ESD Principles	17
4.3. Parking, Vehicle Access and Waste Collection	18
5. Statutory Planning Assessment.....	19
5.1. State Environmental Planning Policy.....	19
5.2. liverpool Local Environmental Plan 2008	27
5.3. Liverpool Development Control Plan 2008	30
6. Assessment of Key Environmental Considerations.....	31
6.1. Built Form.....	31
6.2. Residential Amenity	32
6.3. Ecological Sustainable Development	32
6.4. Waste Management.....	32
6.5. Engineering.....	32
6.6. Parking, Access and Traffic	33
6.7. Building Code of Australia	34
6.8. Construction Management.....	34
6.9. Contamination.....	35
6.10. Social Impact	35
7. Section 4.15 Assessment	37
7.1. Statutory Policy and Compliance	37
7.2. Natural Environment Impacts	37
7.3. Social and Economic Impacts.....	37
7.4. Built Environmental Impacts	38
7.5. Suitability of the Site for Development.....	38
7.6. The Public Interest.....	38
8. Conclusion	39

Disclaimer 40

Appendix A Architectural Plans

Appendix B Urban Design Report

Appendix C ADG Compliance Table

Appendix D Design Verification Statement

Appendix E Site Survey

Appendix F	Geotechnical Report
Appendix G	Mechanical Services Report
Appendix H	Electrical Services Report
Appendix I	Fire Services Report
Appendix J	Hydraulic Services Report
Appendix K	BASIX Certificate
Appendix L	QS Report
Appendix M	Contamination Assessment
Appendix N	Civil Drawings
Appendix O	BCA Report
Appendix P	Pre-Application Meeting Minutes
Appendix Q	Construction Statement
Appendix R	Noise Impact Assessment
Appendix S	Access Report
Appendix T	Social Impact Statement
Appendix U	Traffic Impact Statement
Appendix V	Waste Management Plan
Appendix W	Liverpool DCP Compliance Table
Appendix X	Structural Drawings
Appendix Y	Plan of Management
Appendix Z	Review of Geotechnical Report
Appendix AA	Evolution of Design Report
Appendix BB	Acid Sulphate Soil Assessment
Appendix CC	Landscape Plan
Appendix DD	Site Isolation Plans
Appendix EE	Clause 4.6 Variation
Appendix FF	Landscape Report

FIGURES:

Figure 1 – The Site	3
Figure 2 – Site Photographs	4
Figure 3 – Site Photographs	4
Figure 4 – The Locality	5
Figure 5 – Photographs of the Locality	6
Figure 6 – Surrounding Development	6
Figure 7 – Approved DA962/2016	7
Figure 8 – Proposed Development	14
Figure 9 – Site landscaped Area	17
Figure 10 – Proposed Overshadowing	31

TABLES:

Table 1 – Pre-Lodgement Meeting Matters	8
Table 2 – Numeric Overview of Proposal	15
Table 3 – Residential Accommodation Schedule	16
Table 4 – SEPP Affordable Rental Housing 2009	19
Table 5 – SEPP 65 Compliance	24
Table 6: Liverpool LEP Compliance Table	28
Table 7 – Summary of Parking Compliance	33

EXECUTIVE SUMMARY

Overview

This Statement of Environmental Effects (SEE) provides the information required under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) prepared by Urbis Pty Ltd on behalf of Anglican Community Services trading as Anglicare (the applicant) in support of a Development Application submitted to Liverpool City Council. Anglicare is a registered community housing provider, who is seeking to provide an integrated model of housing with a mix of social and affordable housing units and strata residential (market) housing units, with a complementary mix of non-residential uses.

This SEE accompanies a Development Application submitted to Liverpool City Council (Council) for an integrated housing development comprising strata residential apartments, 'Boarding House' accommodation, infill affordable housing apartments for social and affordable rental housing, Anglicare building management, a kiosk and day respite (the proposal), located at 9-15 Northumberland Street, Liverpool (the site).

The site was acquired by Anglicare to deliver an integrated model of housing targeted at providing housing stability and support for vulnerable people, in particular women. Anglicare has responded to the NSW Government's objectives to deliver better housing outcomes in appropriate locations.

Proposal

It is proposed to redevelop the site for an integrated housing development comprising residential apartments and 'Boarding House' accommodation for social and affordable rental housing and market residential apartments, Anglicare support services in the form of day respite and a kiosk. The development will contain internal and external communal areas and landscaped open space. The table below provides a summary of the Proposal and the picture overleaf provides an indicative perspective of the building form as viewed from Liverpool Pioneers Memorial Park.

Summary of the Proposal

Land Use	<ul style="list-style-type: none">• 'In-fill residential apartments' and 'Boarding House' social and affordable rental housing and strata market residential apartments;• Anglicare support services including day respite and Managers Residence; and• Kiosk.
Total GFA	9,725m ²
Proposed FSR	3.5:1
Building Height	41.55m
SAH Units	109 units
Residential Strata Units	28 units
Percentage of Site Landscaped	30%
Communal Open Space	687.9 sqm, 32.7%
Car Parking	70 car parking spaces
Bicycle Parking	22
Motorcycle Parking	20
Service Bays	5

Picture 1 – Perspective



Source: Group GSA Architects

Planning Assessment

The approach to assessing this Proposal was the subject of a Pre-DA meeting held 26 September 2018 with Council's Planning Staff and various technical advisors. At this meeting it was discussed that the Planning Assessment would be approached as follows:

- The SAH component should be assessed against State Environmental Planning Policy Affordable Rental Housing 2009 (SEPP Affordable Rental Housing 2009) as the site is zoned R4 High Density Residential and the proposed land uses are to be characterised as comprising a Residential Flat Building and Boarding House development; and
- The residential strata units should be assessed against State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development (SEPP 65) as the proposed building is in excess of three storeys and it would be unreasonable to apply SEPP Affordable Rental Housing for those units that do not fall within the ambit of 'affordable housing' under SEPP Affordable Rental Housing 2009.

1. INTRODUCTION

1.1. OVERVIEW

This Statement of Environmental Effects (SEE) has been prepared by Urbis Pty Ltd on behalf of Anglican Community Services trading as Anglicare (the applicant). This SEE accompanies a Development Application submitted to Liverpool City Council (Council) for integrated housing development comprising in-fill affordable residential apartments and 'Boarding House' accommodation for social and affordable rental housing, strata market residential accommodation, Anglicare support services including day respite and a kiosk (the Proposal), located at 9-15 Northumberland Street, Liverpool (the subject site).

1.2. REPORT STRUCTURE

This SEE identifies the subject site and surrounding locality, describes the proposed development and provides an assessment against the relevant matters for consideration, pursuant to Section 4.15 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act).

This report is structured, as outlined below:

- **Section 1:** Introduction
- **Section 2:** Site and surrounding locality
- **Section 3:** Background
- **Section 4:** Proposed Development
- **Section 5:** Statutory Planning Assessment
- **Section 6:** Assessment of Key Environmental Considerations
- **Section 7:** Section 4.15 Assessment
- **Section 8:** Conclusion

1.3. PROJECT TEAM

This SEE should be read in conjunction with the following architectural plans and specialist reports:

Table 1 – Reports

Reference	Item	Consultant
Appendix A	Architectural Plans	Group GSA
Appendix B	Urban Design Report	Group GSA
Appendix C	ADG Compliance Table	Group GSA
Appendix D	Design Verification Statement	Group GSA
Appendix E	Site Survey	Dimensions Pty Ltd
Appendix F	Geotechnical Report	Ei Australia
Appendix G	Mechanical Services Report	Insync Services
Appendix H	Electrical Services Report	Insync Services

Reference	Item	Consultant
Appendix I	Fire Services Report	Insync Services
Appendix J	Hydraulic Services Report	Insync Services
Appendix K	BASIX Certificate	Partners Energy Management
Appendix L	QS Report	Rider Levett Bucknall
Appendix M	Contamination Assessment	Ei Australia
Appendix N	Civil Drawings	Northrop
Appendix O	BCA Report	Blackett Maguire Goldsmith
Appendix P	Pre-Application Meeting Minutes	Liverpool Council
Appendix Q	Construction Statement	Lipman
Appendix R	Noise Impact Assessment	Acoustic Logic
Appendix S	Access Report	iAccess Consultants
Appendix T	Social Impact Statement	Urbis
Appendix U	Traffic Impact Statement	Ptc
Appendix V	Waste Management Plan	Elephants Foot
Appendix W	Liverpool DCP Compliance Table	Urbis
Appendix X	Structural Drawings	Northrop
Appendix Y	Plan of Management	Anglicare
Appendix Z	Review of Geotechnical Report	Douglas Partners
Appendix AA	Evolution of Design Report	Group GSA
Appendix BB	Acid Sulphate soil assessment	Ei Australia
Appendix CC	Landscape Plan	Group GSA
Appendix DD	Site Isolation Investigations	Group GSA
Appendix EE	Clause 4.6 Variation	Urbis
Appendix FF	Landscape Report	Group GSA

2. SITE AND SURROUNDING LOCALITY

2.1. THE SITE

The site is located at 9-15 Northumberland Street, Liverpool and has a combined frontage to Northumberland Street of 60.5m, a site depth of 45.7m, and a total site area of 2,751.5m². The site is rectangular in shape and consists of four allotments:

- Lot 9 DP 38602;
- Lot 10 DP 38602;
- Lot 11 DP 38602; and
- Lot A DP 164111.

Figure 1 provides an aerial image of the site and a Survey Plan is enclosed at **Appendix E** which details topography.

The site features single storey detached dwellings (No. 11-15 Northumberland Street) and an Anglicare Family support office (No. 9 Northumberland Street). It is accessed by four vehicle crossovers to Northumberland Street which presently service three out of the four allotments. Pictures of the site are provided in **Figure 3**.

Figure 1 – The Site



Source: Urbis Pty Ltd

Development consent was granted to DA962/2016 16 April 2016 for demolition of existing structures and construction of a 12-storey residential flat building above two levels of basement carpark comprising 106 residential apartments and 126 car spaces. The approved development is yet to be commenced.

The site is not located within a Heritage Conservation Area and not listed as an item of Local or State Heritage Significance nor have they been identified as having 'archaeological potential' Liverpool

Archaeological Zoning and Management Plan (Casey & Lowe, 1996). This has been further confirmed by project heritage consultant Heritage 21.

Figure 2 – Site Photographs



Picture 2 – From Durham Street

Source: Group GSA



Picture 3 – South portion of the site

Source: Group GSA

Figure 3 – Site Photographs



Picture 4 – View of site from northern side of Pioneers Park

Source: Group GSA



Picture 5 – 11 Northumberland St and 7 Northumberland Street

Source: Group GSA

2.2. THE LOCALITY

The site is located approximately 1.0km north-west of the Liverpool Railway Station and within 800m (10 minutes walking distance) of the Liverpool City Centre.

The immediate locality consists of a range low, medium and high density residential development.

Immediately to the north, west and south of the subject site are residential flat buildings ranging in height from 6 to 10 storeys.

Immediately to the east of the subject site is Liverpool Pioneers Memorial Park.

The site is approximately 300m north-east of Liverpool Public and Private Hospitals and approximately 100m north and west of the subject site is the Hume Highway. Figure 4 provides detailed on the site and its context and Figure 5 provides photographs of the locality.

Figure 4 – The Locality



Source: Group GSA Architects

Figure 5 – Photographs of the Locality



Picture 6 – Pioneer's Memorial Park from Macquarie Street

Source: Group GSA



Picture 7 – Northern Side of Pioneer's Park

Source: Google Maps

Figure 6 – Surrounding Development



Picture 8 – Westfield Liverpool and car park at south end of Pioneer's Park, on Northumberland Street

Source: Google Maps



Picture 9 – Cemetery in Pioneer's Park

Source: Group GSA

2.3. TRANSPORT NETWORK

The site is situated within a 1.3 kilometre radius of major transportation hub including Liverpool Train Station which services the Sydney Trains T2 Inner West & South Line, the T3 Bankstown line and the T5 Cumberland and South West Rail Link services and a bus interchange with extensive services to Casula (865, 866), Campbelltown (870, 871 & 872), Carnes Hill (853), West Hoxton (854). A local bus stop with regular services to Liverpool is located within a 400m walking distance to the subject site.

3. BACKGROUND

3.1. DEVELOPMENT CONSENT HISTORY

Development Application 962/20196 (DA962/2016) lodged 14 October 2016 sought demolition of existing structures and construction of a 12-storey residential flat building above two levels of basement carpark comprising 106 residential apartments and 126 car spaces. The DA was approved by the Sydney Western Planning Panel (SWPP) 16 April 2018.

The residential component of the development comprised a total of 106 units including:

- 40 one bedroom units;
- 55 two bedroom units; and
- 11 three bedroom units.

The building presented a U-shaped floor plate with the wings of the building addressing the frontage to Northumberland Street and providing a courtyard space with vantage to Pioneer's Park. Figure 7 provides a perspective of the approved DA962/2016.

Figure 7 – Approved DA962/2016



Source: Group GSA

3.2. PRE-LODGEEMENT CONSULTATION

A Pre-DA Meeting was held with Council 26 September 2018, the formal minutes are attached at **Appendix P**. The following members of Council's technical team were in attendance:

- Michael Oliveiro;
- Peter Oriehov;
- Salih Saleiman;
- Roshan Khadka; and
- Vic Naidu.

Feedback from Council has driven the design response. Key Issues raised in the pre-lodgement discussion are outlined in **Table 2**.

Table 2 – Pre-Lodgement Meeting Matters

Matter	Comment
The development is to be compliant with the relevant provisions of the Affordable Rental Housing SEPP 2009, including but not limited to the provision of Division 3 – Boarding Houses.	The Development responds to the provisions in the Affordable Rental Housing SEPP 2009, this can be found in Section 5.1.1.
The boarding house component of the development must provide sufficient solar access, private open space (lodgers and boarding house manager), parking, accommodation size and communal areas in accordance with the provisions of the SEPP.	The development provides sufficient solar access, private open space, parking, accommodation size and communal areas. This is in accordance with the provisions of the SEPP and is detailed in Section 5.1.2.
Kiosk – The gross floor area (GFA) for a kiosk must not exceed 30 square metres. Accordingly, the proposed kiosk is not supported as it exceeds this maximum floor area standard.	The proposed kiosk has been revised and has a area of 30sqm. This is detailed in the plans provided by Group GSA at Appendix A .
Land within 9m of the public right of way on the western side of Northumberland Street opposite Liverpool Pioneers' Memorial Park between Lachlan and Campbell Street must not exceed 30 metres in height. The design of the proposal shall be done so Pioneer Park is not to be unreasonably overshadowed by development.	As detailed in the overshadowing plans at Appendix A , the proposal results in reduced overshadowing on Pioneers Memorial Park compared to the approved residential flat building DA962/2016.
<p>As per the LLEP 2008, separation distance from neighbouring buildings and between separate towers, or other separate raised parts of the same building shall be at least:</p> <p>a) 9 metres for parts of buildings between 12 metres and 25 metres above ground level (finished);</p> <p>b) 12 metres for parts of buildings between 25 metres and 35 metres above ground level (finished);</p> <p>c) 18 metres for parts of building above 35 metres on land in R4 High Density</p> <p>The proposal shall ensure compliance with the development standard. Where the applicant seeks a variation to this development standard the applicant shall sufficiently address the provision of Clause 4.6 of the LLEP 2008.</p>	The proposal does not fully comply with the numerical building separation standards. The proposal seeks a Clause 4.6 exception to this standard and is provided at Appendix EE .

Matter	Comment
Council will not support the proposed development unless it exhibits design excellence. Any DA for the proposal will be required to be presented to Council's Design Excellence Panel for review and comment.	The proposal demonstrates design excellence. A design excellence meeting has occurred and specific matters relating to this meeting have been addressed in Section 3.3.
A wind effects report is to be submitted with the DA for all buildings greater than 35m in height.	A wind effects report is currently being prepared for the site. Wind modelling has occurred and the analysis has commenced. This report will be provided to Council in due course.
The applicant was advised that the entire 25% of the COS required is to be provided at ground level and must receive 50% of sunlight during the winter solstice.	The proposal provides 487 sqm (17.6%) of communal open space at ground level. While, this is a minor non-compliance, additional landscaped areas and further communal open space is provided on level 8. In total, 1100 sqm of communal open space is provided. 50% of the required common area receives 2 hours direct sunlight on 21 June.
The proposed plans must ensure that the development is provided with the required amount of solar access consistent with ADG.	96 units will receive a minimum of 2 hours of solar access at midwinter, in accordance with the design criteria in the ADG. This is compliant with the minimum 70% requirement.
The proposal shall be designed taking into consideration adjoining sites including any proposal on adjoining sites to ensure that there are no visual and acoustic privacy impacts.	The proposal has taken into account No. 10 Bathurst Street. The proposal will minimise impacts to residents at this address. Refer to Appendix DD for site isolation analysis.
Future application shall include an area for waste storage in accordance with the Liverpool Waste Management Fact Sheet for RFB's. It is advised that the applicant contact Council's Waste Coordinator as part of the preparation of any DA for the proposal for acceptable waste management onsite.	Noted. A Waste Management Plan has been prepared and is attached at Appendix V .
<p>Objective 3E-1 of the ADG provides controls for deep soil zones. The relevant provisions for the proposed development are as follows:</p> <ul style="list-style-type: none"> • Site area: 650sqm – 1500sqm • Minimum Dimensions – 3m • Deep Soil zone (% of area) – 7% <p>In this regard, the development shall provide the required amount of deep soil zone(s) based on the entire site area and with the required dimensions.</p>	The proposal complies with this provision as discussed in Chapter 5. Statutory Planning Assessment.

Matter	Comment
The design of the proposal shall demonstrate 60% cross ventilation in accordance with the requirements of the ADG.	The proposal complies with this provision as discussed in Chapter 5. Statutory Planning Assessment and provided in Architectural Plans at Appendix A.
The design of the proposal shall ensure that the principles of Crime Prevention Through Environmental Design (CPTED) are incorporated into the building, landscaping and site lighting.	The proposal appropriately addresses CPTED principles, providing generous communal open spaces which activate the area and encouraging passive surveillance. Further, CPTED principles are addressed throughout the report.
The applicant shall engage the services of a suitably qualified acoustic consultant to prepare an acoustic assessment in accordance with Development near rail corridors and busy roads – Interim Guidelines. The acoustic report shall give consideration to the noise impact from road traffic noise located in proximity to the Hume Highway.	An Acoustic Report has been prepared and is attached at Appendix R .
Commercial and Office space are not permitted in Zone R4 – High Density and will not be supported by Council. The applicant shall remove any commercial and office space from the proposed development.	No commercial or office space is proposed as part of the proposed development.
A development contributions levy of 2% applies to Liverpool City Centre;	Noted.
The applicant is advised to contact Council's Strategic Planning department to discuss the application of the Section 7.12 levy.	Noted.
Given the estimated Capital Investment Value of the development will more than likely exceed \$5 million, the application shall be determined by the Sydney Western City Planning Panel.	Noted.
The applicant shall adequately demonstrate as per of any DA submission how the proposed building has been designed to reduce overshadowing impacts to southern neighbours and the parkland across Northumberland Street.	The proposed development as discussed in Section 6.1.1, will reduce overshadowing compared to the approved DA962/2016.
The applicant shall demonstrate that the proposed complies with all of the relevant controls contained within the LDCP 2008, Part 1 – General Controls for all development and Part 4 – Development in Liverpool City Centre.	A DCP compliance table, is included at Appendix W .

Matter	Comment
The applicant is required to provide a Social Impact Comment in accordance with Section 27 of the Part 1 of the LDCP 2008.	A Social Impact Comment has been prepared and is attached at Appendix T .
It is strongly recommended that the applicant meets with Council's Design Excellence Panel (DEP) before lodging any DA for the proposal, in order to consider any issues identified by the panel prior to DA lodgement.	A Design Excellence Panel meeting has occurred. The matters raised at this meeting have been considered in the proposal.
As part of the development of the site the applicant must adequately demonstrate that No.10 Bathurst Street, at the rear of the site, is not isolated as a result of the proposal.	No. 10 Bathurst Street, will not be isolated as a result of the proposal. The project architect has undertaken analysis which is provided at Appendix DD .
<p><u>Heritage Office Comments</u></p> <p>The proposal should have sufficient communal open space to cater for the residents within the building. Reliance should not be on Liverpool Pioneers Memorial Park for active recreational space as this site is an historic cemetery with approximately 13,000 burials.</p> <p>The Statement of Environmental Effects should clearly identify that the proposal is located across the road from a listed heritage item and should provide commentary on the nature and impact of the proposal. The applicant shall contact Council's Heritage Advisor to establish whether a Heritage Impact Statement is required to be submitted with any DA for the proposal.</p> <p>Any DA submission shall adequately address Clause 5.10 – Heritage Conservation, of the LLEP 2008.</p>	<p>The proposal provides a considerable amount of communal open space and landscaped areas for residents. These areas are compliant with the ADG provisions.</p> <p>As addressed in Section 5.2.2 the proposal will not negatively impact Pioneers Memorial Park. The proposal will have no negligible impact on this heritage item.</p>
<p>Stormwater drainage for the site must be in accordance with Council's Development Control Plan;</p> <p>A stormwater concept plan shall be submitted with the application;</p> <p>On-site detention is required to be provided for the site.</p>	A stormwater concept plan has been provided at Appendix N . An OSD tank is provided on site, adjacent to the basement car park on the northern side of the site.
The application must demonstrate that access, car parking and manoeuvring details comply with	Car parking and access arrangements comply with relevant requirements this has been addressed in the Traffic Report at Appendix U .

Matter	Comment
AS2890 Parts 1, 2 & 6 and Council's Development Control Plan.	
<p>A Traffic Impact Statement addressing traffic generation, impacts on the surrounding road network and parking provision is to be submitted.</p> <p>Clear delineation of driveway access and internal circulation shall be investigated onsite.</p> <p>Any DA submission must adequately address pedestrian desire lines and conflicts with vehicles onsite.</p> <p>Council will required street lighting to be provided fronting the site to Council's specifications</p>	A Traffic Impact Statement has been provided at Appendix U .
<p>The development will require the following external road works:</p> <p>Periphery Footpath Paving and Street Tree Strategy is to be implemented in accordance with "Implementation Note 12:2015 – Revision of the Liverpool CBD Streetscape & Paving Guidelines 2005".</p>	Noted.
<p>The proposed development site is above the 1% AEP flood level but part of the site is below the flood planning level and hence flood related development controls are applicable to this development.</p> <p>This development involves two storey basement carpark. The basement carpark is required to protect from 1% AEP flooding.</p>	Noted. The proposed development will be protected from 1% AEP flooding.
<p>No retaining walls or filling is permitted for this development which will impede, divert or concentrate stormwater runoff passing through the site.</p> <p>Earthworks and retaining walls must comply with Council's Development Control Plan.</p> <p>Proposed fill material must comply with Council's Development Control Plan.</p>	Noted. All earthworks will comply with Council's Development Control Plan.
Child Care Centre	Removed from proposed development.
A contaminated land assessment shall be undertaken in accordance with NSW EPA guidelines by a suitably qualified and experienced contaminated land consultant. Should the site be	This has been included at Appendix M .

Matter	Comment
found to be contaminated, a Remedial Action Plan (RAP) will be required to be submitted accompanied with the phase 2 contaminated land assessment report.	
An acoustic assessment for the proposed development is to be undertaken by a suitably qualified and experienced acoustic consultant in accordance with NSW EPA and State Planning guidelines. The report is to contain a statement indicating that the development is capable of complying with the applicable criteria together, in particular the matters listed in C24 of Section 3.5 of the CCPG with details of acoustic control measures that will be incorporated into the development.	An Acoustic Report has been prepared and is attached at Appendix R .
The proposed kitchen and food area shall be designed and constructed in accordance with Australian Standard 4674, Food Act 2003 and the Food Standards Code.	Noted.

4. PROPOSED DEVELOPMENT

4.1. OVERVIEW

This DA seeks to consent for a residential flat building comprising of strata market residential apartments and social and affordable housing apartments. These proposed land uses are characterised under the LLEP2008 as 'Residential Flat Building' and 'Boarding House'.

The proposed development comprises:

- Demolition of existing four single dwelling houses, together with earthworks to facilitate a new building;
- Erection of a 11-storey residential flat building, including:
 - 137 units, including 28 strata apartments and 109 affordable housing units
 - Car, motorcycle and bicycle parking associated with the strata residential and social and affordable housing units; and
 - Communal areas, both internal and external, for the tenants – including landscaping.
- Ground floor will include respite day care centre to cater for the care of seniors or people who have a disability. Sleeping Pods will be provided on the ground floor for people related to the owner or operator of the respite day care centre.
- A kiosk will be provided on the ground floor.
- Landscaping works including 1029.5 sqm (37% of site area) and 475 sqm of deep soil zone (17% of site area).
- Associated infrastructure works, including Stormwater detention system.

Figure 8 – Proposed Development



Source: Group GSA

Architectural Plans prepared by Group GSA consultant are included at **Appendix A**. Key numeric aspects of the proposal are provided at **Table 3** and the various components of the proposed development are described in the following sections.

4.1.1. Building Design

The proposed building is 11 storey in height and comprises of residential strata apartments, social and affordable housing apartments with Anglicare building management, respite day care and a kiosk on the ground level. The building design compliments the existing high density residential flat buildings that surround the site. As such, the building envelopes corresponds with these existing land uses. The scale and form of the proposed building is minimized through the use of setbacks, horizontal green edges and building articulation. The building provides an active façade through balconies that overlook Liverpool Memorial Pioneers Park and a range of contemporary materials and finishes.

The front setback is activated through landscaped areas and communal open space with a kiosk providing a social setting for residents and visitors.

Table 3 – Numeric Overview of Proposal

Land Use	<ul style="list-style-type: none">• Strata residential apartments and 'Boarding House' social and affordable rental housing;• Anglicare support services and Managers Residence; and• Kiosk.
Total GFA	9725m ²
Proposed FSR	3.5:1
Building Height	51.750 RL
SAH Units	109 units
Residential Strata Units	28 units
Percentage of Site Landscaped	37%
Communal Open Space	1100 sqm, 40%
Car Parking	70 car parking spaces
Bicycle Parking	40
Motorcycle Parking	20

4.1.2. Materials and Finishes

The proposed development will use a range of contemporary materials and finishes to the façade to maintain its visual appearance. The material selection is considerate of the total lifecycle and longevity of products. The colour selection is strong but elegant with a mix of light and dark colours, avoiding strong colours which may date. The following materials and finishes are proposed for the development:

- Grey and white cladding
- Fixed horizontal blade screen
- Light brickwall and acrylic paint where exposed
- Fully framed glass balustrade – clear
- Window and glazing
- Skylights

4.1.3. Residential Accommodation

The residential accommodation proposed consists boarding house studios, social and affordable housing units, and strata units as detailed in Table 4 below.

Table 4 – Residential Accommodation Schedule

Type of Residential Accommodation	Number of Units Proposed
SAH Studio Units N.B. land use definition – ‘boarding house’	78 units
SAH Units N.B land use definition – ‘infill affordable housing’	31 units
Residential Strata Units	28 units
TOTAL:	137

4.1.4. Common Areas

The proposal will include 1100 sqm of internal and external common areas within the building comprising:

- Building common areas on a number of floors, including Level 8 building common area (180 sqm).
- Function room, sleep pods and respite lounge on the ground floor
- Outdoor area in the front and rear frontages of the site.
- Private balconies consistent with the Apartment Design Guide.

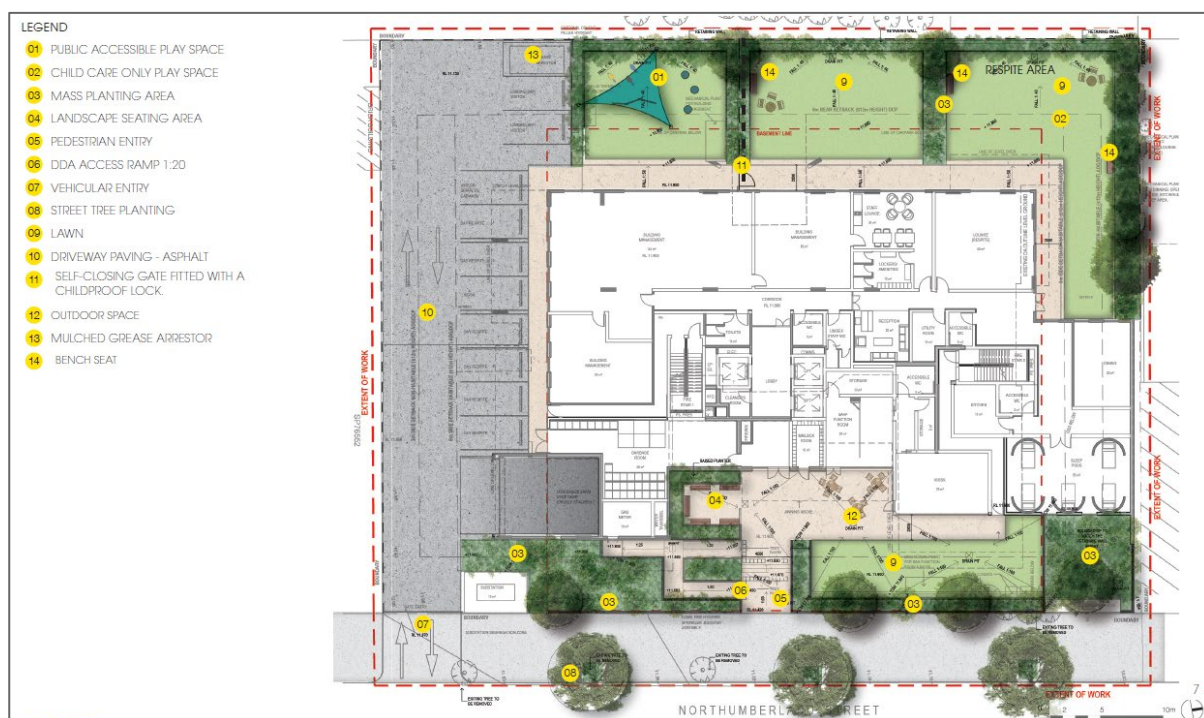
These areas are proposed to provide areas for shared/communal use and activity, including interaction between residents of different tenures. On the ground floor the internal and external communal areas are collocated to enhance the amenity of this space, which will include landscaping and seating.

4.1.5. Landscaping

The proposal has the following landscaping elements:

- Deep soil planting zones in the front and rear setbacks, including a range of native species. This accounts for 475 sqm of the site area (17%).
- 780 sqm of soft landscaped area
- 249.5 sqm of hard landscaped area
- In total 1029.5 sqm (37%) of the site is landscaped.

Figure 9 – Site landscaped Area



Source: Group GSA

4.2. ESD PRINCIPLES

Australia's National Strategy for Ecologically Sustainable Development (1992) defines ecologically sustainable development as:

using, conserving and enhancing the community's resources so that ecological processes, on which life depends, are maintained, and the total quality of life, now and in the future, can be increased.

Put more simply, ESD is development which aims to meet the needs of Australians today, while conserving our ecosystems for the benefit of future generations. To do this, we need to develop ways of using those environmental resources which form the basis of our economy in a way which maintains and, where possible, improves their range, variety and quality. At the same time, we need to utilise those resources to develop housing and generate employment.

One of the objects of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979), is

1.3 (b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,

The EP&A Act 1979 adopts the definition for Ecological Sustainable Development (ESD) found in the Protection of the Environment Administration Act 1991. Section 6(2) of the Act states that ESD requires the effective integration of economic and environmental considerations in decision making processes and that ESD can be achieved through the implementation of:

- (a) the precautionary principle.
- (b) inter-generational equity.
- (c) conservation of biological diversity and ecological integrity; and
- (d) improved valuation, pricing and incentive mechanisms.

The precautionary and intergenerational equity principles have been applied to the proposed development via a thorough and rigorous assessment of potential environmental impacts of the proposed development. The Applicant has made a commitment to incorporating Ecologically Sustainable Development (ESD) principles into the design and operation of the Proposal. A BASIX Certificate is included at Appendix . ESD principles incorporated into the development include:

- **Compact development:** locating additional housing in the Corrimal town centre supports a compact urban footprint to make efficient use of the scarce land resources.
- **Energy efficiency measures:** to be implemented in the design of the building and covering aspects such as building fabric, glazing, energy metering and monitoring, energy efficient lighting, ceiling fans in lieu of air conditioning and gas hot water heating.
- **Education initiatives:** to promote an understanding of sustainability and building operation within the resident population in the on-going management and operation of the development.
- **Indoor environment quality measures:** including, maximising natural daylight penetration, access to views, acoustic treatment and material selection to improve the internal environment.
- **Water efficiency measures:** to effectively manage water consumption, including high efficiency fixtures and fittings, smart water meters, rainwater tanks, and low maintenance landscaping.
- **Improved ecology:** through planting native vegetation and promoting improved interaction with the natural environment to improve the site's ecology and minimise the ongoing environmental impact of the project.
- **Sustainable transport:** incorporating initiatives to promote active and sustainable transport within the buildings including the provision for bicycle storage and the site is in close proximity to bus services.
- **Integrated community design:** through the provision of mix of studio and one-bedroom units, all with access to indoor and outdoor communal spaces; and
- **Waste management:** throughout demolition, construction and operation of the site to promote resource efficiency and minimise the adverse environmental impacts of the project.

4.3. PARKING, VEHICLE ACCESS AND WASTE COLLECTION

The following vehicular access and parking arrangements are proposed for the development.

- Basement car parking over two levels will be provided with access via vehicular access ramp to the south of the site. Entry to this vehicular access arrangement will be provided from Northumberland street.
- The proposal will provide 70 car parking spaces.
- The proposal will provide 40 bicycle spaces.
- The proposal will provide 20 motor bicycle spaces.
- Lift access will be provided from the basement car park to residential dwellings on upper floors.
- Visitor car parking will be provided on grade on the southern side of the development.
- All pedestrian and driveways will be separated.
- A garbage room will be provided on the ground level and will be 65 sqm in size. This will be accessed via the internal vehicular accessway on the southern side of the proposed development. This will not have any impact to the street scape

5. STATUTORY PLANNING ASSESSMENT

5.1. STATE ENVIRONMENTAL PLANNING POLICY

5.1.1. State Environmental Planning Policy Affordable Rental Housing 2009

SEPP Affordable Rental Housing 2009 is applicable to the proposed development by virtue of the proposed boarding house being located in the R4 High Density Residential Zone and the site located within 400 metres of the B4 Mixed Use Zone. Under Division 3 there is potential to obtain an FSR bonus of 20% of the existing maximum FSR.

The following provides a brief summary of the key development standards for infill affordable housing (1-bedroom SAH units) and boarding houses (studio SAH units) and how the Proposal meets these standards.

Table 5 – SEPP Affordable Rental Housing 2009

Standards	The Proposal
DIVISION 1 IN-FILL AFFORDABLE HOUSING (<i>applies to the 1-Bedroom Apartments</i>)	
FSR Division 1 – Clause 13 (2)(a)(i) applies a 0.5:1 FSR bonus if the existing maximum FSR is 2.5:1 or less.	The proposed FSR is 3.5:1. This is consistent with the LEP.
Clause 14 Standards that cannot be used to refuse consent	
Site Area Division 1 – Clause 14 (1)(b) if the site area on which it is proposed to carry out the development is at least 450 square metres.	The site area is 2760 sqm. The development complies with this standard.
Landscaped Area Division 1 – Clause 14 (1)(c)(i) in the case of a development application made by a social housing provider—at least 35 square metres of landscaped area per dwelling is provided.	31 in-fill affordable housing is provided. 37% of the site area is landscaped. This accounts for 1029.5 sqm. Approximately 33.2 sqm are provided per dwelling. This is a minor non-compliance, however, sufficient internal common space area and private balconies are compliant and provide additional areas for residents.
Deep Soil Zones Division 1 – Clause 14 (1)(d) if, in relation to that part of the site area (being the site, not only of that particular development, but also of any other associated development to which this Policy applies) that is not built on, paved or otherwise sealed: (i) there is soil of a sufficient depth to support the growth of trees and shrubs on an area of not less than 15 per cent of the site area (the deep soil zone), and	475 sqm of deep soil zone is provided as part of the proposal this accounts for 17% of the site area.

Standards	The Proposal
<p>(ii) each area forming part of the deep soil zone has a minimum dimension of 3 metres, and</p> <p>(iii) if practicable, at least two-thirds of the deep soil zone is located at the rear of the site area,</p>	
<p>Solar Access</p> <p>Division 1 – Clause 14 (1)(d) if living rooms and private open spaces for a minimum of 70 per cent of the dwellings of the development receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter.</p>	<p>96 apartments receive a minimum of 2 hours direct solar access to living rooms and private open space. This accounts for 70% of all dwellings and is consistent with the Apartment Design Guide. The proposal does not achieve a minimum of 3 hours direct sunlight for 70 per cent of apartments. However, only 18 apartments (13%) receive no direct sunlight which is compliant with the Apartment design guide.</p>
<p>2) General</p> <p>A consent authority must not refuse consent to development to which this Division applies on any of the following grounds:</p> <p>(a) parking if:</p> <p>(i) in the case of a development application made by a social housing provider for development on land in an accessible area—at least 0.4 parking spaces are provided for each dwelling containing 1 bedroom, at least 0.5 parking spaces are provided for each dwelling containing 2 bedrooms and at least 1 parking space is provided for each dwelling containing 3 or more bedrooms, or</p> <p>(ii) in any other case—at least 0.5 parking spaces are provided for each dwelling containing 1 bedroom, at least 1 parking space is provided for each dwelling containing 2 bedrooms and at least 1.5 parking spaces are provided for each dwelling containing 3 or more bedrooms,</p>	<p>Anglican Community Care trading as ‘Anglicare’ (ABN 39922848563) is a social housing provider as it is a registered community housing provider (within the meaning of the Australian Charities and not-for-profits Commission Act 2012).</p> <p>The site is in an accessible area as it is within 400m of a bus stop with regular service. The proposal includes a total of 109 studio (boarding house) and infill apartments.</p> <p>78 x studios (defined as boarding houses) and requiring parking at a rate of 0.2 spaces for each room (15.6 spaces required); and</p> <p>31 x 1-bedroom apartments (defined as ‘in-fill affordable housing’) and requiring parking at a rate of 0.4 spaces for each apartment (12.4 spaces required).</p> <p>As such 28 spaces are provided. 70 spaces are provided in total for the development. The remaining spaces cater for strata apartment.</p>
<p>Dwelling Size</p> <p>Division 1 – Clause 14 (2)(b)</p> <p>if each dwelling has a gross floor area of at least:</p> <p>(i) 35 square metres in the case of a bedsitter or studio, or</p> <p>(ii) 50 square metres in the case of a dwelling having 1 bedroom, or</p>	<p>The following minimum GFA of dwellings is proposed:</p> <ul style="list-style-type: none"> • 1-bedroom units – 50 sqm • SAH (1-bedroom) accessible units – 65 sqm <p>Therefore, all proposed units comply with the minimum sizes.</p> <p>Therefore, all rooms comply with these requirements.</p>

Standards	The Proposal
<p>(iii) 70 square metres in the case of a dwelling having 2 bedrooms, or</p> <p>(iv) 95 square metres in the case of a dwelling having 3 or more bedrooms.</p>	
DIVISION 3 BOARDING HOUSES (applies to the studios)	
Clause 29 Standards that cannot be used to refused consent	
<p>FSR</p> <p>Division 3 – Clause 29 (1)(c)(ii) Applies to if the existing maximum FSR is greater than 2.5:1, a 20 percent bonus applies.</p>	<p>The Proposal seeks an FSR of 3.5:1. Under Clause 29, a maximum FSR of 4.2:1 is permitted:</p> <ul style="list-style-type: none"> Existing maximum FSR on the site is 3.5:1 (LLEP 2008, Clause 4.4 (2B)). A 20% bonus or 0.7:1 additional FSR of is available (clause 29(1)(c)(ii)). <p>The total maximum FSR under the SEPP Affordable Rental Housing is therefore 4.2:1, as such the proposed 3.5:1 FSR complies.</p>
<p>Building Height</p> <p>Division 3 – Clause 29 (2)(a) if the building height of all proposed buildings is not more than the maximum building height permitted under another environmental planning instrument for any building on the land.</p>	<p>LLEP 2008 depicts the site has having a maximum building height of 45m. The Proposal has a proposed building height (excluding lift overrun and services) of 41.55m and complies with the maximum height of building standard in the LEP.</p>
<p>Landscaped Area</p> <p>Division 3 – Clause 29(2)(c) If the landscape treatment of the front setback area is compatible with the streetscape in which the building is located.</p>	<p>As detailed in the Architectural Plans the landscaping proposed within the front setback contains a mix of low shrubs and small to medium trees. This is considered generally 'compatible with the streetscape'. The proposed total landscape area is 1029.5sqm or 37%.</p>
<p>Solar access</p> <p>Division 3 – Clause 29 (2)(c) Where the development provides for one or more communal living rooms, if at least one of those rooms receives a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter.</p>	<p>The Level 11 communal open space receives a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter (refer drawing A4102).</p>
<p>Open Space</p>	

Standards	The Proposal
<p>Division 3 – Clause 29 (2)(d) If at least the following private open space areas are provided (other than the front setback area):</p> <p>(i) one area of at least 20 square metres with a minimum dimension of 3 metres is provided for the use of the lodgers.</p> <p>(ii) if accommodation is provided on site for a boarding house manager—one area of at least 8 square metres with a minimum dimension of 2.5 metres is provided adjacent to that accommodation.</p>	<p>The proposed ground floor level open space area to the rear of the site and the Level 8 communal open space are both in excess of 20m².</p> <p>The proposed Operational Management Plan will address (2)(d)(ii).</p>
<p>Car parking</p> <p>Division 3 – Clause 29 (2)(e) If the application is made by or on behalf of a social housing provider (in accessible areas) at least 0.2 parking spaces are provided for each boarding room.</p>	<p>Anglican Community Care trading as 'Anglicare' (ABN 39922848563) is considered a social housing provider as it is a registered community housing provider within the meaning of the Australian Charities and not-for-profits Commission Act 2012. The site is located in an accessible area as it is within 400m of a bus stop with regular service.</p> <p>The Proposal includes a total of 108 SAH units requiring a total of 22 car parks.</p> <p>The Proposal provides a total of 70 car parking spaces.</p> <p>Note: For the remaining 28 strata units. It is proposed to rely on the LDCP 2008 rates for car parking allocation which generate a theoretical car parking demand of 30 car parks for the remaining 28 units.</p> <p>The provision of 70 car parks is therefore considered adequate and appropriate in the city centre location.</p>
<p>Accommodation Size</p> <p>Division 3 – Clause 29 (2)(f) if each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least:</p> <p>(i) 12 square metres in the case of a boarding room intended to be used by a single lodger, or</p> <p>(ii) 16 square metres in any other case.</p> <p>(3) A boarding house may have private kitchen or bathroom facilities in each boarding room but</p>	<p>The following minimum GFA of dwellings is proposed for the SAH component:</p> <ul style="list-style-type: none"> SAH studio units – 35-40 m² SAH one-bedroom units – 55-60 m² SAH accessible units – 65 m² <p>As such, all proposed units comply with the minimum sizes for boarding rooms.</p> <p>The proposal provides these facilities in boarding rooms. Bathrooms are approximately 10 sqm, in each boarding room.</p>

Standards	The Proposal
is not required to have those facilities in any boarding room.	
30 Standards for boarding houses	
(a) if a boarding house has 5 or more boarding rooms, at least one communal living room will be provided.	A communal room is included within the scheme, together with other (smaller) communal areas throughout the building.
(b) no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25 square metres,	No boarding room exceeds this requirement. The boarding rooms include a bathroom of 10sqm, causing the total area of rooms to be approximately 35sqm.
(c) no boarding room will be occupied by more than 2 adult lodgers,	The studio rooms are not proposed to accommodate more than two adult lodgers.
(d) adequate bathroom and kitchen facilities will be available within the boarding house for the use of each lodger,	Adequate bathroom and kitchen facilities are proposed.
(e) if the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on site dwelling will be provided for a boarding house manager,	A boarding room for a manager is provided on site. This is located on the ground floor.
(g) if the boarding house is on land zoned primarily for commercial purposes, no part of the ground floor of the boarding house that fronts a street will be used for residential purposes unless another environmental planning instrument permits such a use,	The R4 High density residential permits the proposed land uses. The ground floor will include Respite day care and a kiosk which are also permissible in the zone.
(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	An adequate amount of bicycle and motorcycle parking is provided on site.
30A Character of 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.	The design of the development responds to the high-density land uses surrounding the subject site. Refer to site and contextual analysis.

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

State Environmental Planning Policy No 65 (Design Quality of Residential Apartment Development) (SEPP 65) applies to development for the purposes of a building that comprises three or more storeys and four or more self-contained dwellings.

As Anglicare propose residential flat building development on the site then the provisions of SEPP 65 and the Apartment Design Guide will apply to future development.

Group GSA Architects have designed the proposed building, and addresses the 9 design quality principles under SEPP 65 in a design verification statement that accompanies the DA.

The following provides a brief summary of the key design criteria of the ADG that accompanies SEPP 65, which have been applied to the Proposal.

Table 6 – ADG Compliance

Key Standard	The Proposal
<p>2F Building Separation</p> <p>Up to four storeys (approximately 12m):</p> <ul style="list-style-type: none"> • 12m between habitable rooms/balconies • 9m between habitable and non-habitable rooms • 6m between non-habitable rooms <p>Five to eight storeys (approximately 25m):</p> <ul style="list-style-type: none"> • 18m between habitable rooms/balconies • 12m between habitable and non-habitable rooms • 9m between non-habitable rooms <p>Nine storeys and above (over 25m):</p> <ul style="list-style-type: none"> • 24m between habitable rooms/balconies • 18m between habitable and non-habitable rooms • 12m between non-habitable rooms 	<p>The northern side of the development does not comply. This is due the developments proximity to 7 Northumberland Street, to provide an integrated streetscape, with consistent high density residential buildings. Appropriate measures have been included to minimise the impact of this on residents. A Clause 4.6 variation has been included at Appendix EE.</p>
<p>3D Communal Open Space</p> <p>1. Communal open space has a minimum area equal to 25% of the site</p> <p>2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter).</p>	<p>40% of the site has communal open space, equating to 1100sqm of the total site area (2751.5sqm).</p> <p>345 sqm receive a minimum 50% direct sunlight. The required area is 344sqm.</p>
<p>3E Deep Soil Zones</p> <p>Greater than 1500 sqm:</p> <ul style="list-style-type: none"> • Minimum dimensions – 6m • Deep soil zone – 7% of site area 	<p>The site area is 2760 sqm, Deep soil zone is 475 sqm approximately 17% of the site area.</p>

Key Standard	The Proposal												
<div>3F Visual privacy</div> <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>	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>The Proposal complies with the required setbacks to habitable and non-habitable rooms to the south and east.</p> <p>For a portion of the northern setback at all levels, the proposal mirrors the boundary wall of the adjacent building form at 7 Northumberland Street. The setback is considered appropriate in the context of the site, given that the proposed built form matches the boundary wall height to Level 8 and above this height the setback is increased to 8m with no windows or balconies to the portion of the façade. The remainder of the northern setback is consistent with 3F.</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											
<div>3J Bicycle and car parking</div> <p>Reference is made to the RTA <i>Guide to Traffic Generating Developments</i>. In the absence of a boarding house being defined within the Guide. Reliance is had on SEPP Affordable Rental Housing for the affordable housing unit rates and the LDCP 2008 for the residential strata units' rates.</p>	<p>Refer to the summary provided in Section 6.6 regarding On-site Car, Bicycle and Motorcycle Parking.</p>												
<div>4A Solar and daylight access</div> <p>At least 70% of all apartments in a building should receive a minimum of 2 hours direct sunlight in mid-winter.</p>	<p>As demonstrated in the concept plans 70% of the proposed apartments satisfy the design criteria for solar and daylight access. 96 Units achieve a minimum of 2 hours sunlight.</p>												
<div>4B Natural ventilation</div> <p>60% of apartments to achieve natural ventilation.</p>	<p>As per the ventilation analysis provided in the concept drawings, 67% of the proposed apartments up to level 9 satisfy the criteria for natural cross ventilation. This equates to 68 apartments.</p>												
<div>4C Ceiling heights</div> <ul style="list-style-type: none">Residential Ground – 3.3mResidential non-habitable – 2.4mResidential habitable – 2.7m	<p>3.1m floor to floor height for all residential levels is proposed.</p> <p>Note: No residential units are proposed on the ground floor level.</p>												
<div>4D Apartment size and layout</div> <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>	Apartment type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	<p>The following standard apartment areas are proposed for the strata units:</p> <ul style="list-style-type: none">Strata (2 Bedrooms) – 70-75m²Strata (3 Bedrooms) – 105m²		
Apartment type	Minimum internal area												
Studio	35m ²												
1 bedroom	50m ²												
2 bedroom	70m ²												
3 bedroom	90m ²												

Key Standard	The Proposal															
<p>2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)</p>																
<p>4E Private open space and balconies</p> <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>	Dwelling type	Minimum area	Minimum depth	Studio apartments	4m ²	-	1 bedroom apartments	8m ²	2m	2 bedroom apartments	10m ²	2m	3+ bedroom apartments	12m ²	2.4m	<p>The following Private Open Space is proposed for the strata units:</p> <ul style="list-style-type: none">• Strata (2 Bedrooms) – 10m²• Strata (3 Bedrooms) – 20m² <p>Note: the SAH units are considered to provided adequate private open space under SEPP Affordable Rental Housing.</p>
Dwelling type	Minimum area	Minimum depth														
Studio apartments	4m ²	-														
1 bedroom apartments	8m ²	2m														
2 bedroom apartments	10m ²	2m														
3+ bedroom apartments	12m ²	2.4m														
<p>4F Common circulation and spaces</p> <p>The maximum number of apartments off a circulation core on a single level is eight.</p> <p>For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</p>	<p>The number of apartments / units per circulation core is 10-11 for the strata units.</p> <p>The integration of smaller more studio and 1- bedroom units means there are more units per level when compared to the approved development. This is considered to be acceptable as the common areas and circulation spaces have been enhanced by introducing common rooms, seating areas at each level. The corridor spaces also have access to natural light and outlook.</p> <p>The amenity of the common circulation spaces on each level adequately offsets the increase in the number of units that accessed off the common circulation spaces.</p>															
<p>4G Storage</p> <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>	Dwelling type	Storage size volume	Studio apartments	4m ³	1 bedroom apartments	6m ³	2 bedroom apartments	8m ³	3+ bedroom apartments	10m ³	<p>Detail will be provided as part of the Development Application regarding the provision of storage in accordance with 4G of the ADG.</p>					
Dwelling type	Storage size volume															
Studio apartments	4m ³															
1 bedroom apartments	6m ³															
2 bedroom apartments	8m ³															
3+ bedroom apartments	10m ³															

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

SEPP 55 aims to promote a state-wide approach for the remediation of land to reduce the risk of harm to human health or any other aspect of the environment. Clause 7(1) requires the consent authority to consider whether land is contaminated prior to determining a development application.

A Contamination Assessment Report was prepared by EI Australia and Douglas Partners which concludes the site is unlikely to be impacted by broad and significant contamination in soil and groundwater. The site can be made suitable for the proposed land use subject to the implementation of a series of recommendations. These recommendations are provided in full at Appendix M.

5.1.4. State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) 2007 (ISEPP 2007) aims to facilitate the effective delivery of infrastructure across the State by identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, such as classified roads, and providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing.

The proposal does not constitute traffic generating development pursuant to Schedule 3 of the ISEPP which nominates referral to the Roads and Maritime Services (RMS) for developments proposed apartments or residential flat buildings with access to any road and with 300 or more dwellings. Given the proposal does not include more than 300 dwellings referral to the RMS will not be necessary.

5.1.5. State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The Proposal is accompanied by a BASIX certificate at Appendix K. The certificate confirms that the proposed development meets the NSW government's requirements for sustainability. The BASIX assessment indicates that the proposal is compliant as follows:

- Water – Achieves a score of 42 passing the target of 40.
- Thermal Comfort – Achieves a pass.
- Energy – Achieves a score of 28 passing the target of 25.

5.1.6. Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment.

This plan applies to the Georges River Catchment, known as the Greater Metropolitan Region. Liverpool City Council is included in the Catchment. The aim of the plan is to preserve, enhance and protect environmental quality in the Georges River Catchment.

5.2. LIVERPOOL LOCAL ENVIRONMENTAL PLAN 2008

5.2.1. Zoning, Permissibility and Objectives

The site is within the R4 High Density Residential Zone. Boarding houses, residential flat buildings and kiosks and respite day care centres are all permitted with consent. The relevant objectives of the R4 High Density Residential Zone are:

- *To provide for the housing needs of the community within a high density residential environment.*
- *To provide a variety of housing types within a high density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To provide for a high concentration of housing with good access to transport, services and facilities.*
- *To minimise the fragmentation of land that would prevent the achievement of high density residential development.*

The proposal is consistent with the objectives of the zone. The proposal provides a variety types includes strata units and affordable housing units. This caters for the community providing housing needs for the community. Furthermore, the proposal includes respite day care centre to meet the day to day needs of residents. The site is in close proximity to transport, services and facilities. The proposal correspondences with the adjacent high density apartments, replacing the current low-density housing on the site.

5.2.2. LEP Provisions

The following table provides an assessment of the proposed development against the relevant clauses contained within the *Liverpool Local Environmental Plan 2008*.

Table 7: Liverpool LEP Compliance Table

Relevant Clause	Provision	Proposal	Complies
Clause 4.1 – Minimum subdivision lot size	1000.00 sqm	The proposal complies with this Clause, reflective of the high density residential development.	Yes
Clause 4.3 – Building Height	45m	The proposal has a maximum building height of 41.55m	Yes
Clause 4.4 – Floor Space Ratio (FSR)	3.5:1	The proposal has an allowable GFA of 11 556 sqm due to an affordable housing bonus of 20%. The proposed GFA is 9725sqm and a proposed FSR of 3.5:1.	Yes
Clause 5.10 – Heritage Conservation	Conserve the heritage significance of heritage items and heritage conservation areas.	Site is not a heritage item or within a conservation area. However, Northumberland Street and The Liverpool Memorial Pioneers Park are identified as heritage items. The proposal does not have an impact on the Liverpool Memorial Pioneers Park opposite the site. The proposed development is across the road and would not visually or structurally impact the Park. The building is within the existing approved building envelope for the previous DA 962/2016).	Yes
7.4 Building Separation in Liverpool City Centre	(2) Development consent must not be granted to development for the purposes of a building on land in Liverpool city centre unless the separation distance from neighbouring buildings and between separate towers, or other separate raised parts, of the same building is at least:	The proposal provides a zero side setback along the northern side property boundary for part of the building in order to marry up to an existing blank wall built to the same boundary on as adjoining site. Accordingly, the proposed development does not comply with this clause and	No

Relevant Clause	Provision	Proposal	Complies
	<p>(a) 9 metres for parts of buildings between 12 metres and 25 metres above ground level (finished) on land in Zone R4 High Density Residential, and</p> <p>(b) 12 metres for parts of buildings between 25 metres and 35 metres above ground level (finished) on land in Zone R4 High Density Residential, and</p> <p>© 18 metres for parts of buildings above 35 metres on land in Zone R4 High Density Residential and</p>	sought a variation of 100% to the development standard. A written statement in accordance with clause 4.6 of the LLEP 2008 in order to justify this non-compliance has been provided at Appendix EE .	
7.5 Design excellence in Liverpool City Centre	(2) Development consent must not be granted to development involving the construction of a new building or external alterations to an existing building in the Liverpool city centre unless the consent authority considers that the development exhibits design excellence.	The proposal demonstrates design excellence and has responded to matters addressed at the Design Excellence Panel Meeting.	Yes
7.8 Flood Planning	<p>(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:</p> <p>(a) is compatible with the flood hazard of the land, and</p> <p>(b) will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and</p> <p>(c) incorporates appropriate measures to manage risk to life from flood, and</p> <p>(d) will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and</p>	The proposal will not significantly affect flood behaviour and the proposal includes appropriate measures to manage risk to life from flood.	Yes

Relevant Clause	Provision	Proposal	Complies
	<p>(e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding, and</p> <p>(f) is consistent with any relevant floodplain risk management plan adopted by the Council in accordance with the Floodplain Development Manual.</p>		
7.8A Floodplain risk management	<p>(3) Development consent must not be granted to development for any of the following purposes on land to which this clause applies unless the consent authority is satisfied that the development is consistent with any relevant floodplain risk management plan adopted by the Council in accordance with the Floodplain Development Manual, and will not, in flood events exceeding the flood planning level, affect the safe occupation of, and evacuation from, the land:</p> <p>(h) respite day care centres,</p>	The proposal is consistent with risk management plans adopted by Council and will not affect the safe occupation of the respite day care centre, located on the ground floor.	Yes

5.3. LIVERPOOL DEVELOPMENT CONTROL PLAN 2008

The proposed development is generally consistent with the provisions in the Liverpool Development Control Plan 2008 (LDCP 2008). Of note, the proposal:

- Is consistent with the DCP provisions in the Liverpool City Centre and corresponds with surrounding land uses, streetscape and building design including the adjacent high density residential flat buildings.
- Is consistent with the design guidelines in the DCP, which correspond with the Apartment Design Guide.
- Provides active street frontages contributing to the streetscape character and amenity, including landscaping and deep soil zones providing shaded area for residents improving energy efficiency.
- Will meet required BCA and accessibility standards, including car parking access and pedestrian access to the entrance of the building.
- A waste management plan has been included illustrating that the proposed development is consistent with DCP guidelines.
- The flooding report outlines the proposals compliance with Section 5.7 of the DCP.
- Is accompanied with appropriate contamination information as required.

A full assessment against relevant provisions of the LDCP 2008 is provided at **Appendix W**.

6. ASSESSMENT OF KEY ENVIRONMENTAL CONSIDERATIONS

6.1. BUILT FORM

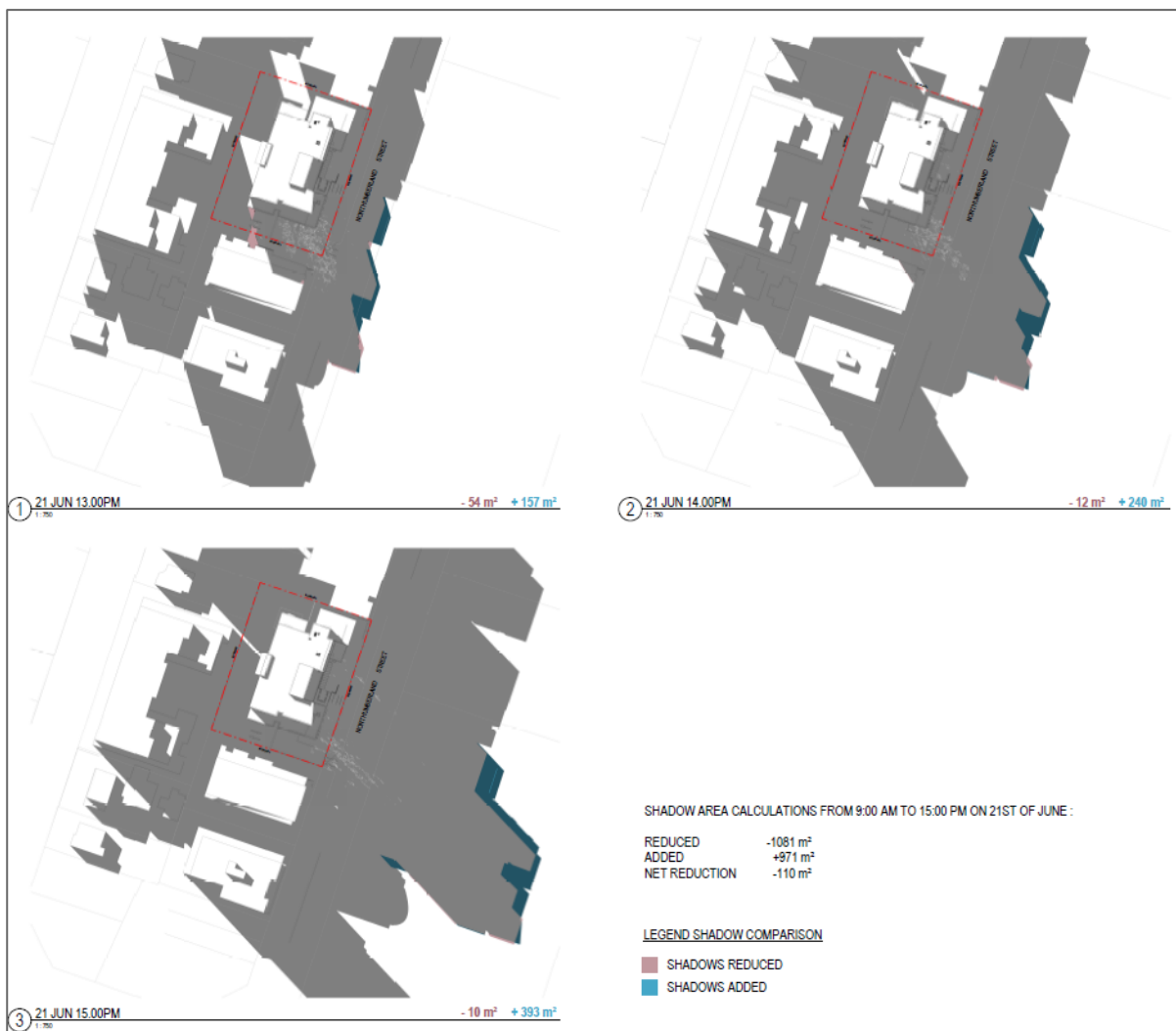
The proposed development has been appropriately designed to the context and setting of the site. The proposal is consistent with the high density residential locality and corresponds to the adjacent residential flat buildings including No 12-18 Bathurst street and No 5-7 Northumberland with the addition of 3-4 storeys. As such, the proposal will minimise built form impacts.

The proposed development is scale to surrounding development. The scale and form of the proposed building is minimized through the use of setbacks, horizontal green edges and building articulation. The proposed development does not overshadow adjoining residential dwelling maintaining 2 hours solar access to private open spaces and habitable areas of all residential neighbours during the winter solstice.

6.1.1. Overshadowing

The proposed development will result in a decrease in overshadowing impacts as displayed in Figure 10. As result there will be a net reduction of 110 sqm of overshadowing compared to the Planning Panel approved Development Application (DA962/2016), lodged 14 October 2016. This is a positive outcome for the heritage listed Pioneers Memorial Park, increase daylight to these open spaces.

Figure 10 – Proposed Overshadowing



Source: Group GSA

6.2. RESIDENTIAL AMENITY

6.2.1. Noise

The Acoustic Report at Appendix R has been prepared by Acoustic Logic. The Report provides an assessment of external noise intrusion from the surrounding environment and potential noise sources generated from the proposed development. The report concludes:

“Detailed acoustic review should be undertaken at CC stage to determine acoustic treatments to control noise emissions to satisfactory levels.”

For further information, refer to the Acoustic Assessment at Appendix R.

6.2.2. Communal Open Space

The proposal includes sufficient communal open space and complies Apartment Design Guide requirement. The location of the communal open space is central to the building, accessible by all users and is provided through both internal and external spaces which provide for a high level of social interaction and activities. The communal open space will receive direct sunlight access to at least 50% of the area for at least 2 hours in accordance with Objective 3D-1 of the ADG.

- 40% of the site has communal open space, equating to 1100sqm of the total site area (2751.5sqm).
- 345 sqm receive a minimum 50% direct sunlight.

6.3. ECOLOGICAL SUSTAINABLE DEVELOPMENT

A BASIX Certificate (982356M) has been prepared by BASIX Report and is attached at Appendix K. The certificate confirms that the proposed development will meet the NSW government requirements for sustainability, if it is built in accordance with the commitments set out in the BASIX certificate.

6.4. WASTE MANAGEMENT

The residential waste room has been located at Ground Floor on the southern side of the development, close to the proposed collection point. The area has been designed and sited in accordance with the relevant guidelines. Building management will be required to wheel the bins to the street frontage on collection days. A Waste Management Plan has been included at Appendix V.

6.5. ENGINEERING

6.5.1. Geotechnical

The Geotechnical Report prepared by JK Geotechnics (Appendix F), confirms the excavation and construction works are achievable if appropriate measures are put in place. This excavation will extend through the fill and residual soils and be predominantly within shale bedrock. Within the excavation the shale bedrock for the most part is expected to be of low strength or less with some medium strength bands reducing vibration impacts. However, if hydraulic rock breakers are to be used such equipment has the potential to cause damaging vibrations, and so full-time vibration monitoring must be undertaken whilst it is in use. Due to the proximity to the adjacent structures, the monitoring should be carried out on a full-time basis.

Furthermore, the report states that “excavations within the soils will not be self-supporting and batter slopes will need to be formed or shoring systems will need to be installed prior to the start of excavation”. The report indicates that drainage should be provided behind all retaining walls and below the basement slab.

6.5.2. Stormwater and flooding

Northrop have prepared a report which outlines the stormwater management strategy for the proposal. Refer to **Appendix N**.

6.6. PARKING, ACCESS AND TRAFFIC

6.6.1. Car Parking

PTC has undertaken an Assessment of Traffic and Parking Arrangements. These rates are based on achieving compliance with the SEPP (Affordable Rental Housing) 2009. Where the SEPP is silent on certain controls, the Liverpool DCP 2008 (LDCP 2008) is referenced. In summary, the development will provide 70 parking spaces which satisfies the minimum requirement of 67 spaces. The proposal provides two (2) accessible spaces which meets the requirements of Council DCP. A detailed breakdown of parking compliance is provided at below:

Table 8 – Summary of Parking Compliance

Use	Units / GFA	Rate (Control)	Requirement	Provided
Car Parking				
Boarding House	78	0.2 space/room (SEPP)	15.6	
In-fill affordable housing	31	0.4 space/room (SEPP)	12.4	
TOTAL (SAH) REQUIRED			28 spaces	28 spaces (compliant)
Strata 2-bedroom	24	1 space per unit	24	
Strata 3-bedroom	4	1.5 spaces per unit	6	
Visitor	28	1 space per 10 units	2.8	
Sun-total (Strata):			33	33
Non-residential				
Anglicare Management	300sqm	1 space per 100sqm GFA	3	
Day Respite	286 sqm	1 space per 100sqm GFA	3	
Sub-total (Non-residential):			6	9
Total:			67	70
Bicycle Parking				
Boarding House	78	1 space/ 5 rooms (SEPP)	15.6	
Infill (resident)	1,309 sqm	1 space per 200sqm	6.5	
Strata	2,936sqm	1 space per 200sqm	14.7	
Anglicare Management	300sqm	1 space per 200sqm GFA	1.5	
Day respite	286sqm	1 space/ 200sqm GFA (DCP)	1.4	
TOTAL REQUIRED			40 (39.7) spaces	40 spaces (compliant)
Motorcycle Parking				
Boarding House	78	1 space/ 5 rooms (SEPP)	15.6	

Infill	12.4	1 space per 20 car parking spaces	0.6	
Strata`	33 spaces	1 space per 20 car spaces (DCP)	1.7	
Anglicare Management	3 spaces	1 space per 20 car parking spaces	0.2	
Day respite	6 spaces	1 space per 20 car parking spaces	0.3	
TOTAL REQUIRED			19 (18.4) spaces	20 spaces (compliant)

All car parking spaces, motorcycle parking and bicycle car parking will comply with relevant Australian Standards as detailed in the Traffic Report.

6.6.2. Access

Access into the site and basement car park will be provided via the entry/exit driveway along Northumberland Street. A swept path assessment demonstrates two-way passing with appropriate clearance. It is noted that two-way vehicular flow will not be possible whilst an SRV is entering and exiting the site. However, it is noted in the report that loading will be used for waste collection which generally conducted during off-peak periods.

The access driveway is located approximately 55m from the Campbell Street/Northumberland Street signal intersection.

Access to the basement is restricted to staff and residents, visitor and respite day care parking is located on-grade on the ground floor. A roller shutter door will be located at the top of the ramp, allowing automatic opening.

6.6.3. Traffic

The report indicates that the proposal will lead to a net increase in peak hour traffic generation of 48 trips in the AM peak and 27 trips in the PM peak. This represents one (1) additional trip every minute in the AM peak and one (1) additional trip every two minutes in the PM peak. The results from the SIDRA analysis indicates the proposed development will have a minor impact to the existing road network conditions and operations of the major intersections surrounding the site.

The Traffic Report concludes:

"It is anticipated that the proposed development will not generate any noticeable traffic impact to the existing road network."

6.7. BUILDING CODE OF AUSTRALIA

A BCA Capability Statement has been prepared by Blackett McGuire and Goldsmith (Appendix O) and demonstrates that the proposed development can achieve general compliance with the BCA. The statement outlines three compliance issues that will need to be addressed by-way of a Fire Engineered Performance Solution prior to issue of the construction certificate. These include the following:

- Egress travel distance of up to 43m to an alternative exit from within the Basement Level Car Park.
- Egress travel distance of up to 77m between alternative exits from within the Basement Level Car Park.
- Egress travel distance of up to 12m to a single exit on Levels 1-7 within Blocks A & C.

6.8. CONSTRUCTION MANAGEMENT

The proposed development will be constructed in a relatively urbanised area with a degree of access constraints including the occupation and construction of residential flat buildings in the west and the need to

retain some of the existing warehousing activities on site. Accordingly, Lipman (**Appendix U**) have prepared a construction management plan which is submitted with this DA.

The key aspects of the construction management plan for the site includes:

- Applying and obtaining all appropriate permits before commencement of on-site construction activities.
- Establish a suitable construction site layout, including perimeter chain wire fencing.
- A detailed Traffic Management Plan will be developed and lodged with Council.
- Site accommodation will be located within the perimeter of the site and erected to Worksafe NSW Code of Practice requirements.
- Construction loading, and materials handling zone will be located on Durham Street. These will be appropriately handled minimising site disturbance to the local community and other project stakeholders.

6.9. CONTAMINATION

A Contamination assessment has been prepared by EI Australia. The assessment concludes:

“Any potential contaminated soils located with the basement footprint will be captured during bulk excavation of the basement, and managed by waste classification and offsite disposal. It is expected that deep soil areas will be retained around the site perimeter. It is expected that contamination, if present, is likely to be restricted to surface soils. Soils will, however, require assessment and management during bulk excavation.”

Based on this assessment a number of recommendations have been provided, these include:

A Hazardous Materials Survey should be completed prior to demolition to identify any hazardous materials that may be present within the building structure, to ensure that the identified materials are appropriately managed and human health is protected;

- *Upon removal of the existing buildings and concrete hardstand, a site inspection is performed by a suitably qualified environmental consultant to visually inspect the existing ground conditions, identify any possible yet unknown contamination sources, and evaluate potential secondary contamination of soil resulting from demolition;*
- *All filling material from the site footprint is to be bulk excavated and stockpiled for the purpose of waste classification. Filling soils are to be sampled and analysed in accordance with the NSW EPA (2014) Waste Classification Guidelines for excavation and offsite disposal. A Waste Classification Certificate is to be prepared detailing the interpreted soil waste classification for each stockpile generated to enable appropriate off-site disposal;*
- *Following removal of filling soils from site, a site walkover is to be performed to visually confirm the removal of filling soils. Soil validation samples are to be collected from proposed deep soil area and analysed for chemicals of potential concern detailed in Section 4.4.2 prior to ongoing excavation of underlying natural soils; and*
- *Validation samples collected from underlying natural soils may be utilised for Virgin Excavated Natural Material (VENM) classification, in accordance with the NSW EPA (2014) Waste Classification Guidelines; this will be done after site-wide excavation and removal of the fill materials. On completion of validation and classification, the site will be suitable for the proposed development.*

6.10. SOCIAL IMPACT

A social impact statement has been prepared by Urbis and is attached at Appendix T. The statement outlines that the proposed development will deliver a long-term positive impact for vulnerable women aged 55 years and over in Western Sydney and people on the National Housing Register by delivering appropriate housing in a location with access to local services, transport and in a supportive environment that encourages social interaction and connection.

However, a change in amenity is expected to be experienced by residents at No. 10 Bathurst Street. This should be managed appropriately. Based on this a number of recommendations are included in the report. The proposal provides a summary of potential impacts:

Access to social and affordable housing and respite services

The proposal will deliver a long-term positive impact by improving access to social and affordable housing and respite services for vulnerable women aged 55 years and over in Western Sydney and NSW Housing Registrants in Liverpool LGA.

Change in residential amenity and character

The proposal will intensify the use of the site in line with the residential character of the street. Amenity impacts would be most pronounced for No. 10 Bathurst Street. This impact is likely to be high and may include overshadowing, privacy and noise impacts.

Concentration of disadvantaged communities

The proposal will concentrate additional social housing into an area with relatively high levels of disadvantage. However, based on the proposed model of management and mix of housing, it is considered any negative impact will be managed and the overall potential for increased social disadvantaged will be neutral.

Increased pressure on local infrastructure and services

The proposal will result in a number of new residents to the suburb, which may place additional demand on the local transport, retail and general social services. However, given the proximity of the site to a range of services and public transport options, the proposal is not expected to generate excessive concentrated demand. The impact on local infrastructure and services is therefore likely to be minor, pending the outcome of a traffic and parking assessment.

7. SECTION 4.15 ASSESSMENT

7.1. STATUTORY POLICY AND COMPLIANCE

The following assessment has been structured in accordance with Section 4.15(1)(a) of the *Environmental Planning & Assessment Act 1979 (EP&A Act)*.

The proposed development has been assessed in accordance with the relevant state, regional and local planning policies, as follows:

- *State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)*.
- *State Environmental Planning Policy 55 – Remediation of Land (SEPP 55)*.
- *State Environmental Planning Policy (Building Sustainability Index Basix) 2004*.
- *State Environmental Planning Policy (Affordable Rental Housing) 2009 (SEPP Affordable Rental Housing)*.
- *State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development (SEPP 65)*.
- *Liverpool Local Environmental Plan 2008 (LLEP 2008)*; and
- *Liverpool Development Control Plan 2008 (LDCP 2008)*.

This SEE demonstrates that the proposed development is generally consistent with the relevant statutory planning policies and achieves the objectives of the relevant provisions.

7.2. NATURAL ENVIRONMENT IMPACTS

All appropriate measures will be implemented during the construction phase to ensure that there is no adverse amenity impacts to surrounding properties in terms of dust, soil erosion, air and noise.

- The surrounding road network is capable of accommodating the increased density on the subject site.
- The proposal will not result in the removal of significant flora and fauna. The proposal represents a sustainable approach to transport and energy consumption.
- ESD measures will be implemented in the development to maximise energy and water efficiency, reducing the environmental impact of the proposal during both construction and operation.
- The Geotechnical and contamination reports confirm that through the use of suitable mitigation measures, there will be no geotechnical or ground contamination impacts on the surrounding natural environment
- The flood risks associated with the proposal are suitably resolved, with sediment and erosion control and stormwater treatment strategies developed to mitigate impacts during construction and operation respectively.
- As such, the proposed development will result in negligible impacts on the natural environment, appropriate for the scale of development anticipated on the site by the relevant planning controls and provisions.

7.3. SOCIAL AND ECONOMIC IMPACTS

The proposed development provides for increased social and economic outcomes through the provision of jobs during construction and operation, social and affordable housing for vulnerable people in the community.

The building has been designed to provide high levels of amenity for occupants (it complies with the key amenity criteria of the ADG); and encourages social cohesion/interaction through the various communal spaces, both internal and external, that are spread throughout the building.

More broadly, the building will bring renewal to the site which is currently occupied by detached low density dwellings, as such the proposal provides a contextually responsive design. The building provides streetscape activation through a ground floor retail offering, which will also provide employment opportunities for the local community.

In summary, there will be no adverse social or environmental impacts resulting from the proposed development.

7.4. BUILT ENVIRONMENTAL IMPACTS

The proposed development has been designed to be consistent with the surrounding built environment. The proposed development has displayed design excellence.

Preliminary investigations have confirmed that the infrastructure/engineering services in the locality can accommodate the increased density on the site.

7.5. SUITABILITY OF THE SITE FOR DEVELOPMENT

The subject site is suitable for the proposed development because it is on land zoned for high density residential purposes and is located adjacent to compatible land uses.

The site is highly suitable for the proposed development for the following reasons:

- The site is zoned R4 (High Density Residential), permitting the proposed use.
- The built form solution is consistent with Council's planning intent for the area.
- The site is well serviced by public transport and amenity.
- The proposed use not conflict with any of the surrounding mixed business and residential land uses in the immediate locality.
- Technical reports, including those addressing traffic and contamination, have been provided and demonstrate the site is capable of being developed in the manner proposed without adverse impacts.

7.6. THE PUBLIC INTEREST

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

- The proposal will provide social and affordable housing, assisting vulnerable members of the community and responding to a demonstrated demand in the LGA.
- The built form is contextually responsive, improving the amenity and provide streetscape activation.
- The building will offer a high standard of amenity for its occupants.
- It will reinvigorate a site which currently has poor amenity situated within the Liverpool city centre.
- It will generate employment during the construction and operation phases of the project.
- It achieves a high level of planning compliance.

8. CONCLUSION

The proposal is appropriate for the site and the locality because:

- The proposal is consistent with State and subregional strategic planning objectives.
- The proposal satisfies the applicable local and state planning policies.
- The Proposal has been assessed having regard to the matters of consideration pursuant to Section 4.15 of the EP&A Act 1979 and is considered satisfactory.
- The proposal provides an appropriate response to the site's context and satisfies the SEPP 65 design principles and the requirements of the ADG with regard to the residential strata units.
- The scale and built form is consistent with the desired future character of the area that is envisaged under the LLEP 2008 and LDCP 2008.
- The proposal delivers much-needed affordable housing to support the community in line with State and Local Government targets and has had regard to the requirements of SEPP Affordable Rental Housing 2009.
- The development will be well located in relation to transport, employment, shopping, business and community services, as well as recreation facilities. It will deliver an efficient use of the site with well-designed high amenity dwellings.
- The proposed development will have positive impacts on the surrounding area, which are largely anticipated by the zoning of the site.

For the reasons outlined within this SEE, the proposal is in the public interest and should be approved.

DISCLAIMER

This report is dated 11 December 2018 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of ANGLICAN COMMUNITY SERVICES TRADING AS ANGLICARE (**Instructing Party**) for the purpose of Statement of Environmental Effects (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A ARCHITECTURAL PLANS

APPENDIX B URBAN DESIGN REPORT

APPENDIX C

ADG COMPLIANCE TABLE

APPENDIX D

DESIGN VERIFICATION STATEMENT

APPENDIX E SITE SURVEY

APPENDIX F GEOTECHNICAL REPORT

APPENDIX G

MECHANICAL SERVICES REPORT

APPENDIX H ELECTRICAL SERVICES REPORT

APPENDIX I

FIRE SERVICES REPORT

APPENDIX J

HYDRAULIC SERVICES REPORT

APPENDIX K BASIX CERTIFICATE

APPENDIX L QS REPORT

APPENDIX M CONTAMINATION ASSESSMENT

APPENDIX N CIVIL DRAWINGS

APPENDIX O BCA REPORT

APPENDIX P

PRE-APPLICATION MEETING MINUTES

APPENDIX Q CONSTRUCTION STATEMENT

APPENDIX R NOISE IMPACT ASSESSMENT

APPENDIX S ACCESS REPORT

APPENDIX T

SOCIAL IMPACT STATEMENT

APPENDIX U

TRAFFIC IMPACT STATEMENT

APPENDIX V WASTE MANAGEMENT PLAN

APPENDIX W

LIVERPOOL DCP COMPLIANCE TABLE

APPENDIX X STRUCTURAL DRAWINGS

APPENDIX Y PLAN OF MANAGEMENT

APPENDIX Z REVIEW OF GEOTECHNICAL REPORT

APPENDIX AA EVOLUTION OF DESIGN REPORT

APPENDIX BB ACID SULPHATE SOIL ASSESSMENT

APPENDIX CC LANDSCAPE PLAN

APPENDIX DD SITE ISOLATION PLANS

APPENDIX EE CLAUSE 4.6 VARIATION

APPENDIX FF LANDSCAPE REPORT



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