

2 Eastbourne Road, Homebush West

Statement of Environmental Effects



30 April 2020

Prepared on behalf of Jaycorp Pty Ltd

Ref: 20014

**STRATHFIELD COUNCIL
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1.0 INTRODUCTION

1.1 Overview

The Slattery Planning Group has prepared this report on behalf of the Applicant, Jaycorp Pty Ltd, in relation to the property at No. 2 Eastbourne Road, Homebush West (the site). This report constitutes a Development Application made pursuant to the Environmental Planning and Assessment Act, 1979, and seeks consent for the demolition of existing improvements, removal of trees and construction of a new residential flat building containing thirty (38) apartments over two (2) basement parking levels with ancillary drainage and landscaping.

The proposed development is permissible with consent in the R3 Medium Density zone pursuant to Strathfield Local Environmental Plan (SLEP) 2012 and invokes the provisions of Part 2 Division 1 of State Environmental Planning Policy (Affordable Rental Housing) 2009 (AHSEPP) to permit an additional 0.5:1 FSR by providing twenty (21) affordable apartments. In accordance with Clause 17 of the AHSEPP, the identified affordable apartments will be used for the purposes of affordable housing for ten (10) years.

1.2 Scope and format of the Statement of Environmental Effects

This statement has been prepared in accordance with the requirements of Schedule 1, Part 1, of the EP&A Regulation 2000, and provides an assessment consistent with the heads of consideration under Section 4.15 of the EP&A Act 1979, which are relevant to the consent authority's assessment of the DA.

Accordingly, the SEE is structured into sections as follows:

- Section 1 - provides an overview of the project and of this SEE;
- Section 2 - describes the site, locality and surrounding development;
- Section 3 – describes and details the proposed development and works;
- Section 4 - identifies the applicable statutory controls and policies, and provides an evaluation of the proposed development against the relevant controls;
- Section 5 - provides an assessment of the proposal, its likely environment impacts, potential impacts on adjoining properties and the surrounding area; and
- Section 6 - provides a conclusion on the proposal.

1.3 Supporting plans and documentation

This statement has been prepared with input from a number of technical and design documents which have been prepared to accompany this DA. These documents are included as Attachments to this statement and are identified in **Table 1** below.

Table 1: Plans and documents accompanying this statement

Document Name	Prepared by
Survey	CC Surveying
Architectural package	Bechara Chan & Associates
Landscape	Michael Siu Landscape Architects
Access	Plan Urbia

Document Name	Prepared by
Geotechnical	STS Geotechnics
Quantity Surveyor	Construction Consultants
Stormwater	SGC Consulting Engineers
Waste Management Plan	Bechara Chan & Associates
Arborist	Redgum Horticultural
Traffic & Parking	Varga Traffic Planning

2.0 THE SITE AND CONTEXT

2.1 The site

The site is located on the eastern side of Eastbourne Road, between The Crescent and Exeter Road, in Homebush West. **Figure 1** shows the location of the site in its context.

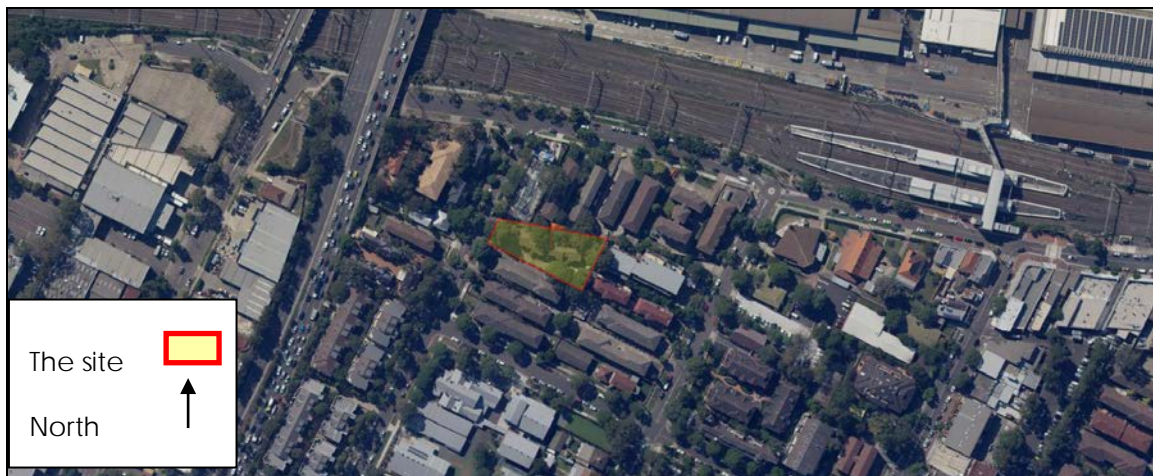


Figure 1: Aerial view of the site (Source: Six Maps 18/4/2020)

The site is legally described as SP32811 and known as No. 2 Eastbourne Road, Homebush West (the site).

The site is irregular in shape, with a frontage of 16.155m to Eastbourne Road, northern (side) boundary of 65.175m, southern (side) boundary of 62.79m and rear (eastern) boundary of 33.73m. The site has a total area of 1,565.1m².

The site contains a strata subdivided two (2) storey multi-dwelling housing development containing six (6) dwellings each with car parking. Vehicular access is provided from Eastbourne Road via a driveway on the site's southern side. The site is largely concreted with pockets of landscaping near the southern and eastern boundaries and informal overgrown areas near the northern and western boundaries.

The site is shown in **Figure 2** below.



Figure 2: View of the site looking east from Eastbourne Road

2.2 Surrounding development and land uses

2.2.1 To the north

The site is adjoined to the north by the rear yard of properties fronting onto The Crescent, including a place of public worship and several three (3) storey residential flat buildings (see **Figures 3 to 5**).



Figure 3: View of the place of public worship and residential flat building to the north of the site, looking south east from The Crescent (source: google)



Figure 4: View of the place of public worship to the north of the site, looking north east from Eastbourne Road (source: google)



Figure 5: View of the streetscape to the north of the site, looking south east from The Crescent (source: google)

2.2.2 To the west

The site is adjoined to the west by Eastbourne Road. Kerbside parking is provided on both sides of the carriageway. The opposite side of Eastbourne Road contains a detached dwelling house and several two (2) and three (3) storey residential flat buildings (see **Figures 6 and 7**).



Figure 6: View of the dwelling house opposite the site looking west across Eastbourne Road



Figure 7: View of the streetscape looking south west across Eastbourne Road from the site

2.2.3 To the south

The site is adjoined by to the immediate south by No. 4 Eastbourne Road which contains a two (2) storey strata subdivided residential flat building which is understood to comprise nine (9) residential apartments (see **Figure 8**).



Figure 8: View of the residential flat building to the south of the site (4 Eastbourne Road), looking south east from Eastbourne Road

2.2.4 To the east

The site is adjoined to the immediate east by the rear of Nos. 1-3 and 5 Hornsey Road. Nos. 1-3 Hornsey Road contains a residential flat building complex of three (3) and four (4) storeys (see **Figure 9**). No. 5 Hornsey Road contains a residential flat building of three (3) storeys (see **Figure 10**).



Figure 9: View of the rear of Nos. 1-3 Hornsey Road looking north east from the rear of the site



Figure 10: View of the rear of No. 5 Hornsey Road looking east from the rear of the site

2.3 Local streetscape

The surrounding area is residential in character (apart from the place of public worship) and generally contains residential flat buildings of between two (2) and four (4) storeys. Buildings are generally facebrick with pitched roofs and minimal side and rear setbacks.

2.4 Public transport

The site is well located in relation to public transport, within a 450m walk of Flemington Railway Station. The site is also located close to bus stops located on The Crescent.

3.0 OVERVIEW OF THE PROPOSED DEVELOPMENT

3.1 Description of the proposed development

The following section should be read in conjunction with the architectural package prepared by Bechara Chan & Associates which accompanies this DA.

This DA seeks consent for the demolition of existing improvements, removal of trees and construction of a new residential flat building containing thirty (38) apartments over two (2) basement parking levels with ancillary drainage and landscaping. Twenty-one (21) of the proposed apartments are identified as affordable, pursuant to AHSEPP 2009.

In summary, the proposal comprises:

- 38 apartments, including:
 - 12 x 1 bed
 - 23 x 2 bed
 - 3 x 3 bed
- basement parking for 39 vehicles over two (2) levels; and
- communal open space areas at the rear of ground floor level and in a roof terrace.

Table 2 below provides an overview of the numeric aspects of the proposed development.

Table 2: *Numeric aspects of the proposed development (calculations courtesy of Bechara Chan & Associates)*

	Proposed
Site area	1,565.1m ²
Site frontage	16.165m
Gross Floor Area	3,033.88m ² including 1,627.56m ² associated with affordable dwellings
Floor Space Ratio	1.943:1 including 0.53:1 associated with affordable dwellings
Building height	<ul style="list-style-type: none"> • 12.045m to 12.465 to Third floor roof • 15.415m to Fourth floor roof • 18.38m to stair and lift overrun
Storeys	5 + roof terrace
Communal open space	394.88m ² or 25.2% of the site including: <ul style="list-style-type: none"> • 158.21m² at the rear of ground floor • 236.67m² at roof level
Landscaped Area	485.83m ² or 31% of the site
Deep soil	350.91m ² or 22.4% of the site
Parking	39 spaces incl: <ul style="list-style-type: none"> • 1 visitor/carwash bay • 5 visitor spaces • 29 resident spaces • 6 accessible spaces
Dwellings	38 (including 6 adaptable), incl.: <ul style="list-style-type: none"> • 12 x 1 bed • 23 x 2 bed • 3 x 3 bed
Adaptable dwellings	21 (units G.07, G.08, 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 2.01, 2.02, 2.06, 2.07, 2.08, 3.02, 3.05, 3.06, 3.07, 3.08 and 3.09)

Table 3 below provides an overview of the numeric aspects of the proposed apartments, having regard to the requirements of SEPP 65 and the Apartment Design Guide 2015.

Table 3: Development data (calculations courtesy of Bechara Chan & Associates)

Unit	Type	Private Open Space (m ²)	Storage in unit (m ²)	Storage in basement (m ²)	Solar access (>2hrs)	Cross Ventilation
G.01	1 bed	59.05	5	5	Y	Y
G.02	2 bed	44.7	4	4	Y	N
G.03	1 bed	42.4	3	3	Y	N
G.04	2 bed	43.39	4	4	Y	N
G.05	1 bed	31.83	3	3	Y	N
G.06	2 bed	31.53	4	4	Y	Y
G.07	3 bed	30.27	5	5	N	Y
G.08	3 bed	48.14	5	5	N	N
1.01	3 bed	11.39	5	5	Y	Y
1.02	2 bed	10.71	4	4	Y	Y
1.03	2 bed	11.06	4	4	Y	N
1.04	2 bed	10.4	4	4	Y	N
1.05	2 bed	12.64	4	4	Y	N
1.06	1 bed	8.37	3	3	Y	Y
1.07	2 bed	12.4	4	4	N	Y
1.08	2 bed	11.38	4	4	N	Y
2.01	2 bed	11.39	4	4	Y	Y
2.02	2 bed	10.71	4	4	Y	Y
2.03	2 bed	11.06	4	4	Y	Y
2.04	2 bed	10.4	4	4	Y	Y
2.05	2 bed	11.82	3	4	Y	Y
2.06	1 bed	8.37	4	3	N	N
2.07	2 bed	13.83	4	4	N	N
2.08	2 bed	11.35	4	4	N	N
3.01	2 bed	11.72	4	4	Y	Y
3.02	2 bed	10.79	4	4	Y	Y
3.03	1 bed	9.87	3	3	Y	Y
3.04	1 bed	8.47	3	3	Y	Y
3.05	2 bed	11.92	4	4	Y	Y
3.06	1 bed	8.37	3	3	Y	Y
3.07	2 bed	10.5	4	4	N	N
3.08	1 bed	8.21	3	3	N	N
3.09	1 bed	8.11	3	3	N	N
4.01	2 bed	10.01	4	4	Y	Y
4.02	1 bed	10.7	3	3	Y	Y
4.03	1 bed	10.65	3	3	Y	N
4.04	2 bed	11.86	4	4	Y	Y
4.05	2 bed	13.77	4	4	N	Y
TOTAL	38				27/71%	23/61%

3.2 Building layout

3.2.1 Basement 1

Basement 1 contains 3 visitor parking spaces, 13 residential parking spaces and 3 accessible spaces. The level is serviced by a lift and 2 fire stairs. A garbage room and bulky storage room are located in the western end of the level adjacent to a plant room.

3.2.2 Basement 2

Basement 2 contains 1 combined visitor space/carwash bay along with 16 residential parking spaces and 3 accessible spaces. The level is serviced by a lift and 2 fire stairs. Basement 2 also contains 38 storage spaces to be allocated to the proposed residential apartments.

3.2.3 Ground floor

Ground floor level contains eight (8) apartments. Pedestrian access is via an entry path and lobby on the southern side of the site. A temporary bin presentation area is also located on the southern side of the site.

The rear of the site comprises a deep soil landscaped communal open space area. Deep soil private open spaces are proposed along the northern and eastern sides of the site while planting over structure is proposed along the southern boundary.

3.2.4 First floor

First floor level contains eight (8) apartments, all with generously proportioned private open spaces. Access is provide via the common lift.

3.2.5 Second floor

Second floor level contains eight (8) apartments, all with generously proportioned private open spaces. Access is provide via the common lift.

3.2.6 Third floor

Third floor level contains nine (9) apartments, all with generously proportioned private open spaces. Access is provide via the common lift.

3.2.7 Fourth floor

Fourth floor level contains five (5) apartments, all with generously proportioned private open spaces. Access is provide via the common lift.

3.2.8 Roof level

The proposed roof level contains a communal terrace with perimeter planting. It is envisaged that the area will be provided with seating and possibly BBQ facilities. Access is provide via the common lift.

3.2 Urban design and streetscape

The proposed development has been designed to complement the streetscape, which comprises a mix of architectural styles and forms. The proposed front and rear setbacks are consistent with the residential flat buildings to the south and the building footprint is similar to that of the adjoining buildings. The proposed side setbacks also sit comfortably in the rhythm of the locality.

The proposed building splays outwards towards the rear, commensurate with the shape of the site. This minimises the streetscape impact of the building and provides opportunities for afternoon solar access and ventilation to the units towards the rear of the site.

The proposed upper levels are setback from the perimeter of the levels below in order to minimise their visual and environmental impact. The proposed external colours, materials and finishes fit comfortably in the context. **Figure 11** below provides a photomontage of the proposal in its immediate context.



Figure 11: Photomontage showing the proposed development in its context

3.3 Vehicular access and parking

The proposal incorporates vehicular access on the southern side of the site in a similar location to the existing driveway. Access is provided to two (2) basement levels, accommodating a total of 4 visitor, 1 visitor/carwash, 6 accessible and 29 car parking spaces. A Traffic and Parking Assessment has been prepared by Varga Transport Planning and accompanies this DA.

3.4 Landscaping and tree removal

The proposal involves the removal of a number of trees as outlined in the Arboricultural Impact Assessment prepared by Redgum Horticultural. To compensate for the loss of existing vegetation the proposal incorporates substantial areas of landscaping and deep soil, as outlined in the Landscape Concept Plan prepared by Michael Siu Landscape Architects.

3.5 Waste management

The proposed development incorporates a common bin storage area within Basement 1. The same level also includes a bulky storage room for use by residents.

A temporary bin holding area is proposed on the southern side of the building at ground floor level, close to the driveway for collection by the appropriate waste collection contractors. A Waste Management Plan accompanies this DA.

3.6 Stormwater and sediment control

The proposal incorporates a 6m³ pumpout pit in the southern part of the site, discharging to the Eastbourne Road kerb outlet as per the Stormwater Concept Plan prepared by SGC which accompanies this DA.

3.7 Geotechnical

This DA is accompanied by a Geotechnical Assessment prepared by SGS Geotechnics.

4.0 STATUTORY ASSESSMENT

4.1 Section 4.15

Section 4.15 of the EP&A Act 1979 sets out the statutory matters for consideration against which the proposed development is to be evaluated. The matters for consideration under Section 4.15 are as follows:

“(1) Matters for consideration—general

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

(a) the provisions of:

- (i) any environmental planning instrument, and*
- (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
- (iii) any development control plan, and*
- (iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
- (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*
- (v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,*

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

- (c) the suitability of the site for the development,*
- (d) any submissions made in accordance with this Act or the regulations, (e) the public interest.”*

The matters for consideration identified in S4.15(1)(a) of the EP&A Act 1979 are addressed in the following section. Subsections (b) to (e) of S4.15(1) of the EP&A Act 1979 are addressed in Section 4 of this SEE.

4.2 Overview of Statutory and Policy Controls

The EPIs and other statutory planning documents and policies which are relevant to the assessment of the proposed development pursuant to S4.15(1)(a) are identified below.

4.2.1 State Environmental Planning Policies

- State Environmental Planning Policy No. 55: Remediation of Land;
- State Environmental Planning Policy (BASIX) 2004;
- State Environmental Planning Policy (Affordable Rental Housing) 2009;
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017; and
- State Environmental Planning Policy No. 65: Design Quality of Residential Apartment Development.

4.2.2 Local Environmental Plans

- Strathfield Local Environmental Plan (SLEP) 2012.

4.2.3 Proposed Environmental Planning Instruments

- Draft SEPP (Environment).

4.2.4 Development Control Plans

- Strathfield Comprehensive Development Control Plan (SCDCP) 2005.

4.2.5 Provisions of any planning agreement

There are no planning agreements applicable to the site.

4.2.6 Matters prescribed by the Regulations

Clause 92(1) of the Environmental Planning and Assessment Regulation 2000 prescribes matters that Council must take into consideration prior to the determination of a development application, including:

“For the purposes of section 4.15 (1)(a)(iv) of the Act, the following matters are prescribed as matters to be taken into consideration by a consent authority in determining a development application:

- (a) (Repealed)*
- (b) in the case of a development application for the demolition of a building, the provisions of AS 2601,*

- (c) *in the case of a development application for the carrying out of development on land that is subject to a subdivision order made under Schedule 7 to the Act, the provisions of that order and of any development plan prepared for the land by a relevant authority under that Schedule,*
- (d) *in the case of the following development, the Dark Sky Planning Guideline:*
 - (i) *any development on land within the local government area of Coonamble, City of Dubbo, Gilgandra or Warrumbungle Shire,*
 - (ii) *development of a class or description included in Schedule 4A to the Act, State significant development or designated development on land less than 200 kilometres from the Siding Spring Observatory,*
- (e) *in the case of a development application for development for the purposes of a manor house or multi dwelling housing (terraces), the Medium Density Design Guide for Development Applications published by the Department of Planning and Environment on 6 July 2018, but only if the consent authority is satisfied that there is not a development control plan that adequately addresses such development. Note. A copy of the Guide is available on the website of the Department."*

None of the above clauses are applicable to this DA.

4.3 Environmental Planning and Assessment (EP&A) Act 1979

Under Section 2.12, Division 2.4 of Part 2 of the EP&A Act 1979, the Sydney Eastern City Planning Panel (SECPP) are nominated as the consent authority for certain types of development listed in Schedule 7 of SEPP (SRD) 2011.

Development for affordable housing that has a Capital Investment Value (CIV) over \$5 million is identified in Schedule 7 of SEPP (SRD) 2011. The proposed development has a cost of \$11,791,430.00 and incorporates an element of affordable housing. To this end, the SECPP will likely be the consent authority for the DA (this will be confirmed by Council).

4.4 State Environmental Planning Policy No. 55: Remediation of Land (SEPP 55)

SEPP 55 prescribes a statutory process associated with the development of land that is contaminated and needs remediation.

Clause 7 of SEPP 55 provides the following:

- "(1) A consent authority must not consent to the carrying out of any development on land unless:*
 - (a) it has considered whether the land is contaminated, and*
 - (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the*

- purpose for which the development is proposed to be carried out, and*
- (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose."*

The site has been used for many years for residential purposes and this DA does not propose any significant disturbance of the existing ground surface at the site. On this basis, the proposal is considered acceptable with regard to SEPP 55.

4.5 State Environmental Planning Policy (BASIX) 2004

As required by SEPP (BASIX) 2004, this DA is accompanied by a BASIX Certificate.

4.6 State Environmental Planning Policy (Affordable Rental Housing) 2009

The ARHSEPP applies to the proposal, which incorporates a component of affordable accommodation. Relevant provisions of the Policy are considered below in **Table 4**.

Table 4: Consideration of Division 1 of ARHSEPP

PROVISION	RESPONSE
Division 1 Infill Affordable Housing	
Clause 10 Development to which Division Applies	
(1) This Division applies to development for the purposes of dual occupancies, multi dwelling housing or residential flat buildings if—	The proposal for a residential flat building is permissible with consent in the R3 Medium Density Residential zone pursuant to Strathfield Local Environmental Plan 2012.
(a) the development concerned is permitted with consent under another environmental planning instrument, and	
(b) the development is on land that does not contain a heritage item that is identified in an environmental planning instrument, or an interim heritage order or on the State Heritage Register under the <i>Heritage Act 1977</i> .	The site does not contain any items of heritage significance.
(2) Despite subclause (1), this Division does not apply to development on land in the Sydney region unless all or part of the development is within an accessible area.	The site is located approximately 450m walking distance from Flemington Railway Station which is serviced regularly and therefore the site meets the definition of an accessible area, as defined in ARHSEPP.
(3) Despite subclause (1), this Division does not apply to development on land that is not in the Sydney region unless all or part of the development is within 400 metres walking distance of land within Zone B2 Local Centre or Zone B4 Mixed Use, or within a land use zone that is equivalent to any of those zones.	

PROVISION	RESPONSE
Clauses 11 & 12 Repealed	N/A
<p>Clause 13 Floor space ratios</p> <p>(1) This clause applies to development to which this Division applies if the percentage of the gross floor area of the development that is to be used for the purposes of affordable housing is at least 20 per cent.</p> <p>(2) The maximum floor space ratio for the development to which this clause applies is the existing maximum floor space ratio for any form of residential accommodation permitted on the land on which the development is to occur, plus—</p> <p>(a) if the existing maximum floor space ratio is 2.5:1 or less—</p> <ul style="list-style-type: none"> (i) 0.5:1—if the percentage of the gross floor area of the development that is used for affordable housing is 50 per cent or higher, or (ii) Y:1—if the percentage of the gross floor area of the development that is used for affordable housing is less than 50 per cent, where— <p>AH is the percentage of the gross floor area of the development that is used for affordable housing.</p> $Y = AH \div 100$ <p>(b) if the existing maximum floor space ratio is greater than 2.5:1—</p> <ul style="list-style-type: none"> (i) 20 per cent of the existing maximum floor space ratio—if the percentage of the gross floor area of the development that is used for affordable housing is 50 per cent or higher, or (ii) Z per cent of the existing maximum floor space ratio—if the percentage of the gross floor area of the development that is used for affordable housing is less than 50 per cent, where— <p>AH is the percentage of the gross floor area of the development that is used for affordable housing.</p> $Z = AH \div 2.5$ <p>(3) In this clause, gross floor area does not include any car parking (including any area used for car parking).</p>	<p>As outlined in Table 2, the proposal incorporates 53% of the total GFA as affordable housing.</p> <p>Complies SLEP 2012 permits a maximum FSR of 1.45:1 at the site. On this basis, and having regard to the fact that the proposal incorporates 53% of the total GFA as affordable housing, the proposal is subject to an additional 0.5:1. The proposal has a total FSR of 1.943:1 which complies with the maximum 1.95:1 permitted by Clause 13(2)(a)(i) of the ARHSEPP.</p> <p>N/A</p> <p>Noted</p>

PROVISION	RESPONSE
<p>Note. Other areas are also excluded from the gross floor area, see the definition of gross floor area contained in the standard instrument under the <i>Standard Instrument (Local Environmental Plans) Order 2006</i>.</p>	
<p>Clause 14 Standards that cannot be used to refuse consent (1) Site and solar access requirements</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) (Repealed)</p> <p>(b) site area if the site area on which it is proposed to carry out the development is at least 450 square metres,</p> <p>(c) landscaped area if—</p> <ul style="list-style-type: none"> (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, or (ii) in any other case—at least 30 per cent of the site area is to be landscaped, <p>d) deep soil zones 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—</p> <ul style="list-style-type: none"> (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 (ii) each area forming part of the deep soil zone has a minimum dimension of 3 metres, and (iii) if practicable, at least two-thirds of the deep soil zone is located at the rear of the site area, <p>(e) solar access 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>N/A</p> <p>Complies The site has an area of 1,565.1m².</p> <p>N/A</p> <p>Complies The proposal incorporates 31% of the site as landscaped area.</p> <p>Complies The proposal incorporates 22.4% of the site as deep soil area.</p> <p>Complies Deep soil areas have a minimum width of 3m.</p> <p>Complies 45% of the proposed deep soil area is located within the rear of the site.</p> <p>Complies Bechara Chan & Associates calculate that 71% of apartments receive 3 hours of solar access between 9am and 3pm on 21 June.</p>

PROVISION	RESPONSE
<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> <ul style="list-style-type: none"> (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 (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>(b) dwelling size if each dwelling has a gross floor area of at least—</p> <ul style="list-style-type: none"> (i) 35 square metres in the case of a bedsitter or studio, or (ii) 50 square metres in the case of a dwelling having 1 bedroom, or (iii) 70 square metres in the case of a dwelling having 2 bedrooms, or (iv) 95 square metres in the case of a dwelling having 3 or more bedrooms. <p>(3) A consent authority may consent to development to which this Division applies whether or not the development complies with the standards set out in subclause (1) or (2).</p>	<p>N/A</p> <p>Complies Refer to Traffic Impact Assessment.</p> <p>Complies Refer to Table 3 above.</p> <p>Noted</p>
<p>Clause 15 Design Requirements</p> <p>(1) A consent authority must not consent to development to which this Division applies unless it has taken into consideration the provisions of the <i>Seniors Living Policy: Urban Design Guidelines for Infill</i></p>	<p>N/A as the proposal is subject to the provisions of SEPP 65.</p>

PROVISION	RESPONSE
<p><i>Development</i> published by the Department of Infrastructure, Planning and Natural Resources in March 2004, to the extent that those provisions are consistent with this Policy.</p> <p>(2) This clause does not apply to development to which clause 4 of <i>State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development</i> applies.</p>	
<p>Clause 16 Continued application of SEPP 65</p> <p>Nothing in this Policy affects the application of <i>State Environmental Planning Policy No 65—Design Quality of Residential Flat Development</i> to any development to which this Division applies.</p>	<p>Noted.</p> <p>Refer to Design Verification Statement prepared by Bechara Chan & Associates.</p>
<p>Clause 16A Character of local area</p> <p>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.</p>	<p>Complies</p> <p>Land and Environment Court of NSW decisions pertaining to the “character test” indicate that the following two questions should be considered in determining whether a proposal is compatible with its context:</p> <ul style="list-style-type: none"> • Are the proposal's physical impacts on surrounding developments acceptable? • Is the proposal's appearance in harmony with the buildings around it and the character of the street? <p><u>Physical impacts</u></p> <p>A detailed assessment of the impacts of the proposal is provided below in Section 5.0. In summary, the assessment concludes that the impacts are acceptable.</p> <p><u>Appearance</u></p> <p>A detailed discussion of the character of the local area is provided above in Sections 2.2 and 2.3. As discussed previously, the site is located within an area containing a mix of building styles and uses, including residential flat buildings and dwelling houses.</p> <p>The proposal's front setback is consistent with the front setback of the neighbouring buildings, and provides a landscaped front yard, consistent with the prevailing character of Eastbourne Road in the vicinity. The proposed rear setback is also consistent with the</p>

PROVISION	RESPONSE
	<p>adjoining building to the south.</p> <p>The building has been designed with recessive upper levels and variations in colour and materiality assist in minimising the perception of bulk and scale and minimises the apparent height of the building.</p> <p>While the height of the proposed building is greater than other buildings in the locality, it has been designed to have a streetscape appearance which is appropriate in the locality. Sightline diagrams show that the upper levels will not be readily apparent, such that the development has a four (4) storey scale.</p> <p>The proposed development adopts a contemporary character and style, and achieves a bulk, scale and elevational character that complements the surrounding buildings in an infill form.</p> <p>The proposed landscaped and open space areas will contribute significantly to the amenity and enjoyment of future occupants of the development while also providing a visually interesting aspect from the properties adjoining the site. Screen planting is proposed along the boundaries of the site, to provide a visual buffer between the site and the neighbouring properties.</p> <p>The proposed side and rear setbacks have been derived having regard to minimising amenity impacts on neighbouring properties, as well as the requirements of SCDP 2005 for residential flat development.</p> <p>A detailed discussion in relation to the building height and FSR of the proposal is provided in Sections 4.9.4 and 4.9.5 below.</p> <p>On the basis of the above discussion, it is considered that the proposal is consistent with the character of the local area, in satisfaction of Clause 16A.</p>
<p>Clause 17 Must be used for affordable housing for 10 years</p> <p>(1) A consent authority must not consent to development to which this Division applies unless conditions are imposed by the consent authority to the effect that—</p> <p>(a) for 10 years from the date of the issue of the occupation certificate—</p>	<p>Complies</p> <p>Appropriate conditions of consent can be imposed in relation to the imposition of a S88E restriction requiring the identified affordable dwellings to be used for affordable housing for</p>

PROVISION	RESPONSE
<p>(i) the dwellings proposed to be used for the purposes of affordable housing will be used for the purposes of affordable housing, and</p> <p>(ii) all accommodation that is used for affordable housing will be managed by a registered community housing provider, and</p> <p>(b) a restriction will be registered, before the date of the issue of the occupation certificate, against the title of the property on which development is to be carried out, in accordance with section 88E of the <i>Conveyancing Act 1919</i> that will ensure that the requirements of paragraph (a) are met.</p> <p>(2) Subclause (1) does not apply to development on land owned by the Land and Housing Corporation or to a development application made by, or on behalf of, a public authority.</p>	<p>10 years from the date of issue of the OC.</p> <p>N/A</p>
<p>Clause 18 Subdivision</p> <p>Land on which development has been carried out under this Division may be subdivided with the consent of the consent authority.</p>	<p>Noted. No subdivision is proposed by this DA.</p>

4.7 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.

The proposed development involves the removal of 26 trees as outlined in the Arboricultural Impact Assessment accompanying this DA, and approval for the removal is sought by this DA, in accordance with the requirements of this Policy.

4.8 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) was gazetted on 26 July 2002.

SEPP No. 65 aims to improve the design quality of residential apartment development in New South Wales. The Policy recognises that the design quality of residential flat development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high quality design.

The SEPP, by improving the design quality of residential apartment development, aims to ensure that it contributes to the sustainable development of New South Wales:

- by providing sustainable housing in social and environmental terms, and
- by being a long-term asset to its neighbourhood, and

- by achieving the urban planning policies for its regional and local contexts, and
- to achieve better built form and aesthetics of buildings and of the streetscapes and the public spaces they define, and
- to better satisfy the increasing demand, the changing social and demographic profile of the community, and the needs of the widest range of people from childhood to old age, including those with disabilities, and
- to maximise amenity, safety and security for the benefit of its occupants and the wider community, and
- to minimise the consumption of energy from non-renewable resources, to conserve the environment and to reduce greenhouse gas emissions.

SEPP No. 65 applies to development being:

- the erection of a new residential flat buildings, and
- the substantial redevelopment or the substantial refurbishment of an existing residential flat building, and
- the conversion of an existing building to a residential flat building.

Under the Policy, a 'residential flat building' is defined as:

"A building that comprises or includes:

- (a) 3 or more storeys (not including levels below ground level provided for car parking or storage, or both, that protrude less than 1.2 metres above ground level), and*
- (b) 4 or more self-contained dwellings (whether or not the building includes uses for other purposes, such as shops), but does not include a Class 1a building or a Class 1b building under the Building Code of Australia."*

The proposal incorporates construction of a new residential flat building containing more than three (3) levels and thirty-eight (38) apartments. It therefore follows that SEPP 65 applies to the proposal.

Bechara Chan & Associates has prepared a report which addresses the nine (9) design quality principles contained in SEPP 65, a copy of which accompanies this DA.

4.8.1 Clause 28: Determination of development applications

Clause 28(1) states that:

"After receipt of a development application for consent to carry out development to which this Policy applies (other than State significant development) and before it determines the application, the consent authority is to refer the application to the relevant design review panel (if any) for advice concerning the design quality of the development."

Clause 28(2) states that:

"In determining a development application for consent to carry out development to which this Policy applies, a consent authority is to take into consideration (in addition to any other matters that are required to be, or may be, taken into consideration):

- (a) *the advice (if any) obtained from the design review panel, and*
- (b) *the design quality of the development when evaluated in accordance with the design quality principles, and*
- (c) *the Apartment Design Guide.”*

Clauses 28(3)-(5) state that:

“(3) However, if the relevant design review panel fails to inform the consent authority of its advice concerning the design quality of the development to which this Policy applies within 14 days after its first meeting to deal with the application concerned, the consent authority may determine the development application without considering any such advice and a development consent so granted is not voidable on that ground.

(4) The 14-day period referred to in subclause (3) does not increase or otherwise affect the period within which a development application is required to be determined by a consent authority.

(5) A consent authority is not required to obtain the advice of a relevant design review panel under subclause (1) if an architectural design competition that is consistent with the Design Excellence Guidelines has been held in relation to the proposed development.”

Therefore, Council will need to refer the DA to the Strathfield Design Review Panel. The architect has prepared a report which addresses the Apartment Design Guidelines (ADGs), a copy of which accompanies this DA.

4.8.2 Clause 30: Standards that cannot be used as grounds to refuse development consent or modification of development consent

Clause 30 of SEPP 65 states the following:

- (1) *“If an application for the modification of a development consent or a development application for the carrying out of development to which this Policy applies satisfies the following design criteria, the consent authority must not refuse the application because of those matters:*
 - (a) if the car parking for the building will be equal to, or greater than, the recommended minimum amount of car parking specified in Part 3J of the Apartment Design Guide,*
 - (b) if the internal area for each apartment will be equal to, or greater than, the recommended minimum internal area for the relevant apartment type specified in Part 4D of the Apartment Design Guide,*
 - (c) if the ceiling heights for the building will be equal to, or greater than, the recommended minimum ceiling heights specified in Part 4C of the Apartment Design Guide.*

Note. The Building Code of Australia specifies minimum ceiling heights for residential flat buildings.

- (2) *Development consent must not be granted if, in the opinion of the consent authority, the development or modification does not demonstrate that adequate regard has been given to:*
- (a) *the design quality principles, and*
 - (b) *the objectives specified in the Apartment Design Guide for the relevant design criteria.*
- (3) *To remove doubt:*
- (a) *subclause (1) does not prevent a consent authority from refusing an application in relation to a matter not specified in subclause (1), including on the basis of subclause (2), and*
 - (b) *the design criteria specified in subclause (1) are standards to which clause 79C (2) of the Act applies.*

Note. The provisions of this clause do not impose any limitations on the grounds on which a consent authority may grant or modify development consent."

Part 3J of the ADG states that:

"for development in the following locations:

- *on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area*

...

the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less"

It is considered that the car parking provisions of the ARHSEPP would take precedent over those specified by SEPP 65, as Clause 8 of the ARHSEPP states that if there is an inconsistency between the Policy and any other environmental planning instrument, whether made before or after the commencement of this Policy, the ARHSEPP prevails to the extent of the inconsistency. The proposal meets the car parking requirements of the ARHSEPP. Furthermore, the RTA Guide to Traffic Generating Developments would require the provision of 39.7 parking spaces. The proposal incorporates thirty-nine (39) parking spaces, which would essentially comply with the Guide.

The proposed building has been designed to provide floor to ceiling heights of 2.7m as required by Part 4C of the Apartment Design Guide.

The proposal has had due regard to the design quality principles, and the objectives specified in the Apartment Design Guide for the relevant design criteria, and is therefore considered acceptable with regard to Clause 30(2) of SEPP 65.

There are no other clauses in SEPP 65 of relevance to the proposal.

4.9 Strathfield Local Environmental Plan (SLEP) 2012

SLEP 2012 applies to the proposed development, and relevant sections of the Plan are considered below.

4.9.1 Zoning and permissibility

The site is located within the R3 Medium Density Residential zone pursuant to SLEP 2012. The proposed development, incorporating construction of a residential flat building is permissible with consent in the R3 zone.

The objectives of the R3 zone are as follows:

- *“To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.”*

The proposed development achieves the above objectives as follows:

- the proposal provides 38 new apartments within a medium density residential environment; and
- the proposal provides a mix of one (1), two (2) and three (3) bedroom apartments, adding to the variety of housing types available in the locality.

4.9.3 Clause 4.1A: Minimum lot sizes for dual occupancies, multi dwelling housing and residential flat buildings

Clause 4.1A(2) of SLEP 2012 requires development for residential flat buildings in the R3 zone to have a minimum site area of 1,000m². The site has an area of 1,565.1m² which exceeds the minimum required, in compliance with the Clause.

4.9.4 Clause 4.3: Height of buildings

Clause 4.3 of SLEP 2012 permits a maximum building height of 14m at the site. The proposed development has a maximum height of 18.38m to the top of the stair and lift overrun to the roof terrace. The setback Fourth floor level has a height of 15.415m while the dominant Third floor level has a height varying between 12.045m at the centre of the site and 12.465m at the front of the site.

This DA is accompanied by a Clause 4.6 variation request in relation to Clause 4.3 of SLEP 2012.

4.9.5 Clause 4.4: Floor space ratio

As outlined above in **Table 3**, Clause 4.4 of SLEP 2012 permits a maximum FSR of 1.45:1 at the site. Notwithstanding, Clause 13(2)(a)(i) of the ARHSEPP permits an additional FSR of 0.5:1. The proposal has a total FSR of 1.943:1 which complies with the maximum 1.95:1 permitted by the ARHSEPP.

4.9.6 Clause 4.6: Exceptions to development standards

A Clause 4.6 request accompanies this DA, seeking to vary Clause 4.3 in relation to building height.

4.9.7 Clause 5.10: Heritage conservation

The site is not a heritage item or in a heritage conservation area and further consideration of Clause 5.10 of SLEP 2012 is not required.

4.9.8 Clause 6.1: Acid sulfate soils

The site is located within the Class 5 acid sulfate soils zone on the map accompanying SLEP 2012. The proposed development is not within 500 of Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land, and on this basis further consideration of Clause 6.1 is not necessary.

4.9.9 Clause 6.2: Earthworks

The DA is accompanied by a Geotechnical Assessment a Stormwater Concept Plans in response to the requirements of Clause 6.2 of SLEP 2012. The proposal is considered acceptable in this regard.

4.9.10 Clause 6.3: Flood planning

The proposal incorporates a crest in the driveway to provide flood protection to the basement car parking levels.

4.9.11 Clause 6.4: Essential services

The site is appropriately serviced with the infrastructure required to support the proposed development, and appropriate conditions can be imposed in relation to any upgrade or augmentation required to be provided.

4.10 Strathfield Comprehensive Development Control Plan (SCDCP) 205

Consideration of the relevant parts of SCDCP 2052 is provided below.

4.10.1 Part C: Multiple-unit housing

The proposal has addressed the requirements of Part C Section 2.0 of SCDCP 2005 as discussed in **Table 5** below.

Table 5: Consideration of Design Principles of Part C Section 2.0 of SCDCP 2005

DESIGN PRINCIPLE	RESPONSE
Section 2.1 Site Analysis and Design Principles	
1. The development is consistent with the height limits illustrated in Appendix 1.	The site is within a 3-4 storey density zone, as per Appendix 1 of Part C. The proposal exceeds the number of storeys however takes on a form and scale as to appear as four (4) storeys to Eastbourne Road, as can be seen in the photomontages and sightline diagram accompanying this DA. The proposal is considered to meet the intent of the principle.
2. The development is compatible with the predominant height, bulk, scale and future character of the locality.	Refer to Table 4 above. It is noted that there are examples of buildings with four (4) storeys to the street, similar to the proposal, in the vicinity of the site.
3. The proposed development is generally consistent with the existing streetscape character of the locality (as defined in Appendix 2).	The DA is accompanied by a detailed site analysis showing the appropriateness of the proposal in the context.
4. The height, scale, character and external detailing of the development is compatible with any adjoining heritage item or conservation area.	N/A
5. The development is unlikely to adversely affect the amenity of any existing residential development in terms of overshadowing, privacy, excess noise, loss of views or otherwise (refer to Figure 2).	The environmental impacts of the proposal are considered acceptable (refer to Section 5.0 below).
Section 2.2 Density, Bulk and Scale	
<u>Site Requirements</u>	The site has an area well in excess of the minimum 1,000m ² requirement however the frontage falls short of the minimum 30m control.
1. Multiple-unit housing shall not be permitted on allotments less than 1000m ² in area and 30 metres in width. The frontage of all sites however should be of sufficient width to permit adequate and safe vehicular access, and side boundary setbacks.	The Applicant has attempted to amalgamate with the adjoining property to the south however, as the property is strata subdivided, amalgamation was not possible. To this end, the site is proposed to be developed in its own right.
2. Along arterial roads, a minimum allotment frontage of 25m is required. Exceptions to this standard will only be considered where: (i) alternative means of access via a secondary street is available; or (ii) where, due to site constraints, a frontage of 25m is not possible, and no objection is raised on traffic grounds.	The intent of the control is to permit adequate and safe vehicular access, and side boundary setbacks, and the proposed development is satisfactory in this regard as discussed throughout.
<u>Building Envelope (Height, Scale and Setbacks)</u>	
1. The bulk, scale and height of any development shall be determined by the building envelope applicable to the site, as set out below. The maps included in Appendix 1	The proposal incorporates 5 storeys however the upper level is well setback so as to have a recessive form which is not readily apparent from the public domain (refer to sightline

DESIGN PRINCIPLE	RESPONSE
<p>identify the location of the Density sub-zones. In this instance, a maximum of 4 storeys is permitted.</p> <p>2. The finished floor level of the ground floor units, being the units with immediate access to street level shall be not more than 1200mm above the natural ground level.</p>	<p>diagram and photomontage).</p> <p>The proposed ground floor level units have a ground floor at RL23.065 which is approximately 0.765m above existing ground level.</p>
<p>Front Setbacks:</p> <p>1. Front boundary setbacks are intended to achieve a reasonably consistent arrangement and alignment of buildings to the street where there is a particular feature of the streetscape, provide areas for landscape planting in front of buildings, and to achieve adequate sight distances for vehicular safety, particularly at intersections. Developments are required to comply with the following front setback controls:</p> <p>(i) Subject to exceptions set out below, a minimum setback to the street alignment of 9m is required for all new buildings.</p> <p>(ii) For sites with frontage to two or more streets, the total sum of the two setback areas must be equal to or greater than 12 metres and each setback must be a minimum of 3 metres.</p> <p>(iii) All car parking structures are to be located behind the front building alignment. On corner sites in particular, such structures should be designed and suitably landscaped or screened to ensure the character and visual amenity of the streetscape is maintained and not compromised. Generally, all parking areas are to be located behind the front building line. Council may permit surface visitor parking within the building setback, provided the finished surface complements the landscaping and allows surface water to permeate and a substantial landscaping buffer is provided to screen the spaces from the street.</p> <p>2. Notwithstanding requirement 1, developments may be setback less than 9 metres where the predominant setback in the street block is less than 9 metres or the setback would not conflict with the existing streetscape.</p>	<p>The proposal has a front setback of 9.005m.</p> <p>N/A</p> <p>All car parking is provided within basement areas which are not visible from the public domain.</p> <p>The proposed front setback is consistent with the front setback of the building to the south.</p>
<p>Building Envelope and Side and Rear Setbacks:</p> <p>1. Buildings shall be sited within a building envelope determined by a plane projected at</p>	<p>The proposal does not comply with the building height plane (refer to architectural drawings)</p>

DESIGN PRINCIPLE	RESPONSE
<p>an angle of 45 degrees over a site from a height of 3.5m above natural ground level along the side and rear boundaries of the land, subject to the matters listed below (refer to Figures 3, 4 and 5).</p> <p>2. Departures from the building envelope will be considered for characteristic design elements, such as chimneys, vents and eaves, and for other features such as dormer windows and aerials where it can be demonstrated that no significant non-compliances are likely to occur with the privacy and overshadowing provisions of this Plan.</p> <p>3. Buildings should be sited in a manner which is consistent with the principles contained in the Streetscape Analysis included in Appendix 2, and should maintain or enhance the existing streetscape, particularly where there is an established building line.</p> <p>4. Side and rear setbacks are intended to maintain a reasonably consistent relationship between buildings, allotment boundaries and adjacent development, limit potential for overlooking of neighbouring properties and allow adequate daylight, sunlight and ventilation to living areas and private open spaces of new and neighbouring dwellings. Within the building envelope, developments are required to comply with the following side and rear setback controls:</p> <p>(i) A minimum side setback of 4 metres each side shall be provided in all development. Minor encroachments to this minimum setback shall be considered on their merits for elements such as eaves, pergolas, electricity or gas meters, steps, ramps or the like.</p> <p>(ii) Side and rear setbacks for buildings containing 2 or more storeys shall be determined by the building envelope, and the ability of the development to comply with Solar Access and Privacy requirements as set out in sections 2.3 and 2.6 of this Plan. Encroachments to the building envelope and setback controls will be considered on sites with frontage to a public place (including road or open space area), and will be determined on their merits.</p> <p>(iii) Exceptions to the side and rear setback controls will also be considered for sites with frontage to a major noise source, such as an arterial road or the railway line. The</p>	<p>however the proposal is considered to achieve a satisfactory outcome, as discussed below. It is considered that a compliant form would achieve a poor urban design outcome at the site.</p> <p>Refer to discussion in Section 5.0.</p> <p>As can be seen in the architectural documentation and photomontage, the siting of the proposal achieves a positive streetscape outcome.</p> <p>The proposed southern side setback varies between 2.165m and 4m at ground floor level with setbacks between 4.52m and 5m at First floor, between 4.65m and 5m at Second floor, between 5.57m and 6m at Third floor and between 7m and 9.82m at Fourth floor level.</p> <p>Northern side setbacks vary between 3m and 4m between Ground floor and Third floor levels, with Fourth floor setback a minimum of 6m.</p> <p>The proposed rear setback varies between 3.97m and 8.83m.</p> <p>Having regard to the essential isolation of the site and design measures to minimise amenity impacts in relation to neighbouring properties and the streetscape, the proposed side and rear setbacks are considered acceptable.</p>

DESIGN PRINCIPLE	RESPONSE
extent and nature of variations will be determined on the merits of the case.	
Section 2.3 Dwelling, Unit and Building Design	
<u>Building Design</u>	
1. A minimum of 15% of the total number of dwellings within every multiple unit development must be designed in accordance with Australian Standard AS 4299 – Adaptable Housing (Class C) to ensure units are internally designed to allow occupation by older people and people with disabilities.	The proposal incorporates six (6) (15.7%) adaptable dwellings.
2. For areas designated for townhouses/villas in Part C Maps included in Appendix 1, the following building design requirements apply: <ul style="list-style-type: none"> • Developments are to incorporate a minimum 6 metre building separation at the halfway point of the length of the allotment (refer to Figure 5A). • No single building shall have a continuous wall length of more than 30 metres without a separation. • The building closest to the street frontage can consist of townhouses and villa homes and the rear building(s) shall consist of villa homes only. 	N/A
3. For developments consisting of all townhouses, 50% of the total number of townhouses are to have at least one bedroom and bathroom facilities located on the ground floor.	N/A
4. For residential flat developments, at least one main entry which is convenient and provides a barrier free access must be provided for access (complying with AS1428.1) to ground floor units.	Barrier free access is provided to the ground floor level entry lobby.
5. Walls along adjoining property boundaries shall be broken or staggered at intervals of at least every 10 metres so as to avoid appearing unduly massive or long.	Side and rear elevations are well modulated and articulated to minimise visual amenity impacts.
6. Access to common areas should be direct and without unnecessary barriers. Obstructions which cause difficulties should be avoided. These include: <ul style="list-style-type: none"> • uneven and slippery surfaces • steep stairs and ramps • narrow doorways, corridors and paths • devices such as door handles that require two hands to open. 	Direct and unobstructed access is provided to common areas.

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7. Adequate and convenient seating and amenities for people with mobility disabilities is to be provided.	Seating can be provided by condition, if required.
8. Adequate parking for people with mobility disabilities, and safe, easy and convenient access to the building shall be provided. Parking spaces for persons with disabilities which is provided within basements is to have wheelchair access to the residential units by either a ramp with a 1:14 gradient, a passenger lift complying with AS1735.12 1999 or a fixed stair lift complying with AS1735.7 -1998.	Six (6) accessible parking spaces are proposed.
9. Design of the building must comply with the Building Code of Australia and Australian Standard AS1428 1 – 2001 Design for Access and Mobility.	Compliance is intended and can be ensured by condition.
10. Building materials, finishes and colours are to be sympathetic with the materials, finishes and colours of adjoining buildings and buildings in the streetscape.	The proposed external colours and finishes are complementary to the streetscape.
11. In order to maintain the character of the Strathfield Municipality, the preferred finish of buildings are face brick and tile. The following requirements apply to brickwork: <ul style="list-style-type: none"> • Dark and light toned bricks of different colours shall not be used together in the same brickwork, so that the brickwork does not detract from the appearance of the streetscape. • Darker and lighter toned bricks of the same colour may be used in brickwork where the colour and appearance of the different tones add interest and are sympathetic to the streetscape. • Mottled colours and mottled tones of the same colour in the composition of individual bricks, may be used in brickwork where the colours and appearance are sympathetic to the streetscape. 	The proposed external colours and finishes are complementary to the streetscape.
12. A mixture of face brick and painted cement render is permissible to provide variation and contrast, however, face brick must be the predominant finish. Non traditional building materials such as fake sandstone and metallic finishes are discouraged.	The proposed external colours and finishes are complementary to the streetscape.
13. Colours used on the proposed finishes are to be natural/subdued tones that are not bright or white so that they do not detract from the streetscape. Where cement rendering or	The proposed external colours and finishes are complementary to the streetscape.

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textured finishes are proposed to be used, the colours of the proposed finishes are to be provided by way of colour charts submitted with the development application.	
<u>Unit sizes and layout</u>	Proposed unit sizes are in accordance with the ADG.
<u>Attic space</u> 15. Council does not permit the use of attic space for any form of habitable purposes including living area, bedrooms, balconies, study or the like. Attic space can be used for storage purposes however no dormer windows are permissible.	No attic space is proposed.
Section 2.4 Energy Efficiency and Water Conservation	
2.4.2 Solar Access 1. To the extent that existing developments and site orientation allow, site layout and design shall ensure: <ul style="list-style-type: none"> (i) reasonable solar access to the site; (ii) the protection of solar access to neighbouring properties; (iii) buildings to maximise the benefits of solar access in terms of reducing winter heat loss and the impact of summer afternoon sun (refer to Figures 6 and 7); (iv) adequate natural light to the living areas of dwellings for normal domestic duties; and (v) orientation to the north, with priority in dwelling layout being given to living areas and bedrooms (refer to Figure 8). 2. Residential buildings are to be designed to maximise solar access to living areas and private open space. The following guidelines indicate the preferred levels of solar access for new developments, and any departures from these standards will require justification that resulting energy efficiency and solar access is acceptable: <ul style="list-style-type: none"> (i) the main living areas and at least 50 percent of the principal private open space of each dwelling shall have at least three hours of sunlight between the hours of 9am and 3pm on June 22 (winter solstice); and (ii) solar access to the windows of habitable rooms and to the majority of private open space of adjoining properties must be substantially maintained or achieved for a minimum period of 3 hours between 9.00am and 3.00pm at the winter solstice (June 22). 	<p>The proposal has been designed and sited to maximise solar access from the north and east/west.</p> <p>The proposal achieves a minimum of 3 hours solar access to living rooms and private open spaces of 27 units (71%).</p> <p>Detailed solar access modelling accompanies this DA to show the impacts of the proposal on neighbouring properties. North-facing windows and balconies at No. 4 Eastbourne Rod will receive sunlight from 12pm onwards on 21 June, to various areas.</p>

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<p>3. Solar access to existing neighbouring solar collectors including solar hot water systems and photovoltaic systems must be maintained or enhanced.</p> <p>4. Shadow diagrams are required to accompany all applications, and are to include:</p> <ul style="list-style-type: none"> (i) details of the existing shadows affecting the property; (ii) projected shadow impacts of the proposed development to the site and adjacent properties at 9am, midday and 3pm, 22 December (summer equinox) and 21 June (winter solstice); and (iii) details of windows/living areas of adjacent properties likely to be shadow affected by the proposal. <p>Note: Shadow casts in elevation (to determine the extent of overshadowing impact) may be required if windows of adjoining buildings are affected.</p> <p>5. Shadow diagrams are required to be in accordance with the Department of Environment and Planning's (now Department of Planning) 'Technical Bulletin 13: Sunlight Indicators'.</p>	<p>Noted.</p> <p>Detailed shadow analysis accompanies this DA.</p> <p>Noted.</p>
<p>2.4.3 Natural Space Heating and Cooling</p> <p>1. It is desirable that the use of artificial heating and cooling devices be minimised. Heating and cooling needs should be considered at the design stage.</p> <p>2. Developments shall be designed/oriented in a manner which minimises heat gain during summer and maximises solar access during winter, thereby reducing the need for artificial cooling and heating (and the associated consumption of natural energy resources).</p> <p>3. The need to artificially heat each dwelling unit during winter, for example, can be minimised via the techniques indicated below.</p> <ul style="list-style-type: none"> • The orientation of living areas to the north so as to make full use of available heat from the sun. • The use of deciduous trees (rather than non-deciduous trees) to the north of the building so as to allow for improved solar access during winter. • The use of thermal mass to retain solar heat 	<p>Noted.</p> <p>The proposal is designed to minimise the need for artificial heating and cooling through the provision of thermal mass, insulation, appropriate glazing, shade devices and landscaping.</p> <p>Noted.</p>

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<p>made available during the day. Thermal mass refers to the ability of a material to store and retain heat. Dense materials such as brick and concrete have a high heat storage capacity. For example, an internal brick wall that receives direct sunlight during the day (preferably only) in winter will store heat that is then released during the evening.</p> <p>4. The need to artificially cool a residential unit during summer, (via air conditioning) for example, can be minimised via the techniques indicated below.</p> <ul style="list-style-type: none"> • The shading of windows and walls (particularly those which face east and west) with both horizontal and vertical shading devices, including appropriately sized eaves and louvres. • The shading of windows and walls via appropriately located trees. • The positioning of windows and openings so as to capture prevailing breezes. • The positioning of windows and openings so as to allow for cross ventilation. • The use of ceiling fans to maintain movement of air. • Allowing windows to be locked in a slightly-open position so as to admit cool air yet maintain security. <p>5. Single oriented apartments are discouraged.</p>	<p>Noted</p> <p>Apartments are designed to achieve good levels of amenity.</p>
<p><u>2.4.4 Natural Lighting</u></p> <p>1. Residential units are to be designed so as to maximise natural lighting. The need to artificially light each unit and common areas (stairs, lobbies and corridors) during the day can be minimised by allowing as much natural light as possible to enter the building. Minimised use of artificial lighting results in reduced electricity consumption. Natural light can be achieved via north, east and south facing windows; glass bricks and translucent, glazed or otherwise treated glass which allows for the transmittal of light but which maintains privacy. The installation of some of the above features will require shading devices, either externally or internally such as eaves, pergolas, verandahs, awnings or a solar blind to be incorporated within the building design to provide maximum shading in summer and minimum shading in winter.</p>	<p>Good levels of solar access are achieved to proposed apartments. Due to the site constraints, artificial lighting is required in common circulation areas.</p>

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2. In order to reduce the consumption of conventional non-renewable resources in new developments, all internal and external common areas within a multiple unit housing development are to be lit utilising renewable energy resources generated on site and or supplemented by green energy generated off-site.	Refer to BASIX Certificate. This can be conditioned, if required.
3. To improve pedestrian safety in public places at least one lamp post on each street frontage is to be installed as part of the development which provides light of at least 150W onto public pedestrian footpath areas. For sites in excess of 30 metres one lamp post is to be provided for each 15 metres or part thereof. It is preferred that the light be positioned near the main entrance to the site.	This can be conditioned, if required.
<u>2.4.5 Building Materials</u> 1. Building materials and insulation that assist in providing acceptable thermal conditions are to be used wherever possible. 2. Materials of high thermal mass should be used for living areas and located to receive maximum sun during cooler months. 3. Existing buildings which are in sound condition can be converted in whole or in part for multiple unit dwellings.	Thermal mass is achieved. Thermal mass is provided. N/A
<u>2.4.6 Water Management & 2.4.7 Energy Smart Appliances</u>	Refer to BASIX Certificate.
Section 2.5 Streetscape and Building Orientation	
1. New development, particularly when viewed from the street or other public places is to be compatible with the predominant character and architectural detail of existing residential development in the street and in particular with any existing building to be retained on the site. New development shall also address the street frontage (refer to Figure 9).	The proposed front elevation contains balconies to activate the street and provide casual surveillance over the public domain. The front elevation is an appropriate response to the streetscape.
2. In areas where one period or style of architecture predominates, new development is to reflect either that style or the main stylistic features such as roof pitch, gable end details, building height, window and doorway proportions, verandah detailing, building materials, front boundary setbacks, etc. (refer to Appendix 2).	There are no dominant architectural styles evident in the locality however the siting and setbacks are consistent with those in the locality. There are examples of flat roofs in the vicinity of the site.
3. All building elements are to be integrated in design detailing, including the design of carports, garage openings, verandah and	Building elements are well-integrated into the overall form and design of the proposed development.

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<p>balcony balustrades, garbage enclosures, gateways and fencing.</p> <p>4. The dwelling/s facing the street frontage shall have their entries readily apparent from the street so as to convey a sense of individual street address (refer to Figure 10).</p> <p>5. Garages and parking structures, including underground parking entries, shall be sited and designed not to dominate the street frontage (refer to Figure 11).</p> <p>6. Developments adjoining a major road or railway line shall take into consideration impacts of the noise source on the future amenity of residents on the site, ensuring noise sensitive uses are placed in more shielded locations (refer to figure 12).</p>	<p>Unit G.01 can be accessed from the street frontage, if required.</p> <p>The proposed basement entry and driveway have been located and designed to minimise streetscape impacts and maximise opportunities for an active streetscape presentation with appropriate landscaping.</p> <p>N/A</p>
Section 2.7 Open Space and Landscaping	
<p>1. Landscaped area at ground level is to be provided on site in accordance with Table 1 which is 50% of the site.</p> <p>2. At least 35% of the required landscaped area is to provide for deep soil landscaping. Buildings and basement car parks shall be planned to allow contiguous deep soil areas, and planned to allow planting of large trees.</p> <p>3. For multiple-unit housing developments an area of common open space equal to 10% of the total site area or 100m², whichever is the greater, and with minimum dimensions of 7 metres is required to be provided. Such an area is to be positioned to receive sunlight and shade, be conveniently located for all residents and be clearly visible from the windows of the majority of dwellings and include an appropriate area for recreation by resident's children where safe and durable play equipment can be provided. Such area must be located behind the front building setback.</p> <p>6. Where dwellings do not have access to ground level open space, at least one main balcony having access from each dwelling unit's living area/s is to serve as private open space. The minimum total balcony area is:</p> <ul style="list-style-type: none"> • 12 m² for up to 2 bedroom dwellings; and • 15 m² for 3 or more bedroom dwellings. <p>All balconies must have a minimum width and</p>	<p>The proposal provides landscaping in accordance with ARHSEPP.</p> <p>The proposal provides deep soil in accordance with ARHSEPP.</p> <p>The proposal incorporates 394.88m² of common open space at the rear of the site on a roof terrace in accordance with the ADG.</p> <p>The proposal provides private open space in accordance with the ADG.</p>

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<p>depth of 2 metres.</p> <p>8. Balcony balustrades are to be designed to provide adequate privacy and conceal service areas and also allow for passive surveillance of public areas to improve public safety.</p> <p>9. Trees and shrubs with invasive root systems must not be planted over existing service infrastructure.</p> <p>10. A Landscape Concept Plan is required to be submitted with the application indicating the location and treatment of landscaped areas and private open space areas and the location, size and species of existing trees and plantings. Refer to Council's Application Information Kit for details required for a Landscape Concept Plan.</p> <p>11. The design of the development should consider the retention of existing mature trees and shrubs on the site and any potential impacts on trees and shrubs on adjoining properties.</p>	<p>Adequate privacy is achieved.</p> <p>Appropriate planting is proposed given the constraints of the site.</p> <p>A Landscape Concept Plan accompanies this DA.</p> <p>Refer to Arborist's Report.</p>
Section 2.8 Privacy and Security	
<p>1. The privacy aspects of all development shall be considered in the context of the development itself and its relationship to surrounding development. The siting and layout of buildings shall ensure that windows and doors are to be designed/located to reduce direct overlooking into an adjoining dwelling. Where the windows are less than 9 metres apart from an adjoining dwelling, the windows in the proposed dwelling:</p> <ul style="list-style-type: none"> • are to be offset from the edge of the windows in the adjoining dwelling by a distance of at least 0.5 metres (refer to Figure 16); or • have a sill height of at least 1.7 metres above the floor; or • have fixed obscure glazing in any part of the window below 1.7 metres above the floor. <p>2. Suitable screening shall be provided within developments when direct overlooking is likely from proposed dwellings to the private open space areas of adjacent existing dwellings, or to balcony or private open space areas of dwellings within the same development (refer to Figure 17).</p> <p>3. The acoustic privacy of all development shall be considered in the context of the proposed</p>	<p>Building separation is generally in excess of 9m, however privacy measures, including screens, window dimensions and offsets have been adopted to minimise potential overlooking impacts. Privacy Diagrams have been prepared by Bechara Chan & Associates to provide further detail in this regard.</p> <p>See discussion above.</p> <p>The proposed layout has been designed to minimise noise transmission and to achieve</p>

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<p>development and its relationship to the surrounding environment. The site layout and building design shall ensure that:</p> <ul style="list-style-type: none"> (i) active communal recreation areas, parking areas, accessways and service equipment areas are separated from bedrooms and minimise the entry of high levels of external noise to dwellings; (ii) bedrooms of one dwelling do not adjoin living rooms or garages of adjacent dwellings; and (iii) dwellings close to high-noise sources (such as busy roads, railway lines and industry) are designed to locate habitable rooms and private open space away from noise sources and are protected by appropriate noise-shielding devices (refer to Figures 18 and 19). Refer to Section 2.5 of Part C for noise criteria to be referenced. <p>4. The security aspects of all development shall be considered in the context of the proposed development itself. The siting and layout of buildings shall ensure that:</p> <ul style="list-style-type: none"> (i) shared pedestrian entries can be locked and serve a limited number of dwellings; and (ii) buildings adjacent to public streets or spaces are designed to allow casual surveillance and should have at least one habitable room window facing that area (refer to Figure 20). <p>5. External common areas such as pathways and entrances shall be provided with appropriate artificial lighting at low levels to provide safe access at night.</p> <p>6. For privacy reasons, a balcony on the second storey of a townhouse must not overlook an adjoining property.</p>	<p>good levels of acoustic amenity.</p> <p>The main entry lobby will be secured with key/swipe card access for residents and intercoms for visitors.</p> <p>The front elevation is well designed with numerous habitable rooms and balconies overlooking Eastbourne Road.</p> <p>Appropriate lighting of external areas will be provided.</p> <p>N/A</p>
Section 2.9 Access and Parking	
<p>1. On-site, resident parking shall be provided in accordance with the requirements of Table 2.</p> <p>2. On-site visitor parking shall be provided on site at a rate of 1 space for every 5 dwellings or part thereof.</p> <p>3. The above requirements determine the minimum number of spaces to be included in any development. The number of spaces provided in any development may be reduced</p>	<p>Onsite car parking is provided in accordance with the requirements of ARHSEPP.</p> <p>ARHSEPP does not require visitor parking.</p> <p>Noted</p>

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<p>where it can be demonstrated that:</p> <ul style="list-style-type: none"> (i) the impacts on existing parking conditions will not be unreasonable, including the availability of on-street parking for visitors; (ii) the projected requirements of people occupying the development, taking into account, age, car ownership details, life cycle and other relevant factors, confirm the likely needs will be less than the minimum required by the schedule; (iii) reduced parking requirements of comparable developments have not generated significant impacts; and (iv) the site layout and location maximises opportunity for use of public transport. <p>4. Accessways and driveways shall be designed to provide sufficient manoeuvring areas to enable vehicles to enter and leave the site in a forward direction. Dimensions of access driveways and manoeuvring areas are to be in accordance with the provisions of "Policy and Guidelines for Traffic Generating Developments" published by the RTA.</p> <p>5. The minimum size for spaces is 5.5m x 2.5m (open parking). Minimum internal dimensions of a single lock up garage is to be 3m x 5.5m unobstructed, with any car access opening being at least 2.4m wide.</p> <p>6. Garage doors shall not be sited to face the street to which the building has its main frontage.</p> <p>7. For residential development of 10 or more dwellings a designated car washing bay shall be provided on the site.</p> <p>8. Car parking spaces may be "stacked" but only to the extent of one car space behind one other for each dwelling. Both spaces must belong to the same dwelling.</p> <p>9. Applicants should note that variations to the standards relating to access and car parking may be required by the Council in response to a recommendation from the relevant traffic committee.</p> <p>10. Suitable facilities for accommodating bicycle parking in all residential flat buildings must be provided.</p> <p><u>Ramp/driveway Gradient and Design</u></p>	<p>Refer to Traffic and Parking Impact.</p> <p>Refer to Traffic and Parking Impact.</p> <p>No garage doors will be visible from the street.</p> <p>A visitor/carwash bay is provided.</p> <p>The proposal incorporates two (2) pairs of tandem parking spaces which will be allocated to two (2) dwellings.</p> <p>Noted.</p> <p>Proposed storage areas are able to accommodate bicycle parking.</p> <p>Refer to Traffic and Parking Impact.</p>

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Section 2.10 Site Facilities and Water Management	
<u>2.10.1 Site Drainage and Water Management</u>	Refer to Stormwater Concept Plan.
<u>2.10.4 Letterboxes</u>	Letterboxes are proposed within the front fence in accordance with Australia Post requirements.
<u>2.10.5 TV Antennas</u> 1. A master antenna and / or satellite receiving dish is to be provided for any development of more than two dwellings.	This can be conditioned.
2. Any cable TV connection is to be provided by a single underground cable.	This can be conditioned.
<u>2.10.6 Clothes Drying Facilities</u> All multiple unit developments must include sufficient outdoor clothes drying space. The drying of clothes in balcony areas visible from the street is prohibited	A common clothes drying area will be provided within the rear common area. All ground floor level apartments have private clotheslines.
Section 2.11 S94 Contributions	
	Appropriate conditions of consent will be imposed in relation to contributions.
Section 2.12 Excavation of Sites	
	Refer to Geotechnical Assessment accompanying this DA.

4.10.2 Part H: Waste Minimisation

In accordance with Part H of SCDP 2005, this DA is accompanied by a Waste Management Plan. Common bin storage is provided within Basement 1. Residents will be responsible to transfer their waste to the common room.

It is proposed that an onsite caretaker will transfer bins to the proposed ground floor level temporary holding area the night before collection day for council collection. The caretaker will utilize an electric bin trolley to assist movement of bins via the driveway ramp. The temporary holding area is located close to the frontage of the site for ease of transfer to and from the garbage truck. This scenario is considered preferable to providing access for collection vehicles into the basement, due to head-height and circulation constraints. Council's vehicle will reverse into the site and exit in a forward direction, and a restriction on the title of the property can be imposed, as per Council's DCP.

4.10.3 Part I: Off-street Parking Provision

The proposed provision of car parking has been undertaken having regard to the requirements of the ARHSEPP. A detailed discussion of the proposal in terms of parking and access is provided in the Traffic and Parking Assessment accompanying this DA.

4.10.4 Part K: Contaminated Land

As discussed previously, the site has been used for many years for residential purposes, as have the properties adjoining the site. To this end, the likelihood of contamination is minimal and further consideration of Part K is not considered necessary.

4.10.5 Part N: Water Sensitive Urban Design

The Stormwater Concept Plan accompanying this DA has been prepared to address the requirements of Part N of SCDCP 2005.

4.10.6 Part O: Tree Management

As discussed previously, the proposal involves the removal of 26 trees, as outlined in the Arborist's Report accompanying this DA. The report has been prepared to address the requirements of Part O of SCDCP 2005.

4.10.7 Part Q: Urban Design Controls

The proposed development has been designed to achieve a high quality urban design outcome, as required by Part Q, in the following manner:

- the proposing siting and setbacks of the proposed building are consistent with those in the locality;
- the proposal has an apparent four (4) storey scale to the public domain, consistent with the 4 storey height control contained in SCDCP 2005, with the upper levels set well back so that they are not readily visible from the public domain (refer to **Figure 12** below);
- the proposal provides landscaping around the site to provide a positive urban design and amenity outcome;
- the proposal achieves passive surveillance over the public domain;
- the apparent height of the proposal, when viewed from the public domain, sits comfortably in the context (refer to **Figures 13** and **14** below);
- the proposed built form is well articulated and modulated and incorporates variations in colour and materiality to provide visual interest and minimise bulk and scale impacts;
- the proposal responds to the topography of the site while also providing flood protection;
- the proposed upper levels are setback from the levels below to provide an appropriate transition in height to the adjoining properties;
- the proposed pedestrian entry to the development is clearly identifiable from the public domain;
- visual and acoustic privacy are achieved due to the design and siting of the proposed development;
- good levels of solar access are maintained within and adjacent to the site, as discussed previously; and
- CPTED principles have guided the proposed design, as discussed throughout;
- landscaping is proposed throughout the site for amenity and visual buffer purposes.

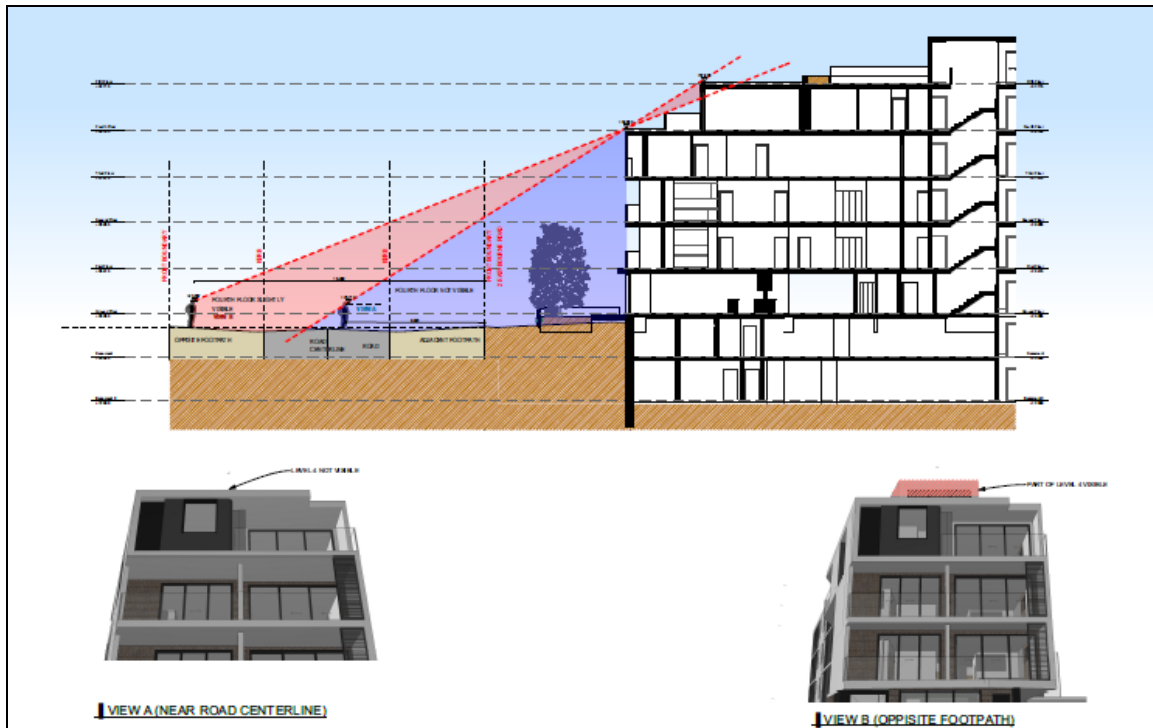


Figure 12: Sightline diagrams showing the lack of visibility of the upper levels (Source: Bechara Chan & Associates)



Figure 13: Photomontage of the proposal looking south west from Eastbourne Road



Figure 14: Photomontage of the proposal looking west from Eastbourne Road

5.0 IMPACTS OF THE DEVELOPMENT

This section of the SEE identifies potential impacts which may occur as a result of the proposed development and are relevant matters for the consideration of the DA under S4.15(1)(b) to (e) of the *EP&A Act 1979*.

5.1 Construction Impacts

The proposed works will be carried out during standard hours for construction work.

Impacts associated with construction will be minimal and appropriate conditions can be imposed to ensure that adjoining properties and the environment are not adversely impacted. Appropriate conditions of consent can be imposed in this regard.

5.2 Traffic and parking

The proposal complies with the numeric requirements for car parking contained in ARHSEPP and the site is located within 450m walking distance from Flemington Railway Station. The proposal is not considered to have an adverse impact on the availability of car parking in the locality or on traffic generation in the vicinity of the site, as discussed in the Traffic and Parking Assessment accompanying this DA.

5.3 Streetscape

As discussed previously, the proposed development incorporates an apparent four (4) storey scale to Eastbourne Road, commensurate with the height anticipated by Council's planning controls. The proposed upper levels are well setback and will not be readily apparent. Furthermore, the provision of landscaping will provide an appropriate

streetscape response, compatible with other properties in the vicinity of the site. The proposed siting and setbacks of the proposed development also sit comfortably in the context.

5.4 Landscape

The proposed development incorporates substantial perimeter landscaping, including significant areas of deep soil, so as to maximise the provision of landscaping and planting including large trees. The proposed landscaping will have a positive impacts in terms of streetscape, privacy and visual amenity.

5.5 Amenity impacts

As discussed previously, the proposal has been designed to respect the visual and acoustic amenity of the properties in the vicinity of the site. The proposed roof terrace is well setback from the perimeter of the level with planter boxes around the area to minimise the potential for overlooking.

Privacy devices, window location, window proportions, building separation and landscaping provide further privacy protection.

The adjoining residential flat building to the south will continue to receive solar access to some of its north-facing living rooms and private open spaces from 12pm onwards on 21 June.

5.6 Social and economic impacts

The proposed development will not have any adverse social or economic impacts. Indeed the provision of affordable housing will have a positive social outcome.

5.7 Suitability of the site for the proposed development

The site is appropriate for the development, given its zoning and the proposal's general consistency with the intent of the planning controls relevant to the proposal.

5.8 Consultation and submissions

The proposed development will be notified, as per Council's standard procedure for Development Applications.

5.9 The public interest

The proposed development will replace the existing dilapidated multi-dwelling housing development with a new high quality residential flat building, to the benefit of the streetscape. The proposal incorporates 21 affordable dwellings which will provide an important public benefit. In this regard, is considered to be in the public interest.

6.0 CONCLUSION

Pursuant to Section 4.15 of the Act, it is submitted that the proposed development will not result in any unreasonable adverse impacts on the adjoining properties or the local environment. The proposed development is permissible with consent and consistent with the objectives of the zone. The proposed development achieves is generally consistent with the intent of the applicable planning controls and has an acceptable impact in terms of impacts on the locality and environment.

The proposal satisfies the intent of the statutory planning controls for the site. The proposal suitably responds to site constraints. The proposed development is therefore considered suitable in environmental terms.

The proposal will have significant public benefits in terms of the provision of affordable rental accommodation.

Additionally, the proposed development will in no way impact on the public interest nor result in any adverse impacts on the locality.

As such, it is recommended to Strathfield Council, that the proposed development is appropriate for approval subject to appropriate conditions.