

APPENDIX 3

Statutory Compliance Table



Statutory Compliance Table

| Statutory Reference | Relevant Considerations | Comment/Assessment | Complies? | Section in EIS |
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| Environmental Planning and Assessment Act 1979 | | | | |
| Section 1.3 | <p>(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,</p> <p>(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,</p> <p>(c) to promote the orderly and economic use and development of land,</p> <p>(d) to promote the delivery and maintenance of affordable housing,</p> <p>(f) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,</p> <p>(g) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),</p> <p>(h) to promote good design and amenity of the built environment,</p> <p>(i) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,</p> <p>(j) to provide increased opportunity for community participation in environmental planning and assessment.</p> | The proposal satisfies the relevant objects of the Act. | Yes | Section 4.1.1 |
| Section 4.15 | <p>(a) the provisions of—</p> <p>(i) any environmental planning instrument, and</p> <p>(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</p> | <p>The relevant EPIs have been addressed in the EIS.</p> <p>No draft EPIs apply.</p> | <p>Yes</p> <p>N/A</p> | <p>Section 4, 6.1, 6.2 and 6.3</p> <p>-</p> |

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| | <p>authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and</p> <p>(iii) any development control plan, and</p> <p>(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</p> <p>(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),</p> <p>(v) (Repealed)</p> <p>that apply to the land to which the development application relates,</p> <p>(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,</p> <p>(c) the suitability of the site for the development,</p> <p>(d) any submissions made in accordance with this Act or the regulations,</p> <p>(e) the public interest.</p> | <p>Section 2.10 to State Environmental Planning Policy (Planning Systems) 2021 states that the provisions of a DCP do not apply to SSD. Nevertheless, the relevant DCP controls have been considered.</p> <p>A VPA Letter of Offer has been prepared to satisfy BLEP.</p> <p>Noted.</p> <p>The likely impacts of the proposal have been addressed in the EIS.</p> <p>The site is located within Zone MU1 Mixed use of Burwood Town Centre and is identified as a prime location for additional residential density and commercial office premises given its proximity to public transport and established services and infrastructure. The proposal will sit comfortably within the site, compatible with the approved built form and massing for the site.</p> <p>Submissions will be considered after the SSD has been on public exhibition and included in a revised Engagement Report and Response to Submissions.</p> <p>The proposal is considered to be in the public interest for the reasons set out in the EIS.</p> | <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> | <p>Section 6.4</p> <p>Appendix 35</p> <p>Section 4.2 and 4.3.5</p> <p>Section 6</p> <p>Section 6 and 7</p> <p>-</p> <p>Section 6 and 7</p> |
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Environmental Planning and Assessment Regulation 2021

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| Clause 191 | Clause 191 of the EP&A Reg provides that environmental assessment requirements will be issued by the Secretary with respect to the proposed EIS. | This EIS has addressed the requirements of the SEARs issued. | Yes | Section 6 and Appendix 2 |
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Biodiversity Conservation Act 2016

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| Section 7.9 | In accordance with clause 7.9 of the Biodiversity Conservation Act 2016 an application for development consent under Part 4 of the Environmental Planning and Assessment Act 1979 for State significant development is to be accompanied by a biodiversity development assessment report unless that Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values. | A BDAR Waiver was granted pursuant to Section 7.9. | Yes | Appendix 14 |
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State Environmental Planning Policy (Planning Systems) 2021

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| Clause 2.6 | <p>Clause 2.6 states:</p> <p><i>"2.6 Declaration of State significant development: section 4.36</i></p> <p><i>(1) Development is declared to be State significant development for the purposes of the Act if-</i></p> <p><i>(a) the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without consent under Part 4 of the Act, and</i></p> <p><i>(b) the development is specified in Schedule 1 or 2."</i></p> <p>Schedule 1, Clause 26A of the State Environmental Planning Policy (Planning Systems) 2021 states that the following development is considered to be SSD –</p> <p>:</p> <p><i>(1) Development to which State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 applies if—</i></p> | The proposed development is located within the Eastern Harbour City, contains a residential component with an estimated development cost of more than \$75 million and does not contain any prohibited development under an EPI applying to the land. As such, the development is classified as an SSD pursuant to Clause 26A of Schedule 1 of the Planning Systems SEPP. | Yes | Section 4.3.1 and Appendix 5 |
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| | <p><i>(a) the part of the development that is residential development has a capital investment value of—</i></p> <p><i>(i) for development on land in the Eastern Harbour City, Central River City, Western Parkland City or Central Coast City in the Six Cities Region—more than \$75 million, or Note— The Act, Schedule 9 sets out the local government areas in each city in the Six Cities Region.</i></p> <p><i>(ii) for development on other land—more than \$30 million, and</i></p> <p><i>(b) the development does not involve development prohibited under an environmental planning instrument applying to the land.</i></p> | | | |
| State Environmental Planning Policy (Transport and Infrastructure) 2021 | | | | |
| Clause 2.99 | <p>Clause 2.99 of State Environmental Planning Policy (Transport and Infrastructure) 2021 applies to residential development that involves the penetration of ground to a depth of at least 2m below ground level on land within 25m of a rail corridor. Clause 2.99 requires:</p> <p><i>(2) Before determining a development application for development to which this section applies, the consent authority must—</i></p> <p><i>(a) within 7 days after the application is made, give written notice of the application to the rail authority for the rail corridor, and</i></p> <p><i>(b) take into consideration—</i></p> <p><i>(i) any response to the notice that is received within 21 days after the notice is given, and</i></p> <p><i>(ii) any guidelines issued by the Planning Secretary for the purposes of this section and published in the Gazette.</i></p> | The proposed development is located adjacent to a rail corridor to the north and it is therefore expected that the proposal will be referred to Transport for NSW for comment. | Yes | Section 6.24 and Appendix 12 |
| Clause 2.100 | <p>Clause 2.100 of State Environmental Planning Policy (Transport and Infrastructure) 2021 applies to residential development that is adjacent to a rail corridor. Clause 2.100 requires:</p> | As the site is adjacent to a rail corridor, the application will need to be referred to TfNSW during the assessment period. | Yes | Section 6.22 and Appendix 24 |

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| | <p><i>(2) Before determining a development application for development to which this section applies, the consent authority must take into consideration any guidelines that are issued by the Planning Secretary for the purposes of this section and published in the Gazette.</i></p> <p><i>(3) If the development is for the purposes of residential accommodation, the consent authority must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following LAeq levels are not exceeded—</i></p> <p><i>(a) in any bedroom in the residential accommodation—35 dB(A) at any time between 10.00 pm and 7.00 am,</i></p> <p><i>(b) anywhere else in the residential accommodation (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.</i></p> | <p>The Noise and Vibration Impact Assessment prepared by Acoustic Logic which accompanies the application provides an assessment of the proposal which demonstrates that suitable noise levels will be achieved for the internal amenity of the proposed residential apartments.</p> | | |
| Clause 2.119 | <p>Clause 2.119 of State Environmental Planning Policy (Transport and Infrastructure) 2021 applies to residential development with a frontage to a classified road. The clause states as follows:</p> <p>Clause 2.119 Development with frontage to classified road.</p> <p><i>(2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—</i></p> <p><i>(a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and</i></p> <p><i>(b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—</i></p> <p><i>(i) the design of the vehicular access to the land, or</i></p> <p><i>(ii) the emission of smoke or dust from the development, or</i></p> <p><i>(iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and</i></p> | <p>As the site has a frontage to Railway Parade, being a classified road, the application will need to be referred to TfNSW during the assessment period.</p> <p>The Traffic Impact Assessment prepared by Solution 1, which accompanies the application provides an assessment of the proposal which demonstrates that it will not result in an unacceptable impact in relation to the performance of the surrounding road network.</p> <p>The Noise and Vibration Impact Assessment prepared by Acoustic Logic which accompanies the application provides an assessment of the proposal which demonstrates that suitable noise levels will be achieved for the internal amenity of the proposed residential apartments when considering the potential impacts of traffic noise. The additional apartments will not be impacted by vehicle emissions.</p> | Yes | Section 6.18, 6.22, Appendix 24 and 26 |

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| | <p><i>(c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.</i></p> | | | |
| Clause 2.122 | <p>Clause 2.122(1)(a) of State Environmental Planning Policy (Transport and Infrastructure) 2021 applies to development specified in Column 1 of the Table to schedule 3 that involves a new premises of the relevant size or capacity.</p> <p>Residential accommodation with access to a classified road with 75 or more dwellings identified in the Table in Schedule 3.</p> <p>In accordance with Clause 2.122(4):</p> <p><i>(4) Before determining a development application for development to which this section applies, the consent authority must—</i></p> <p><i>(a) give written notice of the application to TfNSW within 7 days after the application is made, and</i></p> <p><i>(b) take into consideration—</i></p> <p><i>(i) any submission that RMS provides in response to that notice within 21 days after the notice was given (unless, before the 21 days have passed, TfNSW advises that it will not be making a submission), and</i></p> <p><i>(ii) the accessibility of the site concerned, including—</i></p> <p><i>(A) the efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and</i></p> <p><i>(B) the potential to minimise the need for travel by car and to maximise movement of freight in containers or bulk freight by rail, and</i></p> <p><i>(iii) any potential traffic safety, road congestion or parking implications of the development.</i></p> | <p>As the proposal involves more than 75 residential dwellings and has access to a classified road the application will need to be referred to the TfNSW during the assessment period.</p> <p>The Traffic Impact Assessment prepared by Solution 1 which accompanies the application provides an assessment of the proposal which demonstrates that it will not result in an unacceptable impact in relation to the performance of the surrounding road network.</p> | Yes | Section 6.18 and Appendix 26 |

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State Environmental Planning Policy (Resilience and Hazards) 2021

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| Clause 4.6 | Chapter 4 'Remediation of Land' in State Environmental Planning Policy (Resilience and Hazards) 2021 applies to the whole of the State. In accordance with clause 4.6 of the SEPP a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated, and 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. | A Preliminary Site Investigation has been conducted by EI Australia. | Yes | Section 6.23 and Appendix 11 |
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State Environmental Planning Policy (Biodiversity and Conservation) 2021

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| Chapter 2 Vegetation in Non-Rural Area | Chapter 2 of State Environmental Planning Policy (Biodiversity and Conservation) 2021 applies to the Sutherland Shire Council and requires approval for removal of trees on the site. | The proposal does not necessitate the removal of any trees from the site. | N/A | - |
| Chapter 6 Water Catchments | The site is located within the Sydney Harbour Catchment and therefore Chapter 6.2 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 applies. | The proposal will not have any adverse impact on the water catchment. | Yes | Appendix 20 |

State Environmental Planning Policy (Sustainable Buildings) 2022

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| Chapter 2 Standards for residential development - BASIX | State Environmental Planning Policy (Sustainable Buildings) 2022 applies to the development and aims to encourage sustainable residential development. | A BASIX certificate accompanies this submission. A NABERS spreadsheet quantifying embodied energy of materials is included. A contract for an Agreement to Rate energy and water consumption for the hotel component of the development has commenced and will become effective from the date of the issue of an Occupation Certificate. | Yes | Appendix 18 |
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State Environmental Planning Policy (Housing) 2021 – Chapter 2

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| <p>Chapter 2 Affordable Housing</p> | <p>Chapter 2 of State Environmental Planning Policy (Housing) 2021 applies to the State and seeks to facilitate the delivery of new affordable housing to meet the needs of very low, low and moderate income households.</p> <p>The Chapter contains bonus density incentives for the provision of affordable housing.</p> | <p>The proposed development seeks to provide 15% of the total residential floor space of the development as affordable housing to be managed by a Community Housing Provider for a period of 15 years. The proposal triggers the bonus height and FSR clauses in Chapter 2.</p> <p>The provisions of Chapter 2 are addressed in detail at Section 6.2 of the EIS.</p> | <p>Yes</p> | <p>Section 6.2</p> |
| <p>State Environmental Planning Policy (Housing) 2021 – Chapter 4– Design Quality of Residential Apartment Development and the Apartment Design Guide</p> | | | | |
| <p>Clause 147</p> | <p><i>(1) Development consent must not be granted to residential apartment development, and a development consent for residential apartment development must not be modified, unless the consent authority has considered the following—</i></p> <p><i>(a) the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9,</i></p> <p><i>(b) the Apartment Design Guide,</i></p> <p><i>(c) any advice received from a design review panel within 14 days after the consent authority referred the development application or modification application to the panel.</i></p> | <p>The design quality of the development is addressed within the Architecture Design Statement prepared by PTI Architecture. The Statement includes a Design Verification Statement, an assessment of the proposal against the ADG design criteria and details how the proposal has been designed in accordance with the design principles for residential apartment development.</p> | <p>Yes</p> | <p>Appendix 9</p> |
| <p>Clause 148</p> | <p>Pursuant to clause 148 of SEPP Housing if an application for a development application to which the Policy applies the consent authority must not refuse the application because of those matters:</p> <ul style="list-style-type: none"> 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. | <p>The proposed development provides parking in line with the requirements provided in the ADG.</p> | <p>Yes</p> | <p>Appendix 9</p> |

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| | <ul style="list-style-type: none"> 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, 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. | <p>Internal areas of apartments achieve the requirements.</p> <p>Ceiling heights comply with the requirements.</p> | <p>Yes</p> <p>Yes</p> | <p>Appendix 8 and 9</p> <p>Appendix 8 and 9</p> |
| Burwood Local Environmental Plan 2012 | | | | |
| <p>2.3 Zone objectives and Land Use table</p> | <p>Zone MU1 Mixed Use</p> <p>The specific objectives of the Zone are stated as follows:</p> <ul style="list-style-type: none"> To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities. To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces. To minimise conflict between land uses within this zone and land uses within adjoining zones. To encourage business, retail, community and other non-residential land uses on the ground floor of buildings. | <p>SSDA 77260958 seeks consent for a mixed use development within the Burwood Town Centre which will contribute to the diversity of commercial land uses within the centre and generate additional employment opportunities. The proposal provides only non-residential uses at the ground floor which provide active frontages to Burleigh Street and Railway Parade which will attract pedestrian foot traffic and contribute to the vibrancy of the public domain. The proposed land uses are compatible, and anticipated by the zoning, and the proposal has been suitably designed to ensure there is no conflict between the uses on the site and the adjoining land uses.</p> <p>Notably, SSDA 77260958 provides for additional residential housing ideally located as evidenced by Burwood Council's LSPS and Housing Strategy, both which target the Burwood Town Centre for high intensity infill land use. Not only will the proposal contribute to the general residential housing supply within the locality, but it will also introduce affordable housing on the site, which aligns with Council's</p> | <p>Yes</p> | <p>Section 6.3.1</p> |

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| | | strategic planning and the wider State strategic vision to increase affordable housing across NSW. | | |
| 2.7 Demolition requires development consent | The demolition of a building or work may be carried out but only with development consent. | The proposal does not seek consent for demolition. All demolition works for the site have been approved and undertaken in accordance with Complying Development Certificate 11.2024.95.1 | N/A | - |
| 4.3 Height of Buildings | (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map. The subject site has a maximum 70m height of building. | See Clause 4.3A below. | N/A | Section 6.3.2 |
| 4.3A Exceptions to Height of Buildings | (2) Despite clause 4.3, the height of a building on land marked "Area A" on the <u>Height of Buildings Map</u> is not to exceed the building height plane for that land. | The building height plane for the land is established by the Building Height Plane Map. The proposal has been designed to comply with the applicable building height plane prescribed within Clause 4.3A(3). Height Plane elevations for Burleigh Street and Railway Parade are provided within the Architectural Plans prepared by PTI Architecture and demonstrates compliance with the BHP. | Yes | Section 6.3.2 |
| 4.4 Floor Space Ratio | (2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the <u>Floor Space Ratio Map</u> . The subject site has a maximum floor space ratio of 6:1. | The site is located within 'Area 1' on the FSR Map, as such Clause 4.4A applies. See below. | N/A | Section 6.3.3 |
| 4.4A Exceptions to Floor Space Ratio | (5) Despite clause 4.4, the floor space ratio for a building on land in Area 1 or Area 2 may exceed the floor space ratio shown for the land on the Floor Space Ratio Map if— (a) the floor space ratio for the building does not exceed— (i) 6.6:1—if the building is in Area 1, or | In accordance with Clause 4.4A(5)(a), the site is permitted a maximum FSR under the BLEP 2012 of 6.6:1. | | |

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| | <p>(ii) 4.95:1—if the building is in Area 2, and</p> <p>(b) the gross floor area of the part of the building used for the purpose of residential accommodation does not exceed the following percentage of the gross floor area of the building—</p> <p>(i) 40 percent—if the building is in Area 1, or</p> <p>(ii) 70 percent—if the building is in Area 2.</p> <p>(6) Subclause (5) applies in relation to proposed development only if—</p> <p>(a) the proposed development on the land includes development resulting in community infrastructure or the use of land as community infrastructure, and</p> <p>(b) the consent authority is satisfied that the community infrastructure is appropriate for the Burwood Town Centre, taking into account the nature of the community infrastructure and its value to the community working or residing in the Burwood Town Centre.</p> | <p>The proposal provides a maximum residential GFA of 3,087m², exclusive of the affordable housing component (1,800m²). This equates to 35.19% of the permissible GFA for the site being 8,771.4m² when applying only the 6.6:1 FSR permitted under the BLEP.</p> <p>In order to satisfy Clause 4.4A(6), a Voluntary Planning Agreement (VPA) is submitted and is to be negotiated with Burwood Council during the SSDA process. The VPA is to include a monetary contribution in place of the provision of community infrastructure on the site. A VPA Letter of Offer has been prepared to accompany this application and is provided at Appendix 35. The VPA is to be formalised prior to the approval of the SSDA.</p> | <p>Yes</p> <p>Yes</p> <p>Yes</p> | <p>Section 6.3.3</p> <p>Section 6.3.3</p> <p>Appendix 35</p> |
| 5.10 Heritage Conservation | <p>(5) Heritage assessment The consent authority may, before granting consent to any development—</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p> | <p>The subject site is not listed as an individual heritage item, nor is located within a heritage conservation area, however, it is located within proximity to a number of sites identified as local and state heritage items.</p> <p>A Heritage Impact Statement has been prepared by Tropman and Tropman Architects.</p> | <p>Yes</p> | <p>Section 6.21 and Appendix 23</p> |
| 6.1 Acid Sulfate Soils | <p>(2) Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.</p> <p>Class 5</p> <p>Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be</p> | <p>The site is identified as containing Class 5 Acid Sulfate Soils.</p> <p>The Geotechnical Investigation in Appendix 12 concludes the excavation and construction will not intercept Acid sulfate soils and will not lower the groundwater table.</p> | <p>Yes</p> | |

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| | <p>lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.</p> <p>(3) Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority.</p> | <p>The Geotechnical Investigation Prepared by Green Geotechnics concluded that an Acid Sulfate Soils Management Plan was not required for the site.</p> | | <p>Section 6.24 and Appendix 12</p> |
| <p>6.5 Design Excellence in Zones E1 and MU1</p> | <p>(2) This clause applies to development involving the erection of a new building of 3 or more storeys on land in Zone E1 Local Centre or Zone MU1 Mixed Use.</p> <p>(3) Development consent must not be granted for development to which this clause applies unless the consent authority is satisfied that the development exhibits design excellence.</p> <p>(4) In deciding whether the development exhibits design excellence, the consent authority must have regard to the following matters—</p> <p>(a) whether a high standard of architectural, landscape and urban design has been achieved (including in the materials used and in detailing appropriate to the location, building type and surrounding buildings),</p> <p>(b) whether the form and external appearance of the proposed building, and ground level detailing, will significantly improve the quality and amenity of the public domain,</p> <p>(c) how any streetscape and heritage issues have been addressed,</p> <p>(d) whether the amenity of the surrounding area, including any view corridors, vistas or landmark locations, will be adversely affected,</p> | <p>The proposal is more than 3 storeys in height.</p> <p>The proposal exhibits a high degree of design excellence. Refer to the Architectural Design Statement prepared by PTI Architecture.</p> <p>SSDA 77260958 provides for a high standard of architectural, landscape and urban design through a bulk and scale sympathetic to the existing and desired context of the locality.</p> <p>The proposed development is a single tower above a two storey podium form. The podium has been appropriately set back to improve pedestrian movement and access within the public domain.</p> <p>The podium utilises a sandstone material, which relates to the heritage church on the opposite side of Burleigh Street.</p> <p>A View Impact Assessment has been prepared Urbaine Design.</p> | <p>-</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> | <p>-</p> <p>Section 6.3.4 and Appendix 9</p> <p>Section 6.3.4, 6.6 and Appendix 9</p> <p>Section 6.3.4, 6.15 and Appendix 9</p> <p>Section 6.3.4, 6.21 and Appendix 23</p> <p>Section 6.3.4, 6.7 and Appendix 22</p> |

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| | <p>(e) how traffic circulation and vehicular access will be addressed and whether the proposed development supports the provision of high quality pedestrian, cycle and service access,</p> <p>(f) whether any adverse effect on pedestrian movement and experience will be avoided (and whether the public transport interchange as the focal point for pedestrian movement in the surrounding area will be reinforced and the ease of pedestrian access to and from that interchange will be facilitated),</p> <p>(g) whether the development supports an integrated land use mix in Zones E1 and MU1, including a diversity of public open spaces at the ground level, as well as the roof and other levels of buildings,</p> <p>(h) how the bulk, mass, modulation, separation, setback and height of buildings have been addressed and whether they are appropriate in the context of existing and proposed buildings,</p> <p>(i) whether a high standard of ecologically sustainable design (including low-energy or passive design) will be achieved and overshadowing, wind effects and reflectivity will be minimised.</p> | <p>A Traffic Impact Assessment has been prepared by Solution 1 Traffic Engineers.</p> <p>A 3m setback at ground floor is provided to both Railway Parade and Burleigh Street in compliance with the DCP.</p> <p>The proposal is for a mixed-use development, which integrates non-residential and residential land uses to ensure there are no conflicts between uses.</p> <p>The proposed development is of a form and scale suitable to the extent of density permitted at the site.</p> <p>The SSD is accompanied by an Ecological and Sustainability Design Report prepared by Partners Energy.</p> | <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> | <p>Section 6.3.4, 6.18 and Appendix 26</p> <p>Section 6.3.4 and 6.15</p> <p>-</p> <p>Section 6.3.4 and 6.6</p> <p>Section 6.3.4, 6.20 and Appendix 19</p> |
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