SUTHERLAND
&ASSOCIATES
PLANNING

175-177 Cleveland Street, Redfern

Environmental Impact Statement

(SSD 14_6371)

SUTHERLAND & ASSOCIATES PLANNING

ACN 144 979 564 ABN 54 144 979 564

Environmental Impact Statement

175-177 Cleveland Street, Redfern

5 storey mixed use development with student accommodation for 40 students, and a residential flat building containing 13 apartments, and subdivision (SSD 14_6371)

June 2014

Prepared under instructions from
Krikor Simonian

by

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1.0 DECLARATION

DECLARATION

Submission of Environmental Impact Statement:
Prepared under Schedule 2 of the Environmental Planning and Assessment Regulation 2000.

Environmental Impact Statement prepared by:
Aaron Sutherland
Director, Sutherland & Associates Planning Pty Ltd
Bachelor of Town Planning UNSW

Address:
PO Box 6332
Baulkham Hills BC NSW 2153

In respect of:
Environmental Impact Statement for State significant development Application for 175-177 Cleveland Street, Redfern (SSD 14_6371)

Declaration:
It is declared that this Environmental Impact Statement has been prepared:

- in accordance with Schedule 2 of the Environmental Planning and Assessment Regulation 2000; and
- the statement contains all available information that is relevant to the environmental assessment of the proposed development; and
- to the best of my knowledge the information contained in this report is neither false nor misleading.

Aaron Sutherland
Director, Sutherland & Associates Planning Pty Ltd
June 2014

2.0 EXECUTIVE SUMMARY

This Environmental Impact Statement (EIS) has been prepared under section 78A (8A) of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979) in support of a State Significant Development (SSD) Development Application (DA) for a 5 storey mixed use development with student accommodation for 40 students, and a residential flat building containing 13 apartments. The site is located at 175-177 Cleveland Street, Redfern.

Pursuant to Schedule 2 of the State Environmental Planning Policy (State and Regional Development) 2011, the proposed development is State Significant Development (SSD). This is due to the subject site being located within the Redfern-Waterloo area of the State Significant Development Sites Map, as stipulated within this schedule and the proposed development having an estimated capital investment value greater than $10 million.

The subject proposal including architectural plans prepared by Ghazi Al Ali Architect, was presented to the Department of Planning and Infrastructure (DP&I) on 22 October 2013. The Department issued Director-General's Environmental Assessment Requirements (DGRs) for the proposal on 20 February 2014.

This EIS has been prepared in accordance with the requirements of Schedule 2 Part 2 of the Environmental Planning and Assessment Regulations 2000 (EP&A Reg 2000) and reviews the relevant environmental planning instruments as they apply to the site, provides an assessment of the potential effects of the proposal with reference to the DGRs issued for the development and the heads of consideration listed under section 79C of the EP&A Act 1979.

This EIS demonstrates that the proposed scheme will not result in any unreasonable impacts on adjoining properties, the locality or the environment. The proposal is consistent with the DGRs issued for the development and the aims and objectives of the State Environmental Planning Policy (Major Development) 2005 and the State Environmental Planning Policy (Urban Renewal) 2010 and the relevant key development standards and the specific objectives and design principles of the Redfern-Waterloo Area.

The proposal will provide a positive social impact with regard to the development of the area, and as demonstrated within this report, the proposal does not result in any unreasonable adverse impacts upon adjoining properties and the public domain in terms of overshadowing, privacy, views or visual bulk and scale or heritage impacts.

An assessment of the potential impacts concludes that the redevelopment of the site for mixed use and residential purposes is consistent with the objectives of the current zone and is compatible with forthcoming surrounding land uses within the locality.

It is recommended that this State significant development application be approved because it represents the type and scale of development that is intended for the site, it is in accordance with the strategic and statutory planning framework for the site, and any potentially adverse environmental impacts will be appropriately mitigated.

3.0 INTRODUCTION

This Environmental Impact Statement has been prepared by Sutherland & Associates Planning Pty Ltd on behalf of Krikor Simonian to accompany a State significant development (SSD) application for a 5 storey mixed use development with student accommodation for 40 students, and a residential flat building containing 13 apartments.

The development specifically involves the erection of two separate buildings and subdivision. The proposed development is detailed on architectural plans prepared by Ghazi Al Ali Architect. The application is also accompanied by the following:

- Survey Plan - Sydney Registered Surveyors
- SEPP 65 Design Verification Statement - Ghazi Al Ali Architect
- Landscape Plan and Statement - Habitation
- Geotechnical Report - GeoEnvironmental
- Contamination Assessment and Remedial Action Plan - GeoEnvironmental
- Traffic Impact Assessment - Varga Traffic
- Acoustic Assessment - Acoustic Logic
- BCA Compliance Assessment Report - Vic Lilli and Partners
- BASIX Certificate - STS
- Waste Management Plan - Ghazi Al Ali
- Construction Management Plan - Ghazi Al Ali
- Access Report - Access Solutions
- Stormwater Concept Plan - SGC
- Economic Statement - Leyshon Consulting
- Design Excellence Report - Harry Margalit
- Heritage Impact Assessment - Graham Brooks and Associates
- Archaeological Report - Archaeological and Heritage Management Solutions
- Aboriginal Cultural Heritage Impact Assessment - Archaeological and Heritage Management Solutions
- Electrolysis Assessment - Corrosion Control Engineering
- Structural Report - Steve Marshall
- Quantity Surveyor - MMDCC
- Plan of Management
- Draft Plan of Subdivision - LTS

This Environmental Impact Statement has been prepared in accordance with the State significant development provisions of the Environmental Planning and Assessment Act 1979 (EP&A Act), the requirements of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 and the Director General's Requirements issued for the project. The Statement details the proposal's consistency with the relevant strategic planning policies, and compliance against the applicable environmental planning instruments and planning policies including:

- NSW 2021 (The State Plan)
- Metropolitan Plan for Sydney 2036
- Draft Metropolitan Strategy for Sydney to 2031
- Sydney City Draft Subregional Strategy
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy (Major Development) 2005
- State Environmental Planning Policy (Urban Renewal) 2010
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy No.55 – Remediation of Land
- State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development
- Development Near Rail Corridors and Busy Roads - Interim Guideline
- Planning Guidelines for Walking and Cycling
- Redfern Waterloo Built Environment Plan (Stage One) August 2006
- Redfern Waterloo Contributions Plan 2006
- Redfern Waterloo Authority Affordable Housing Contributions Plan 2006
- Sydney Local Environmental Plan 2012
- Sydney Development Control Plan 2012 (Boarding House component)
- City of Sydney Public Domain Manual

Having regard to the applicable legislative framework, it is considered that the proposed development is consistent with the aims and objectives of the relevant environmental planning instruments, strategies and policies whilst being compatible with the emerging character of the locality and minimising any potential impacts on the amenity of the adjoining properties.

4.0 SITE DESCRIPTION AND LOCATION

4.1. Locality Description

The site is known as 175-177 Cleveland Street, Redfern and is located at the northern most boundary of the Redfern Waterloo area as determined by the State Environmental Planning Policy (Major Development) 2006. The site is within the City of Sydney Council area and is also a State Significant Development Site as listed within Schedule 2 of the State Environmental Planning Policy (State and Regional Development) 2011.

The site is located close to the intersection of Regent and Cleveland Streets and is in close proximity to the campus of Sydney University, Redfern and Central Railway Stations and is a short distance to the University of Notre Dame, the University of Technology and Broadway shopping complex. Prince Alfred Park and Prince Alfred Park Pool are located approximately 300 metres to the east of the site. Sydney CBD is approximately 2.2kms to the north. Sydney Airport is approximately 5.5km to the south-west of the site.

Surrounding development is a mixture of terrace housing, medium density residential and mixed uses, commercial and retail. A short stay accommodation building known as the City South Y Hotel is located on the adjacent corner fronting Cleveland and Woodburn Streets. A dog grooming and day care business is located opposite the site on the northern side of Cleveland Street. The location of the site is illustrated in Figure 1 below.

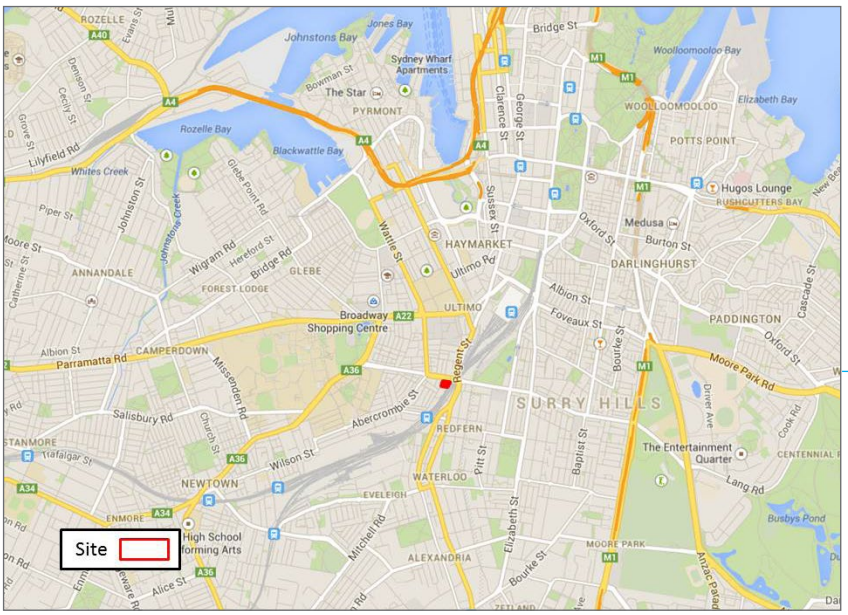

Figure 1: Site location (Source: Google Maps)

4.2. Site Description

The site comprises 4 allotments and is legally described as Lot 10 in DP 809537, Lot 1 in DP 1093304, Lot 1 in DP 724328 and Lot 15 in DP 57107 and is known as 175-177 Cleveland Street Redfern. The site is located on the southern side of Cleveland Street, approximately 330 metres north of the Redfern train station. The site is irregular in shape and has an area of 645.2 square metres. The northern boundary of the site at Cleveland Street has a length of 30.68 metres. Each corner of the site is splayed and the site has a frontage of 7.15 metres to Woodburn Street to the east and 22.39 metres to Eveleigh Street to the west.

4.0 SITE DESCRIPTION AND LOCATION

A part one and part two storey industrial building occupies the western side of the site, whilst the north-eastern part of the site is occupied by a hardstand car parking area. The site was used for vehicle body repair for some time, before being used for the retail of furniture more recently. The existing building on the site is of limited architectural merit and Council granted consent in 2008 under D/2008/907 to the demolition of all structures on the site and erection of a two storey development comprising a showroom and warehouse for the production of advertising signs. The site is not a heritage item and is not located in a heritage conservation area.

Figure 2:

Site (Source: SIX Maps 2014)

4.3. Surrounding Development

The context of the site contains a variety of buildings and uses. Immediately adjacent to the south is an adaptive re-use of a former industrial building into a 5 storey residential apartment building at 6-8 Woodburn Street. Opposite to the west is a recent part 3 part 4 storey infill residential apartment building at 165 – 173 Cleveland Street. Adjacent to the east is a 2 storey industrial building at 1-5 Woodburn Street, whilst across Woodburn Street to the east is part 4 part 5 storey building at 179 Cleveland Street used for the purpose of a youth hostel.

Photograph 1:

The subject site as viewed from Cleveland Street.

Photograph 2:

The hard stand car parking area presenting to the corner of Cleveland and Woodburn Streets.

Photograph 3:

View toward Cleveland Street and north along Eveleigh Street. Western boundary of subject site shown.

Photograph 4:

View toward south along Eveleigh Street. Roller door of subject site shown.

Photograph 5:

View east along Cleveland Street. Subject site shown far right of photograph.

Photograph 6:

Northern side of Cleveland Street. Waldorf Apartments far left and dog grooming/care business centre of photograph.

Photograph 7:

View toward south along Woodburn Street and along subject sites eastern boundary.

Photograph 8:

View west along Cleveland Street. Approved student housing under SSD 4949-2011 is shown centre of photograph (157-163 Cleveland Street).

Photograph 9:

View of SSD 4949-2011 from Cleveland Street.

Photograph 10:

Medium density residential apartments fronting Cleveland Street (165-173 Cleveland Street).

Photograph 11:

The site as viewed from Cleveland Street at the corner of Eveleigh Street.

Photograph 12:

Short stay accommodation located adjacent the site as viewed from Cleveland Street (corner of Woodburn Street).

5.1. State Significant Development Application 4949-2011

On 16 May 2012, State Significant Development Application 4949-2011 was approved under delegation from the Minster by the Director General of the Department of Planning & Infrastructure for a Student Accommodation development at 157-163 Cleveland Street, Redfern. The approved development comprised partial demolition of existing building and construction a part 2 and part 5 storey building for student accommodation for 461 students. The development provided facilities including reception/lobby, administration room, meeting room, internet/study area, TV/games room, laundry room, communal kitchen, plant and services. The approved development had a FSR of 3:1 with 100% residential use.

That site is governed by the same planning controls as the subject site.

Figure 3:

Photomontage of approved student housing under SSD 4949-2011

6.0 PROPOSED DEVELOPMENT

6.1. Description

The proposal provides for the erection of a 5 storey mixed use development above a common basement level at 175-177 Cleveland Street, Redfern containing the following:

- student housing development for 40 students facing Cleveland Street; and
- a residential flat building containing 13 apartments facing Woodburn Street.

The site has awkward proportions and a design approach has been adopted to split the two proposed uses on the site, student housing and residential apartments, vertically rather than horizontally. This approach provides for the introduction of two differing aesthetics which respond appropriately to the condition of each street.

The student housing element presents to Cleveland Street and has been designed as a robust architectural solution suitable to the more hostile environment of Cleveland Street. The typology of student housing, with no balconies, has provided an opportunity to achieve visual interest with a single, unifying skin of perforated, pressed metal screens. The screen acts to provide privacy to the occupants as well as creating a bold architectural solution for this prominent façade. Prominent local Aboriginal Artist Jim Simon has been commissioned to assist in incorporating artwork into the pattern of the screen to recognise and celebrate the cultural significance of Redfern to the wider community.

The residential apartment building presents to Eveleigh Street and introduces a domestic language which is distinctly different in character to the defensive language of the student housing element. The façade is framed and punctuated by balcony openings, with both solid and clear balustrades to achieve variety for the façade. The student housing has been designed with a ground floor reception, lounge, internet desks and laundry facilities for the students, whilst each floor above comprises 10 students rooms accessed from an open corridor, and two communal rooms with a kitchen at each end of every floor. The communal rooms take advantage of the wide view corridors to the east and the west. Each student room has an operable window and louvres above the entry door which provides for cross-flow ventilation. A large 93.08 square metre roof top area provides for the open space needs of the students, with a continuous landscaped perimeter. A screen is located along the southern open corridor of the student accommodation to provide visual privacy between the student housing and the residential apartments.

The residential apartments are accessed separately from their own lobby at Eveleigh Street and include a range of cross-over and single aspect apartments. The residential apartments also have a generous 91.97 square metre roof top area with a continuous landscaped perimeter.

The proposed development is detailed in the architectural plans prepared by Ghazi Al Ali Architect.

6.2. Subdivision

The proposal also seeks consent for the stratum subdivision of the site into two separate allotments which reflect the two separate components of the development. This subdivision will also facilitate the future strata subdivision of the residential apartments separate from the student housing component of the development. This application is accompanied by draft plan of subdivision and accompanying S88B Instrument prepared by LTS.

Figure 4:

Photomontage of proposal facing east

Figure 5:

Photomontage of proposal facing west

6.3. Numerical Overview

Control	Proposed
Site Area	645.2 square metres
GFA	1,919.7 square metres
FSR	1.71:1 - Student accommodation 1.26:1 - Residential 2.97:1 - Total FSR
Storeys	5
Residential apartments	13 x 1 bedroom
Student rooms	40
Car parking	7 Car parking spaces
Bicycle Spaces	25 bicycle spaces for residents and 8 for students
Motorcycle parking	8 Motorcycle spaces

7.0 DIRECTOR GENERAL REQUIREMENTS

The Director-General's Assessment Requirements (DGRs) for the proposal were issued on 20 February 2014. A copy of the DGR is appended at Appendix W. The key issues to be addressed in the Environmental Impact Statement (EIS) are set out the following table along with an indication of where they have been addressed in this report.

Key Issue	Where Addressed in EIS
General Requirements The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the Environmental Planning and Assessment Regulation 2000. Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development. Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include: • adequate baseline data; • consideration of potential cumulative impacts due to other development in the vicinity; and • measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment.	An Environmental Risk Assessment is provided at Section 9.10 The assessment of the key issues includes adequate baseline data, consideration of potential cumulative impacts and mitigation measures at Section 11 to avoid, minimise and if necessary, offset the predicted impacts.
Statutory and Strategic Context – including: Address the relevant statutory provisions applying to the site contained in all relevant EPIs, including: • State Environmental Planning Policy (State and Regional Development) 2011; • State Environmental Planning Policy (Major Development) 2005; • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy No.55 - Remediation of Land; • State Environmental Planning Policy No 65—Design Quality of • Residential Flat Development; • State Environmental Planning Policy (Affordable Rental Housing) 2009; • State Environmental Planning Policy (Urban Renewal) 2010; • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004; • Sydney Local Environmental Plan 2012.	Section 8 - Statutory Planning Framework

7.0 DIRECTOR GENERAL REQUIREMENTS

Key Issue	Where Addressed in EIS
Policies Address the relevant planning provisions, goals and strategic planning objectives in the following: • Metropolitan Plan for Sydney 2036; • Draft Metropolitan Plan for Sydney to 2031; • The Sydney City Draft Sub-Regional Strategy; • Development Near Rail Corridors and Busy Roads - Interim Guideline; • Planning Guidelines for Walking and Cycling; • The Metropolitan Transport Plan 2010; • Sydney Development Control Plan 2012 • Redfern Waterloo Built Environment Plan (Stage One) August 2006; • Redfern Waterloo Authority Contributions Plan 2006; • Redfern Waterloo Authority Affordable Housing Contributions Plan 2006; • City of Sydney Public Domain Manual.	Section 8 - Statutory Planning Framework
Built Form and Urban Design • Demonstrate how the proposal exhibits design excellence in accordance with the general urban design principles of the Redfern Waterloo Built Environment Plan (Stage One) August 2006. • Address the height, bulk and scale of the proposed development within the context of the locality and ensure it does not create unacceptable environmental impacts such as excessive overshadowing, view loss or privacy loss. • Detail the design quality of the building, with specific consideration of the overall site layout, axis, views and vistas, connectivity, street activation, open spaces and edges, facades (in particular the screen treatment along the northern facade), massing, setbacks, building articulation, materials, colours, rooftop and mechanical plant.	Section 8 - Statutory Planning Framework Section 9.1 - Environmental Assessment
Ecologically Sustainable Development (ESD) • Detail how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated in the design, construction and ongoing operation phases of the development. • Ability of the development to achieve any sustainability best practice initiatives.	Section 8 - Statutory Planning Framework. Section 9.2 - Environmental Assessment.

7.0 DIRECTOR GENERAL REQUIREMENTS

Key Issue	Where Addressed in EIS
Environment and Residential Amenity • The EIS shall address SEPP 65 and the Residential Flat Design Code recommendations to achieve a high level of environmental and residential amenity including solar access, acoustic impacts, visual privacy, view loss, overshadowing, noise and vibration emanating from Cleveland Street and nearby train lines, and the wind impacts. In this regard, the EIS should demonstrate how an adequate level of residential amenity will be provided to the residential flat building, as well as the surrounding residential development. • The EIS shall address the requirements of the SEPP (Affordable Rental Housing) 2009 and Sydney Development Control Plan 2012 for the student accommodation component.	Section 8 - Statutory Planning Framework. Section 9.3 - Environmental Assessment. Appendix 1 - Residential Flat Design Code compliance summary.
Noise • The EIS shall identify the main noise generating sources during future operation and activities at all stages of construction. Outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.	Section 8 - Statutory Planning Framework Section 9.4 - Environmental Assessment.
Transport and Accessibility (Construction and Operation) • Detail access arrangements at all stages of construction • Demonstrate appropriate provision of on-site car parking and bicycle parking (Note: the department supports reduced car parking in areas well-served by public transport). • Detail support of non private vehicle travel methods such as provision for bicycle parking and opportunities to accommodate car sharing schemes. • Provide accurate details of daily vehicle movements and assess the impacts of this traffic on the local rod network, including intersection capacity, having regard to local planning controls. • Consideration of RMS requirements for driveway crossings.	Section 8 - Statutory Planning Framework Section 9.5 - Environmental Assessment
Economic Impact Assessment • The EIS shall address the economic impacts of the proposal, specifically impacts resulting from the loss of commercial floor space and the provision of a wholly residential development, given the site's mixed use zoning.	Section 8 - Statutory Planning Framework Section 9.6 - Environmental Assessment.

7.0 DIRECTOR GENERAL REQUIREMENTS

Key Issue	Where Addressed in EIS
European and Aboriginal Heritage • Assess the heritage significance of the site and any impacts the development may have upon this significance. • Non-Aboriginal heritage items within the area affected by the proposal should be identified. A statement of significance and an assessment of the impact of the proposal on the heritage significance of these items should be undertaken. Any policies/measures to conserve their heritage significance should be identified. This assessment should be undertaken in accordance with the guidelines in the NSW Heritage Manual.	Section 9.7 - Environmental Assessment
Contributions • The EIS shall address the contributions applicable to the development and/or details of any Voluntary Planning Agreement	Section 8 - Statutory Planning Framework Section 9.8 - Environmental Assessment.
Consultation • During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth authorities, service providers, and community groups (including the Chippendale Residents Interest Group). • In particular you must consult with the City of Sydney Council, UrbanGrowth NSW Development Corporation; and the Aboriginal Housing Corporation. • The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.	Section 9.9 - Consultation

8.4. New South Wales 2021 (The State Plan)

NSW 2021 is a 10 year plan based around five broad strategies to rebuild the economy, provide quality services, renovate infrastructure, restore government accountability and strengthen the State's local environment and communities.

One of the goals in relation to rebuilding the economy is to place downward pressure on the cost of living. The target in relation to this goal is to facilitate the delivery of 25,000 new dwellings in Sydney per year by continuing to set dwelling targets for local councils outlined in subregional strategies and to partner with local councils to ensure that targets for housing and growth are reflected in relevant planning proposals and in local planning instruments.

The proposed development promotes the targets of the State Plan by providing additional residential and student accommodation in a location which is well served by public transport, recreational facilities, education and employment opportunities. The proposed student accommodation component also promotes the targets of the State Plan by providing education support infrastructure close to several universities, training providers and major public transport nodes, thus assisting to build livable centres and facilitate access to education.

8.5. Metropolitan Plan for Sydney 2036

In 2005, the NSW Government released the Metropolitan Strategy—City of Cities: A Plan for Sydney's Future—to support growth while balancing social and environmental impacts over 25 years. In 2011 that Strategy was updated and integrated with the Metropolitan Transport Plan to known as the Metropolitan Plan for Sydney 2036.

The Metropolitan Plan for Sydney 2036 integrates land use, urban and funded–transport planning together and incorporates the targets in the updated NSW State Plan. The plan identifies that Sydney will need 770,000 additional homes by 2036— a 46% increase on the city's current 1.68 million homes. The delivery of these targets is to be through subregional strategies and Local Environmental Plans.

The Plan identifies Redfern Waterloo as an extension of the Global Economic Corridor where opportunities for residential renewal exist. The plan also highlights the importance of world class education, focused on the University of Technology and Sydney University in supporting Global Sydney.

The proposed development will assist reaching the goals outlined within the Plan such as increased residential dwellings in the Redfern-Waterloo renewal area, and provision of education support infrastructure in a location which is well served by public transport, recreational facilities and is located within walking distance to both Sydney University and University of Technology Sydney.

Currently a Draft Metropolitan Strategy for Sydney is being finalised with a view to it being released later in 2014, this Strategy will replace the Metropolitan Plan for Sydney 2036.

8.6. Draft Metropolitan Strategy for Sydney to 2031

The Draft Metropolitan Strategy for Sydney was released in March of 2013. The Draft Strategy aligns land use planning with the previously released plans such as the Long Term Transport Master Plan and State Infrastructure Strategy. The aim of the draft strategy is to deliver housing and promote housing choice,

promote jobs growth, and provide better transport, education and health facilities as well as to revitalise neighbourhoods. The strategy will be supported by locality focused Subregional Delivery and Growth Infrastructure Plans. The subject site is located within the Central Subregion. Metropolitan Priorities for this subregion include the provision of 138,000 new homes and 230,000 new jobs. Priorities also include the recognition of the Camperdown/Broadway area as a cluster of world-class education and health facilities focused on Sydney University, University of Technology Sydney, Notre Dame University and Royal Prince Alfred Hospital.

The proposed development will assist in underpinning aims to enhance these world-class facilities in the provision of support infrastructure. The proposed student accommodation component is located within walking distance to all 3 major educational institutions and is well served by public transport. The provision of 13 residential apartments adjacent the student accommodation will assist the aims of the draft strategy to provide 138,000 new dwellings by 2031 in the Central Subregion.

8.7. Sydney City Draft Subregional Strategy

The Sydney City Draft Subregional Strategy was exhibited between July and September 2008. Subregional Strategies will be finalised as part of the delivery of the Draft Metropolitan Strategy for Sydney to 2031. 10 Subregions are identified for Sydney.

The subject site is located within the Sydney City Subregion which applies to the City of Sydney Local Government Area. Within this area 5 major precincts are identified; The Sydney CBD Precinct, Pyrmont Ultimo Precinct, Sydney Educational and Health Precinct, City East Precinct and the Redfern Centre Precinct. The subject site is located on the boundary of the Sydney Educational and Health Precinct and is within the Redfern Centre Precinct, the future vision identified within the Subregional Strategy for these areas is similar to that under the Draft Metropolitan Strategy for Sydney to 2031, in that the goal is to promote world class education and health facilities and opportunities for renewal as part of a creative crescent (the City of Sydney Council has identified the area bridging from Pyrmont Ultimo to Redfern-Waterloo as a creative crescent).

In addition, the Redfern Centre Precinct is to capitalise on its central location, its connectedness and proximity to education and health facilities. Further, the role of Redfern-Waterloo within the Global Economic Corridor is to be promoted through maximising renewal opportunities for housing and establishing links with education and health facilities.

The proposed development supports the objectives of the Draft Subregional Strategy in the provision of residential dwellings assisting to meet projected targets of housing supply in the renewal area, and provision of student accommodation in close proximity to education and health facilities and major transport nodes.

8.8. Sydney Regional Environmental Plan – Sydney Harbour Catchment 2005

The Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 provides aims and controls to protect the values of the Harbour. The Plan provides general aims for all sites within the Sydney Harbour Catchment as well as specific planning provisions relating to the foreshore and waterways area as identified under the SREP. The subject site is not included within the foreshores and waterways area and therefore is considered against the general aims for sites within the greater Sydney Harbour Catchment.

8.0 STATUTORY PLANNING FRAMEWORK

The following table provides an assessment of the proposed development against the relevant provisions of the SREP.

Control	Comment
Part 1 Preliminary - Aims	
(1) This plan has the following aims with respect to the Sydney Harbour Catchment: (a) to ensure that the catchment, foreshores, waterways and islands of Sydney Harbour are recognised, protected, enhanced and maintained: (i) as an outstanding natural asset, and (ii) as a public asset of national and heritage significance, for existing and future generations, (b) to ensure a healthy, sustainable environment on land and water, (c) to achieve a high quality and ecologically sustainable urban environment, (d) to ensure a prosperous working harbour and an effective transport corridor, (e) to encourage a culturally rich and vibrant place for people, (f) to ensure accessibility to and along Sydney Harbour and its foreshores, (g) to ensure the protection, maintenance and rehabilitation of watercourses, wetlands, riparian lands, remnant vegetation and ecological connectivity, (h) to provide a consolidated, simplified and updated legislative framework for future planning. (2) For the purpose of enabling these aims to be achieved in relation to the Foreshores and Waterways Area, this plan adopts the following principles: (a) Sydney Harbour is to be recognised as a public resource, owned by the public, to be protected for the public good, (b) the public good has precedence over the private good whenever and whatever change is proposed for Sydney Harbour or its foreshores, (c) protection of the natural assets of Sydney Harbour has precedence over all other interests.	The proposal is consistent with the aims of the SREP in that: • it will provide for a healthy, sustainable environment on the site; • it will achieve a high quality and ecologically sustainable development on the site through its high environmental performance • the proposed development does not prevent public access to any foreshore areas.
Part 2 - Planning Principles	
Sydney Harbour Catchment The planning principles for land within the Sydney Harbour Catchment are as follows: (a) development is to protect and, where practicable, improve the hydrological, ecological and geomorphological processes on which the health of the catchment depends, (b) the natural assets of the catchment are to be maintained and, where feasible, restored for their scenic and cultural values and their biodiversity and geodiversity, (c) decisions with respect to the development of land are to take account of the cumulative environmental impact of development within the catchment,	The proposal is consistent with the planning principles as it will improve existing water collection and diversion at the site, minimising run-off, and there will be no negative cumulative environmental impact resulting from the proposed.

Control	Comment
(d) action is to be taken to achieve the targets set out in Water Quality and River Flow Interim Environmental Objectives: Guidelines for Water Management: Sydney Harbour and Parramatta River Catchment (published in October 1999 by the Environment Protection Authority), such action to be consistent with the guidelines set out in Australian Water Quality Guidelines for Fresh and Marine Waters (published in November 2000 by the Australian and New Zealand Environment and Conservation Council), (e) development in the Sydney Harbour Catchment is to protect the functioning of natural drainage systems on floodplains and comply with the guidelines set out in the document titled Floodplain Development Manual 2005 (published in April 2005 by the Department), (f) development that is visible from the waterways or foreshores is to maintain, protect and enhance the unique visual qualities of Sydney Harbour, (g) the number of publicly accessible vantage points for viewing Sydney Harbour should be increased, (h) development is to improve the water quality of urban run-off, reduce the quantity and frequency of urban run-off, prevent the risk of increased flooding and conserve water, (i) action is to be taken to achieve the objectives and targets set out in the Sydney Harbour Catchment Blueprint, as published in February 2003 by the then Department of Land and Water Conservation, (j) development is to protect and, if practicable, rehabilitate watercourses, wetlands, riparian corridors, remnant native vegetation and ecological connectivity within the catchment, (k) development is to protect and, if practicable, rehabilitate land from current and future urban salinity processes, and prevent or restore land degradation and reduced water quality resulting from urban salinity, (l) development is to avoid or minimise disturbance of acid sulfate soils in accordance with the Acid Sulfate Soil Manual, as published in 1988 by the Acid Sulfate Soils Management Advisory Committee.	• the built form of the proposed development will not adversely impact on the water quality of the Sydney Harbour Catchment, • the proposal is of a high architectural quality which will contribute positively to the appearance of the site as viewed from Cleveland Street and neighbouring residential uses, • the proposed does not impact available harbour views or access points; and • instance of acid sulphate soils at the site is addressed within discussions under Sydney Local Environmental Plan 2012.

8.9. State Environmental Planning Policy (State and Regional Development) 2011

The State Environmental Planning Policy (State and Regional Development) 2011 was adopted on 1 October 2011 and identifies State Significant Development (SSD). Schedule 2 of the SEPP identifies 'Redfern-Waterloo Sites' as shown on the map as being SSD where the capital investment value is more than $10 million. The subject site falls just within the boundary of the Redfern-Waterloo Sites map. The project has a capital investment value will be $10,702,771 and is therefore SSD.

Development Control Plans do not apply to State Significant Development under Clause 11 of the SEPP.

8.10. State Environmental Planning Policy (Urban Renewal) 2010

The State Environmental Planning Policy (Urban Renewal) 2010 [SEPP Urban Renewal] aims to establish a process for the identifying of sites for renewal. The SEPP Urban Renewal guides the delivery of these identified precincts and their strategic objectives. The subject site is located within the Redfern-Waterloo Potential Precinct Map as such the SEPP Urban Renewal applies to development at the site, to the extent contained within clause 10 of part 2.

8.10.1. Development in potential precincts

Clause 10 specifies that the consent authority must not grant development consent to development to which the clause applies, unless it is satisfied that the proposal is consistent with the objective of developing the potential precinct for the purposes of urban renewal. Further the consent authority is to consider whether the proposal is likely to prevent the following:

(a) development of the potential precinct for higher density housing or commercial or mixed development,

(b) the future amalgamation of sites for the purpose of any such development within the potential precinct,

(c) access to, or development of, infrastructure, other facilities and public domain areas associated with existing and future public transport in the potential precinct.

The proposed development does not prevent or restrict the potential process of urban renewal in the location for the following reasons:

- the location of the lot between the north-west railway lines and a major arterial road prevents the site from its availability for amalgamation into a larger scheme for precinct renewal, public or otherwise.
- the scale of the proposed is compliant with the maximum permissible density for the location and as a result is not under-developed,
- the proposal does not restrict access to, or impede the expansion of public transport options within the locality, and
- the proposed mixture of student and permanent residential accommodation at the site supports the Departments wider goals of locating education and health precinct support infrastructure within accessible locations close to these precincts and public transport nodes.

Based on the above, the consent authority can therefore be satisfied that the site is supportive of the aims and objectives for the Redfern-Waterloo Potential Precinct, within the SEPP (Urban Renewal).

8.11. State Environmental Planning Policy No. 55 - Remediation of Land

State Environmental Planning Policy No. 55 - Remediation of Land applies to all land and aims to provide for a State-wide planning approach to the remediation of contaminated land.

Clause 7 of SEPP 55 requires the consent authority to consider whether land is contaminated prior to granting consent to carrying out of any development on that land and if the land is contaminated, it is satisfied that the land is suitable in its current state or will be suitable after remediation for the purpose for which the development is proposed to be carried out.

A desk top survey for the site reveals the potential for contaminants at the site is low. The site was used as a vehicle body repair shop for some time, before being used for the retail of furniture. More recently, the City of Sydney Council granted consent in 2008 under D/2008/907 for the demolition of all structures on the site and erection of a two storey development comprising of showroom and warehouse for the production of advertising signs.

Geo Environmental have prepared a Stage 1 and Stage 2 Environment Site Investigation for the site which accompanies this application. Based on observations made during the field investigations, the sampling and analysis program, Geo Environmental have identified some localised contamination and have concluded that the site can be made suitable for the proposed development by undertaking conventional remediation measures. A Remediation Action Plan (RAP) prepared by Geo Environmental also accompanies the subject application.

Based on the above, the Department of Planning and Infrastructure can therefore be satisfied that the site is capable of being remediated in accordance with the RAP and suitable for use for student accommodation and residential purposes as proposed.

8.12. State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development

State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development (SEPP 65) aims to improve the design quality of residential flat developments, provide sustainable housing in social and environmental terms that is a long-term asset to the community and delivers better built form outcomes.

In order to satisfy these aims and improve the design quality of residential flat buildings in the State, the plan sets 10 design principles in relation to context, scale, built form, density, resource, energy and water efficiency, landscape, amenity, safety and security, social dimensions and aesthetics.

SEPP 65 applies to new residential flat buildings, the substantial redevelopment/refurbishment of existing residential flat buildings and conversion of an existing building to a residential flat building. Clause 3 of SEPP 65 defines a residential flat building as follows:

> Residential flat building means 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 proposed development for student accommodation and residential apartments meets the definition of a residential flat building. As such the provisions of SEPP 65 are applicable to the development.

SEPP 65 requires any development application for residential flat development to be assessed against the 10 principles contained in clauses 9-18 of SEPP 65 and the matters contained in the Residential Flat

Design Code (RFDC). The 10 principles of SEPP 65 are addressed below and the matters contained in the RFDC are addressed in Appendix B of this statement. The proposed development satisfies the design principles of the plan as follows:

Context

The development is considered to be contextually appropriate for the following reasons:

- The site is located within close proximity to several major universities and major public transport nodes. The development is surrounded by student housing, medium density residential flat buildings and is located close to shops and cycleways.
- The broader context of the site has also been subject to urban renewal with the medium to high density redevelopment of sites in the area including short stay accommodation such as the City South Y Hotel at 179 Cleveland Street, and a recently approved part 2, part 5 storey student accommodation building for 461 students at 157-163 Cleveland Street.
- The proposal is consistent with the emerging character of the area and the objectives for the Business Zone - Mixed Uses within which it is located.
- The massing of the development is consistent with that which is provided for the site under State Environmental Planning Policy (Major Development) 2005. Further, the massing and scale of the proposed responds to the scale and siting of the adjacent development.
- The design of the northern elevation and incorporation of local Aboriginal artist, James Simon's work enlivens the streetscape and displays a link with the sites proximity to Redfern and its cultural significance to Aboriginal people and the wider community.
- Having regard to the planning principle established in the matter of Project Venture Developments v Pittwater Council [2005] NSWLEC 191 most observers would not find the proposed development offensive, jarring or unsympathetic to its location within the Redfern-Waterloo urban renewal area. In this regard, the proposed development will be compatible with its context.

Scale

The building's scale is appropriate to the scale of emerging buildings and proposed buildings within the precinct for the following reasons:

- The proposed 5 storey height of the development is generally consistent with existing and recently approved development neighbouring the site.
- The proposal is consistent with density related controls as specified within Schedule 3 (Part 5) of the State Environmental Planning Policy (Major Projects) 2005.
- The scale of the development does not result in unreasonable impacts upon the amenity of neighbouring residential uses.

Built Form

The proposal is for two 5 storey buildings on the site. The building fronting Cleveland Street is proposed as student accommodation for up to 40 students. Individual rooms each have their own bathroom amenities, 100% cross flow ventilation and quality solar access. The rooms front Cleveland Street and are located behind a perforated decorative metal screen which forms a continuous skin around the student accommodation component. This building is distinguishable from the permanent residential

building located at the rear of the site which is oriented east-west with its own entry lobby located away from busy Cleveland Street.

The design of the development serves to define the street edges of the site and the ground floor plane is suitably activated with a brightly lit, highly visible student lobby and reception area located at the corner of Cleveland and Eveleigh Streets. A residential lobby area and ground floor apartment balcony provide visual interest and activity on the western elevation at a pedestrian scale.

The design provides for a high level of modulation and articulation to the buildings, with the northern student building taking on a sculptural form. The screen acts to provide privacy to the occupants as well as creating a bold architectural solution for this prominent façade. The proposal will provide a contemporary infill development which will contribute positively to the emerging character of surrounding streetscapes.

Density

The scale of the proposed development is consistent with the 5 storey height control for the site. The development proposes a total density of 2.97:1 which complies with the overall density of 3:1 which is suggested for the site under State Environmental Planning Policy (Major Development) 2005.

The proposed development provides quality student accommodation, as well as a high level of amenity for the residential apartments which are consistent with the rules of thumb for residential apartments under the Residential Flat Design Code. In particular solar access and cross-flow ventilation for the proposal all achieve the suggested requirements. Accordingly, the characteristics of the subject site and proposed scheme have demonstrated that the site has the environmental capacity to absorb the proposed density whilst achieving a high level of residential amenity.

In addition, the proposed density is considered modest when compared in the context of the recent approval of a student accommodation building for 461 students at 157-163 Cleveland Street. In summary, the density of the proposal is considered appropriate for the site and its location in that:

- The availability and capacity of local infrastructure, public transport and recreational opportunities supports the density proposed.
- The density proposed does not give rise to any significant impacts on the adjoining properties in terms of overshadowing, loss of privacy or visual impact as detailed in this Statement.
- A high level of amenity is provided for occupants of the development.
- The proposed density assists in meeting the demand for residential and student housing in the local government area in an appropriate location.

Resource, energy and efficiency

The design provides for sustainable development, utilising passive solar design principles, thermal massing and achieves cross ventilation to an acceptable number of dwellings within the development. A BASIX Certificate accompanies this application which confirms that the development will meet the NSW Government's requirements for sustainability.

Landscaping

The proposed development provides two generous, open air, communal open space areas located on the roof tops of both the student accommodation building and the residential flat building. These open space areas will comprise soft and hard landscape elements. The common open space areas will provide a high level of amenity for both the residents of the flat development and the students within the boarding rooms.

In addition to this, the proposal includes a large landscaped winter garden at the ground level of the flat building. This garden is open to the sky and accessible to all residents of the flat building and is approximately 42 square metres in area. This space performs the dual function of providing a quiet green space for residents within the building whilst allowing cross flow ventilation and secondary solar access to the internal spaces of the building.

33% of the overall site area is provided as common open space for the residential apartments, comprising 59.97 square metres at ground level and 153.42 square metres as a roof top terrace area. This is consistent with the Rules of Thumb for Landscape Design within the Residential Flat Design Code.

Amenity

A high level of amenity is provided for the occupants of the development with the development providing acceptable apartment sizes and practical room dimensions and shapes, storage space, indoor and outdoor space and access for all age groups and degrees of mobility. The number of units with access to natural light and ventilation has also been maximised with 61% receiving cross flow ventilation and 77% also receiving over 2 hours of solar access to a portion of the living room window.

The design of the development ensures a high level of privacy for both the residents of the flat building, and students within the boarding rooms.

Safety and Security

The safety and security of the surrounding public domain will be profoundly enhanced by introducing activity on the site and the casual surveillance of the surrounding streets and lanes from the dwellings and student rooms within the development.

Social Dimensions and Housing Affordability

The development provides a student accommodation building containing 40 studio rooms each with its own bathroom facilities and access to communal kitchens and social spaces. The student accommodation component provides quality student housing within close proximity to several universities and other educational establishments. The accommodation is located close to several public transport nodes and provides parking for bicycles and motorcycles within a shared basement area. The student accommodation will ease pressure on local housing choice and is a safe, communal, compliant and well connected option for local students.

The development also proposes a 5 storey residential flat building at the southern side of the site. The flat building contains 13 x 1 bedroom dwellings.

The 'New South Wales Household and Dwelling Projections, 2008-2036: 2008 Release' prepared by the Department of Planning indicates that the average household size in Sydney is expected to continue its decline from 2.61 in 2006 to 2.49 by 2036. In addition, the population projections indicate that the lone person household is the type of household expected to experience the greatest percentage increase between 2006 and 2036 (69%). The proposed provision of units is consistent with the expected increase in smaller households.

For these reasons it is considered that the development responds positively to the housing needs of the local community in this location.

Aesthetics

The proposed development provides for a contemporary and attractive building which is compatible with the emerging character within the area. The proposed development introduces a variety of building elements and utilises a visually engaging architectural language with a selection of appropriate materials and finishes.

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

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies to the development and aims to encourage sustainable residential development. A BASIX certificate for the development accompanies the development application and demonstrates that the proposal achieves compliance with the BASIX water, energy and thermal efficiency targets.

8.14. State Environmental Planning Policy (Infrastructure) 2007

The subject site is located such that its northern boundary fronts Cleveland Street which is identified as a Classified Road. Part 3, Clause 101 relates to development with frontage to a classified road.

8.14.1. Development with frontage to classified road

Objectives of this clause include the protection of the effective operation and function of classified roads and the reduction or potential impacts of noise and emissions. Clause 101(2) stipulates that the consent authority must not grant consent to proposed development fronting a classified road unless it is satisfied of the following:

(a) where practicable, vehicular access to the land is provided by a road other than the classified road, and

(b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of: (i) the design of the vehicular access to the land, or (ii) the emission of smoke or dust from the development, or (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and

(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.

The proposed development satisfies the objectives of clause 101(2) in the following ways:

- Vehicle access to the site is not available directly from a classified road (Cleveland Street) and is provided instead, from Eveleigh Street at the western boundary.
- The safety and efficiency of Cleveland Street will not be impacted as a result of this development. The proposal for 7 car parking spaces is a reduction in the number of car parking spaces currently available at the site. Frequency of vehicle movements at the site will not be increased nor will these have a detrimental impact on the safety or efficiency of Cleveland Street.
- The proposal involves the construction of two individual buildings one residential apartments, the other is for student accommodation. The design at the site is arranged such that the student accommodation component fronts the classified road and somewhat shields the residential apartments from the arterial road. The proposed residential apartments have a generous setback from Cleveland Street, far in excess of other recently approved residential flat development along Cleveland Street.

8.14.2. Impact of road noise or vibration on non-road development

Clause 102 of the SEPP relates to the impact of road noise or vibration on residential development, which is located on land adjacent to a road with an annual average daily traffic volume of more than 40,000 vehicles. Cleveland Street has a daily annual average traffic volume of more than 40,000 vehicles and residential accommodation is proposed. Accordingly, the clause applies to the proposed development.

In accordance with clause 102(3) if the development is for the purpose of a residential use, the consent authority must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following LAeq levels are not exceeded:

(a) in any bedroom in the building—35 dB(A) at any time between 10 pm and 7 am,

(b) anywhere else in the building (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.

An Acoustic Report prepared by Acoustic Logic accompanies the application. The Acoustic Report demonstrates that noise mitigation measures can and will be implemented to achieve compliance with the noise levels specified in clause 102(3).

8.15. State Environmental Planning Policy (Major Development) 2005

The State Environmental Planning Policy (Major Development) 2005 [SEPP Major Development], aims to facilitate redevelopment of important sites of economic, environmental or social significance to the State and the orderly use of land.

8.15.1. State significant sites

State significant sites are listed within Schedule 3 of the SEPP Major Development. Part 5 of Schedule 3 contains provisions relating to development of Redfern-Waterloo Authority Sites. An extract from the Redfern-Waterloo Authority Sites, Land Application Map is included as Figure 6.

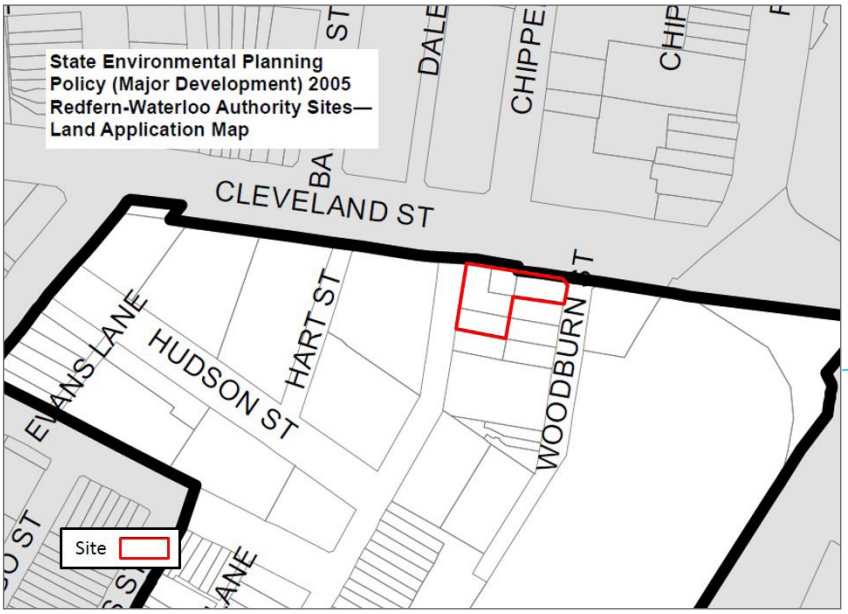

Figure 6:

Extract from SEPP (Major Development) 2005 Land Application Map.

8.15.2. Zoning and permissibility

The subject site falls within the Business Zone - Mixed Use under the SEPP Major Development. The SEPP states that any use which is not prohibited in the zone is therefore permitted with consent. The proposed uses for student accommodation and residential development are not listed as prohibited uses and are therefore permissible with consent. An extract from the SEPP Major Development Land Zoning Map is included as Figure 7.

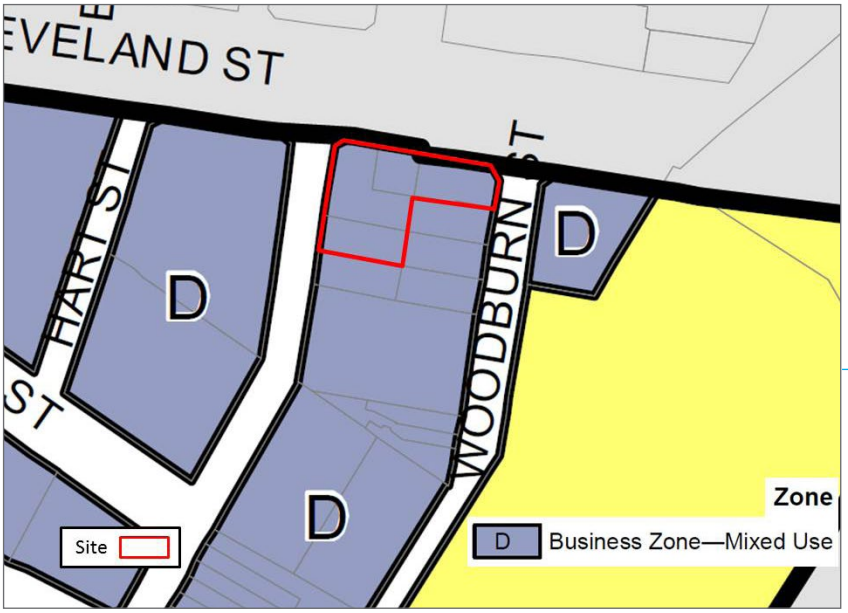

Figure 7:

Extract from SEPP (Major Development) 2005 Land Zoning Map.

Clause 7 of the SEPP stipulates that the consent authority must take into consideration, the objectives for the zone when determining an application in respect of land within the zone. Objectives for the Business Zone - Mixed Use include:

(a) to support the development of sustainable communities with a mix of employment, educational, cultural and residential opportunities,

(b) to encourage employment generating activities by providing a range of office, business, educational, cultural and community activities in the Zone,

(c) to permit residential development that is compatible with non-residential development,

(d) to maximise public transport patronage and encourage walking and cycling,

(e) to ensure the vitality and safety of the community and public domain,

(f) to ensure buildings achieve design excellence,

(g) to promote landscaped areas with strong visual and aesthetic values to enhance the amenity of the area.

The proposal to construct a 5 storey mixed use development comprising a student housing development for 40 students facing Cleveland Street and a residential flat building containing 13 apartments facing Woodburn Street, supports the objectives of the zone by introducing quality residential and student accommodation in close proximity to three major universities, Royal Prince Alfred Hospital and health precinct, major pubic transport nodes and cycle-ways. The style and location of the apartments and student housing is compatible with the location and will not impact upon or restrict non-residential uses.

The relative intensification of the site will increase pedestrian activity on the surrounding streets increasing opportunity for casual surveillance of the local area whilst decreasing opportunity for crime. Further, the development complies with the City of Sydney's controls related to bicycle parking provision and design excellence (refer also to discussion under Sydney Local Environmental Plan 2012).

8.15.3. Height of buildings

The SEPP provides a maximum height in storeys for the site of 5 storeys. The proposed development of 5 storeys complies with the maximums as set out in the SEPP. An extract from the SEPP Major Development Height of Buildings Map is included as Figure 8.

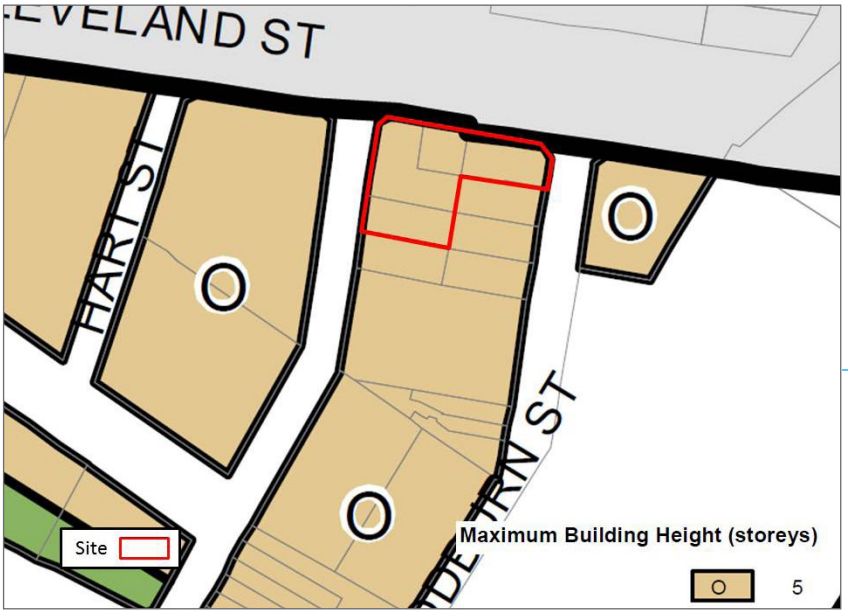

Figure 8:

Extract from SEPP (Major Development) 2005 Height of Buildings Map.

8.15.4. Floor space ratio

Total FSR

The SEPP provides a maximum floor space ratio (FSR) for the site of 3:1, which is divided into 2:1 for commercial and 1:1 for residential development. The development proposes a gross floor area of 1,919.7 square metres and an FSR of 2.97:1 which complies with the total FSR control for the site. An extract from the Floor Space Ratio Map is included as Figure 9.

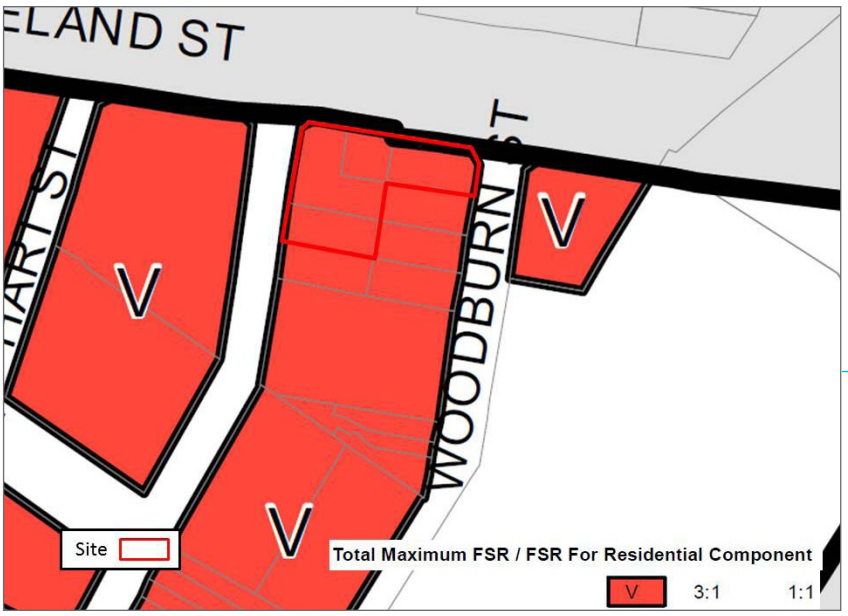

Figure 9:

Extract from SEPP (Major Development) 2005 Floor Space Ratio Map.

Residential and Commercial FSR

Notwithstanding that student accommodation has significantly different characteristics to permanent residential accommodation it is nonetheless defined as a type of residential accommodation. Therefore, the proposed development has a 3:1 residential FSR which exceeds the 1:1 provided under the SEPP. This split in FSR is:

- 1.71:1 for the student accommodation; and
- 1.26:1 for the residential apartments.

An objection to the floor space ratio development standard, made pursuant to State Environmental Planning Policy 1 - Development Standards accompanies the application. The objection demonstrates that the proposal meets the objectives of the zone notwithstanding the variation proposed.

Of relevance to this issue is the recently approved 100% residential accommodation for the student housing proposal at 157-163 Cleveland Street, Redfern under SSD application 4949-2011 on the basis that the development met the objectives of the zone and that strict application of the 1:1 maximum FSR for residential accommodation would hinder the attainment of the objectives of the Act, and that the proposed development achieved the underlying objectives of the standards, notwithstanding the non-compliance.

The circumstances in relation to the proposed development are the same as those which were considered in the assessment of SSD 4949-2011 and accordingly it is appropriate that the same approach is adopted in relation to FSR. The variation to the maximum residential accommodation in this circumstance is also capable of support for the following reasons:

- the proposal will provide accommodation for up to 40 students enrolled in a number of surrounding tertiary educational establishments;
- the development will assist in relieving pressure on existing market rental housing;
- students will provide a range of community and economic benefits through financial contributions to local businesses and social involvement within the community;
- the proposal will provide for up to approximately 2 full time employees;
- the proposal is compatible with the existing mix of surrounding residential and commercial and light industrial uses;
- the proposal will allow for the full utilisation of a site subject to a number of site constraints;
- the student accommodation is not provided with any car parking (other than 2 spaces for management) due to its inner city location which is consistent with the policy of reducing reliance on private vehicle ownership;
- the proposal demonstrates quality urban design; and
- the development will provide high quality amenity for students and residents in the form of centrally located private communal open space.

8.15.5. Design excellence

Clause 22 of Part 5, Schedule 3 requires that development consent must not be granted for development that is the erection of a new building unless the consent authority has considered whether the proposed development exhibits design excellence.

The proposed development is considered to exhibit design excellence for the following reasons:

- The bulk, massing and modulation of the proposed development is an appropriate fit within the current and forthcoming context of the site. The student accommodation component is positioned forward of the lot, allowing the design to include a single, unifying skin of perforated, pressed metal screens. The screen acts to provide privacy to the occupants as well as creating a bold architectural solution for this prominent façade.
- The design of the development provides a high level of visual interest and fine grain by breaking up the length of the site through the introduction of two separate buildings above the shared basement level.
- The proposed materials and finishes are of a high quality and will contribute positively to the locality.
- The proposal will result in a significant improvement to the public domain by defining the street edge, achieving a high level of visual interest and will activate the building frontage to Cleveland and Eveleigh Streets.
- The proposed development does not adversely impact view corridors and will achieve a high level of amenity for the occupants.
- The proposal achieves the principles of ecologically sustainable development.

8.15.6. Heritage Conservation

The subject site is not in the vicinity of any heritage items nor is the site located within a heritage conservation area.

8.15.7. Preservation of trees or vegetation

The site does not contain any vegetation. One tree is located in the road reserve of the subject site and will not be impacted by the proposed works.

8.16. State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (Affordable Rental Housing) 2009 provides planning controls for affordable rental housing, which includes 'boarding houses'. Student housing/accommodation is not separately defined in either the SEPP or the Standard Instrument and fits within the definition of boarding house.

Part 2, Division 3 of the SEPP sets out controls related to Boarding Houses. Division 3 applies to land within the B4 Mixed Use zone or within a land use zone that is equivalent to the zone. The site is located within the Business - Mixed Use Zone. Part 2, Division 3 of the SEPP therefore applies.

8.16.1. Standards that cannot be used to refuse consent

Pursuant to clause 29(1) of the SEPP a consent authority must not refuse consent to development to which this Division applies on the grounds of density or scale if the density and scale of the buildings when expressed as a floor space ratio are not more than:

(a) the existing maximum floor space ratio for any form of residential accommodation permitted on the land, or

(b) if the development is on land within a zone in which no residential accommodation is permitted—the existing maximum floor space ratio for any form of development permitted on the land, or

(c) if the development is on land within a zone in which residential flat buildings are permitted and the land 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—the existing maximum floor space ratio for any form of residential accommodation permitted on the land, plus:

i. 0.5:1, if the existing maximum floor space ratio is 2.5:1 or less, or

ii. 20% of the existing maximum floor space ratio, if the existing maximum floor space ratio is greater than 2.5:1.

Clause 21 of Part 5, Division 1 of Schedule 3 of the Major Development SEPP permits a total maximum floor space ratio on the site of 3:1. However a maximum floor space ratio of 1:1 applies to the residential component of the development.

As residential flat buildings are permitted and the land does not contain a heritage item that is identified in an environmental planning instrument, an additional 0.5:1 floor space ratio is permitted above the maximum residential FSR. The total floor space ratio permitted on the site is therefore 1.5:1.

The effect of Clause 29(1) is that the consent authority must not refuse consent to development on the grounds of density or scale if the floor space ratio of the buildings is not more than 1.5:1. It should be noted that pursuant to clause 29(4) a consent authority may consent to development to which the Division applies whether or not the development complies with the standards set out in subclause (1).

The proposed development has a total floor space ratio of 2.97:1. The residential component of the development has an FSR of 2.97:1. The proposal exceeds the residential floor space ratio permitted under the Major Development SEPP. An objection to the floor space ratio development standard has been included as Appendix A of this Statement.

In accordance with clause 29(2) a consent authority must not refuse consent to development to which the Division applies on the grounds given in subclauses (2)(a) – (f). Clause 29(4) provides that a consent authority may consent to development to which the Division applies whether or not the development complies with the standards set out in subclause (2). The proposal's compliance with these requirements is detailed in the following table:

Standard	Requirement	Proposed	Compliance
Building Height Clause 29(2)(a)	If the building height is not more than the maximum building height permitted under another environmental planning instrument.	The maximum height for the site under the Major Development SEPP is 5 storeys. The building has a height of 5 storeys.	Yes
Landscaped Area Clause 29(2)(b)	Landscape treatment of the front setback area is compatible with the streetscape.	A landscaped setback is not proposed which is consistent with other development along Cleveland Street.	Yes

Standard	Requirement	Proposed	Compliance
Solar Access Clause 29(2)(c)	At least 1 communal living room receives a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter.	The communal living rooms will receive a minimum of 3 hours direct sunlight in mid-winter.	Yes
Private Open Space Clause 29(2)(d)	If one area of at least 20 square metres with minimum dimension of 3 meters is provided for the use of lodgers. If accommodation is provided on site for a boarding house manager - one area of at least 8sqm with a minimum dimension of 2.5 metres is provided adjacent to that accommodation.	A 93.08 square metre roof top terrace with minimum 3 metre dimension is provided for lodgers. On site accommodation for a manager is not proposed.	Yes
Parking Clause 29(2)(e)	In the case of development in an accessible area – at least 0.2 parking spaces are provided for each boarding room. And Not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site.	The site is located within an accessible area being 400 metres walking distance from Redfern railway station and within 400 metres walking distance of bus stops on Cleveland Street which are used by regular bus services, The development cannot be refused on the grounds of parking if at least 9 car parking spaces are provided (8 spaces for 40 boarding rooms and 1 space for the boarding house manager). Two car parking spaces are proposed for management. The provision of car parking is consistent with the objectives of the zone which seek to maximum public transport patronage and encourage walking and cycling.	Yes

Standard	Requirement	Proposed	Compliance
Accommodation size Clause 29(2)(f)	If each boarding room has a gross floor area of at least 12 square metres (in the case of a boarding room intended to be used by a single lodger).	Each boarding house room will have a gross floor area of greater than 12 square metres (excluding the kitchen and bathroom).	Yes

8.16.2. Standards for boarding houses

Clause 30 sets out a number of standards for which the consent authority must be satisfied of prior to consenting to a development.

Standard	Requirement	Proposed	Compliance
Clause 30(1)(a)	At least one communal living room is to be provided where a boarding house has 5 or more boarding rooms.	2 communal rooms are provided on each floor (1 communal room per 5 boarding house rooms).	Yes
Clause 30(1)(b)	No boarding room is to have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25 square metres.	No boarding house room will have a gross floor area (excluding the kitchen and bathroom) of more than 25 square metres.	Yes
Clause 30(1)(c)	No boarding room is to be occupied by more than 2 adult lodgers	No boarding house room is to be occupied by more than 1 lodger.	Yes
Clause 30(1)(d)	Adequate bathroom and kitchen facilities will be available within the boarding house for the use of each lodger.	Individual bathroom facilities will be provided within each boarding room, whilst sufficient communal kitchen facilities are provided on each floor.	Yes
Clause 30(1)(e)	If the boarding house has capacity to accommodate 20 or more lodgers a boarding room or on site dwelling will be provided for a boarding house manager.	A Manager's office is provided on the ground floor area. As the proposal is for student housing, rather than an actual boarding house, on site accommodation for the manager is not proposed.	Yes/No
Clause 30(1)(f)	Repealed	N/A	N/A

Standard	Requirement	Proposed	Compliance
Clause 30(1)(g)	If the boarding house is on land zoned primarily for commercial purposes, no part of the ground floor of the boarding house that fronts a street will be used for residential purposes unless another environmental planning instrument permits such a use.	No boarding rooms are proposed on the ground floor.	Yes
Clause 30(1)(h)	At least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms.	8 motorcycle spaces and 8 bicycle parking spaces are proposed.	Yes

8.16.3. Character of the local area

The SEPP Affordable Rental Housing requires the consent authority to consider whether the design of the development is compatible with the character of the local area. An assessment of the character of the local area with reference to the proposed uses at the site, is provided below.

The subject site is located on the western side of Cleveland Street between Regent and Abercrombie Streets. This area of Cleveland Street is characterised by former light industrial buildings intermingled with modern medium density residential flat buildings and short stay accommodation such as the City South Y Hotel at 179 Cleveland Street, a recently approved part 2, part 5 storey student accommodation building for 461 students at 157-163 Cleveland Street and the Waldorf Hotel building on the corner of Cleveland and Chippendale Street.

The proposed development is permissible in the zone and compatible with the mixed use character of the area.

The proposed development will significantly improve the contribution of the site to the streetscape of Cleveland Street and will provide a robust and contemporary aesthetic consistent with the student housing further along Cleveland Street.

The building has been designed to respond to the site's opportunities and constraints and therefore will not give rise to any material environmental or residential amenity impacts. The intensification of the site will have a positive impact on the safety and security of the local area by activating the ground floor and providing opportunity for passive surveillance over nearby streets and lanes and by the economy increased residential uses bring to local business. For these reasons the development is considered to be compatible with the character of the local area.

8.17. Redfern Waterloo Built Environment Plan (Stage One) August 2006

The Redfern Waterloo Built Environment Plan (Stage One) 2006 [BEP1] sets out to encourage future economic growth, housing and jobs creation throughout the Redfern Waterloo area. Aims include a new Town Centre and improvements to pedestrian zones, and public transport access.

The BEP1 identifies 8 Redfern-Waterloo Strategic Sites within its operational area. The subject site is located within area D - Eveleigh Street to the far north of the operational area. Strategically the site is also identified as an area to encourage mixed business and residential development on the Land Use Strategy for RWA's Strategic Sites Map.

The land use strategy within BEP1 proposes to:

- provide for flexibility to encourage investment,
- generate jobs, and
- provide housing to facilitate the revitalisation and renewal of Redfern-Waterloo.

Strategies for revitalising Redfern Waterloo include the facilitation of economic and employment growth, facilitate the creation of a town centre with improved linkages, facilitation of housing provision, choice and affordability and encourage community and cultural development.

The proposal for a 5 storey mixed use, student accommodation building and a 5 storey residential flat building over a shared basement supports the BEP1 objectives by providing high amenity student housing close to universities, assisting in alleviating accommodation shortages in the local area. The provision of 13 residential apartments will also contribute to the availability of housing within the Redfern Waterloo area close to universities, Royal Prince Alfred Hospital and major public transport nodes.

8.17.1. Heights for strategic sites

The BEP1 provides a maximum height in storeys for the site of 5 storeys. The proposed development of 5 storeys complies with the maximums as set out within the Plan. An extract from the Heights for RWAs Strategic Sites is included as Figure 10.

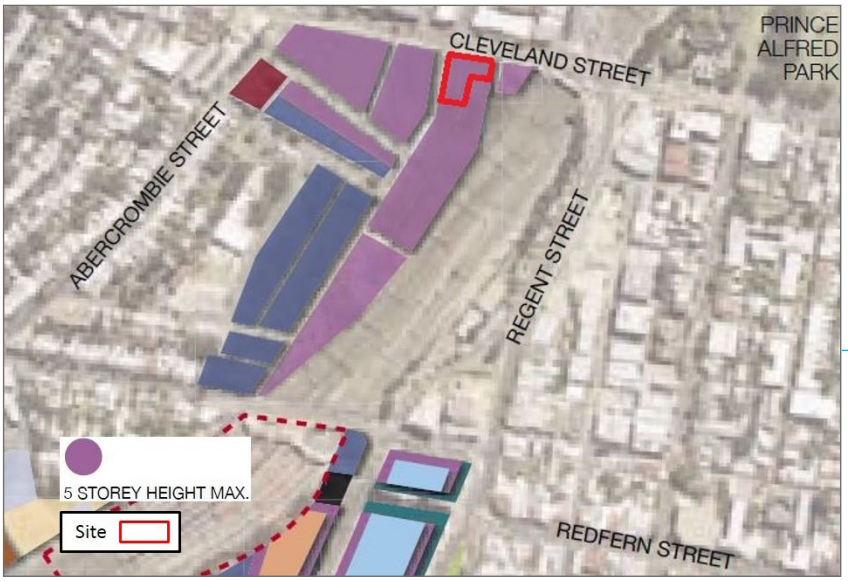

Figure 10:

Extract from the Redfern Waterloo Built Environment Plan (Stage 1) August 2006, Heights for RWAs Strategic Sites.

8.17.2. Floor space ratios for strategic sites

The BEP1 provides a maximum floor space ratio for the site of 3:1. The development proposes a maximum FSR of 2.97:1 across the site. An extract from the Floor Space Ratios for RWAs Strategic Sites is included as Figure 11.

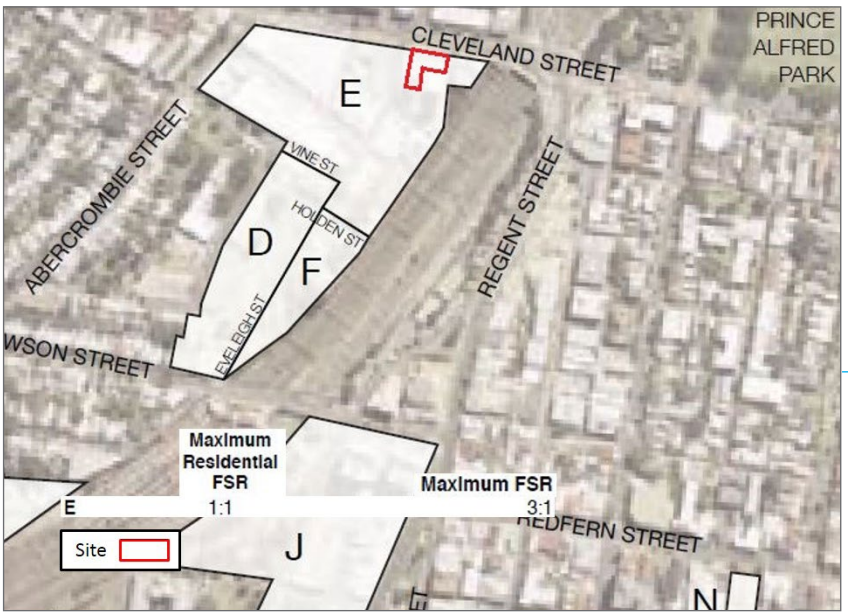

Figure 11:

Extract from the Redfern Waterloo Built Environment Plan (Stage 1) August 2006, FSR for RWAs Strategic Sites.

8.17.3. General Urban Design Principles

The following table lists the compliance of the proposed against the General Urban Design Principles

Control	Discussion	Complies
General Urban Design Principles		
Built form and massing to respond to local context and character.	The proposed height of 5 storeys is representative of the general built form in the immediate context of the site.	Yes
Reinforce sense of enclosure to the streets, street alignments and achieve an appropriate human scale at street level.	The buildings incorporate pedestrian scaled elements at the street level such as an awning and individual entry ways. The design addresses the boundaries of the development as well as public/ private spaces.	Yes
Development to incorporate sustainability principles, including building design that maximises energy efficiency	The development is accompanied by a BASIX certificate which ensures its compliance with minimal targets for energy consumption and efficiency. The design also incorporated trafficable and non trafficable roof top landscaping aiding water cycle management and microclimate stability.	Yes

Control	Discussion	Complies
The massing and design must maintain solar access to adjacent development, open space and the public domain in accordance with best practice.	The proposed development has a complying height and the design does not unreasonably impact neighbouring sites. Whilst there will be some overshadowing of the southern adjacent rooftop courtyard, the courtyard is considered to be borrowing amenity from the subject site and overshadowing is unavoidable due to the orientation of the site.	Yes
The massing and design of buildings must minimise wind impacts on pedestrian amenity.	The design does not impact to the detriment of neighbouring sites and will not result in increased wind tunnelling effects.	Yes
Developments to be designed to maximise amenity for future occupants.	All student rooms and residential apartments are generally consistent with the Rules of Thumb set out by the RFDC. All rooms/units have access to natural cross flow ventilation.	Yes
Ensure reflectivity from new buildings will not adversely impact on the uses of the public domain, occupants of adjacent buildings or motorist visibility.	The buildings will not result in offensive glare onto motorists or the public domain.	Yes
Ensure new development is designed and located to minimise acoustic and vibration impacts from the railway corridor and traffic on major roads.	The design of the development is such the residential apartments face away from noise sources. An Acoustic Report has been prepared for uses at the site which includes measures to be taken to mitigate against effects of railway and traffic impacts.	Yes
New buildings must achieve design excellence in Architectural, landscape and urban design.	The proposed development is considered to exhibit design excellence as the bulk, massing and modulation of the proposed development is an appropriate fit within the context of the site. The student accommodation component includes a highly finished single, unifying skin of perforated, pressed metal screens creating a bold architectural solution for this prominent façade. The design of the development provides a high level of visual interest and fine grain by breaking up the length of the site through the introduction of two separate buildings above the shared basement level. The materials and finishes are of a high quality and will contribute positively to the locality.	Yes

Control	Discussion	Complies
Provide active frontages to all public domain areas to maximise informal surveillance.	All street frontages are activated at the ground and upper levels	Yes
Encourage quality landscape design within public spaces and at the interface between public spaces and private development.	Although minimal landscaping can be provided at the ground level between public and private spaces, due to site constraint, quality landscaped social spaces are included within the development as well as on the roof tops.	Yes

8.17.4. Heritage

The site is not located within a heritage area or precinct and is not a heritage item. The site is not located within close proximity to any heritage items or places.

8.17.5. Land use and design concepts for strategic sites - Eveleigh Street

The proposed design reinforces the Eveleigh Street design concepts by responding positively to the predominant and future desired scale and form of the local area. The provision of a mixture of student rooms and apartments in the location will activate the street as well as support educational establishments and local businesses as a result of the intensification at the site.

The design of the metal screen wrapping the Cleveland, Eveleigh and Woodburn Street elevations incorporates artwork from prominent local Aboriginal artist James (Jim) Simon, which displays a link to the sites location within Redfern, a culturally significant site for local Aboriginal people and the wider community.

8.18. Redfern Waterloo Authority Contributions Plan 2006

The current applicable development contributions plan on the site is the Redfern-Waterloo Contributions Plan 2006 (Contributions Plan 2006). The Redfern-Waterloo Authority Repeal Bill 2011 provides that sections 30 to 32 of the Act relating to development contributions will continue to have effect following commencement of the Repeal Act. The provisions of the Contributions 2006 Plan will therefore continue to apply.

The Contributions Plan 2006 provides for development contributions in the form of a levy of 2% of the proposed cost of carrying out the development. The proposed development has a cost of $10,702,771 and so a levy of $214,055.42 will apply.

8.19. Redfern Waterloo Authority Affordable Housing Contributions Plan 2006

The development is subject to the Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006. In accordance with Clause 7 of the contributions plan, the Minister may impose a condition requiring the applicant to pay into the Fund an affordable housing contribution, in accordance with the contributions plan.

SMDA advise that the revised contribution rate of $74.58/square metre of gross floor area of development is the contribution rate applicable for any affordable housing contribution paid in accordance with the

Plan during the period 1 July 2013 to 30 June 2014. The contribution rate will need to be indexed again after 1 July 2014. Based on the current rate, a levy of $143,171.23 will apply to the development.

8.20. Development Near Rail Corridors and Busy Roads - Interim Guideline

The Guideline applies to development adjacent to railway corridors and busy roads. The Guideline sets out requirements such as when an Acoustic Report may be needed and informs developments and other industry stakeholders on the impacts, risks, requirements and mitigation methods with regard to airborne noise and vibration aminating from busy roads and railways.

Although the development is not located immediately adjacent a rail corridor it is located within close proximity and has a frontage to a busy road. The design of the development has taken into consideration the design and orientation techniques to reduce the impact of such disturbances. The balconies of the residential apartments face away from noise sources and are somewhat shielded from Cleveland Street by the orientation of the student accommodation component of the development which fronts busy Cleveland Street. The Cleveland Street facade employs the use of a perforated metal screen to reflect noise and provide privacy to the north facing boarding rooms.

As suggested within the guideline, an Acoustic Report has been prepared by Acoustic Logic which accompanies this application and has concluded that the proposal can achieve compliance with all relevant design considerations.

8.21. The Metropolitan Transport Plan 2010

The Metropolitan Transport Plan is a 10 year strategy to improve transport infrastructure in the Sydney metropolitan area. It aims to effectively link Sydney's land use planning with its transport network. Over its lifetime the State and Federal Government will invest $50.2 billion into the program. Initiatives that will be run within the plan include strengthening of existing transport corridors and interchanges through potential upgrades and protection as well as improving existing roads, bus networks and walking and cycling access in accordance to shifting travel and transport trends.

The proposal is consistent with the aim of the Metropolitan Transport Plan to integrate land use planning with transport considerations as the proposal seeks to deliver student housing within a cycling and walking distance of three nearby major universities. The proposal also discourages the use of cars by only providing limited on-site parking and providing bicycle and motorcycle parking spaces.

8.22. Planning Guidelines for Walking and Cycling

Planning Guidelines for Walking and Cycling aims to assist in the consideration of walking and cycling in land-use planning and other related professions. With respect to development assessment, the guideline sets out a number of design specific recommendations. An assessment against the relevant Development assessment requirements of the Guide is provided below:

Principle	Comment
5.8 Building and Site Design: • Ensure building and site designs identify and respond to walking and cycling routes identified; • Encourage active uses on ground floors of building in centres along key walking routes; • Ensure shopfronts and widows of building overlook the street; • Design pedestrian entrances to buildings to be directly off the street and visually dominant; • Build office, commercial and mixed use buildings close to the lot line to provide a continuous edge to the street and provide weather protection of footpaths; • Design driveways crossing footpaths so that vehicles cross at low speed and motorists have a clear view of pedestrians; • Design driveways out of basement car parks to include a level motor vehicle stopping platform and splayed building corners to improve visibility; • Design driveways out of basement car parks with a low grade to facilitate entry and exit by cyclists; • Delineate and mark key walking routes through car parks and give pedestrians priority along those routes.	The proposal achieves the following: • The proposed building will achieve a significant improvement to the activation of Cleveland Street and will assist greatly in improving safety and security along this thoroughfare. • The pedestrian entry from Cleveland Street is visually dominant. • The proposed building is built to the street alignment. • The single driveway is located on Eveleigh Street where vehicles will be travelling slowly.
7.4 Transport Management and Accessibility Plans	The application is accompanied by a Traffic Assessment report prepared by Varga Traffic Management which assesses the impacts of the development upon the surrounding transport network and identifies that the site's proximity to public transport and active transport routes maximises the use of public transport, walking and cycling and therefore reduces car reliance.
7.5 Transport Access Guide	The site is located within 400 metres of Redfern Railway Station.
7.6 Bicycle Parking and End-of-Trip Facilities	The proposal provides an appropriate provision of bicycle parking space for both the student accommodation and the residential apartments.

8.23. Sydney Local Environmental Plan 2012

The subject site is located within the zone MD - Major Development. An extract from the SLEP Land Zoning Map in included as Figure 12.

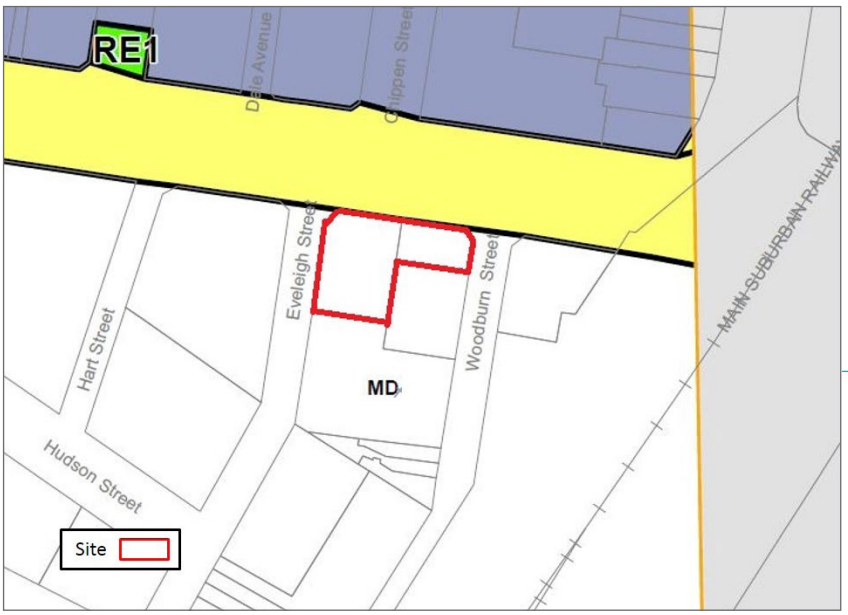

Figure 12:

Extract from SLEP 2012 Land Zoning Map.

The Sydney Local Environmental Plan 2012 refers the assessment of development located within the MD zone to the controls contained within the State Environmental Planning Policy (Major Development) 2005, as such the SLEP 2012 does not apply to the subject site. An assessment of the site against the SEPP Major Development is included within this Statement.

8.24. Sydney Development Control Plan 2012

The former Redfern-Waterloo Authority area is excluded from the City of Sydney Development Control Plan (DCP) area of application. Furthermore, Development Control Plans do not apply to State Significant Development under Clause 11 of State Environmental Planning Policy (State and Regional Development) 2011.

Notwithstanding this, the DGRs have required the provisions of the Sydney DCP 2012 to be considered and accordingly these are addressed in the table below.

8.24.1. General Principles

The following table summarises the proposal against the relevant controls contained in section 3 of the DCP.

Control	Comment	Complies
Clause 3.2 Defining the Public Domain		
3.2.1 Improving the public domain	The proposed development will not result in any unreasonable solar access impacts on the public domain nor will it interfere with views from the public domain.	Yes
3.2.2 Addressing the street and public domain 3.2.3 Active frontages	The proposed development provides an active frontage by virtue of the entrance and ground floor common area of the student accommodation to Cleveland Street and the residential lobby and apartment which present to Eveleigh Street.	Yes
3.2.4 Footpath Awnings	The proposal provides an awning for the student housing accommodation to Cleveland Street which serves to highlight and reinforce the entry into the building	Yes
3.2.7 Reflectivity	The proposed building materials will not lead to hazardous, undesirable or uncomfortable glare to pedestrians, motorists or occupants of surrounding buildings.	Yes
Clause 3.5 Urban Ecology		
3.5.2 Urban Vegetation 3.5.3 Tree Management	There is no vegetation on the site and the proposal will not interfere with the retention of the existing street tree.	Yes
Clause 3.6 Ecologically Sustainable Development		
3.6.5 Materials and building components	The proposed materials and finishes are detailed in the architectural plans provided by Ghazi Al Ali Architects. The materials have been chosen for durability and longevity.	Yes
Clause 3.7 Water and Flood Management		
3.7.2 Drainage and stormwater management	A stormwater and drainage design has been prepared by SGC for the site, taking into consideration site conditions to ensure proper stormwater management will occur.	Yes
3.7.3 Stormwater quality	A stormwater and drainage design has been prepared by SGC for the site, which demonstrates that the development will achieve the necessary post development pollutant load standards.	Yes
3.7.5 Water re-use, recycling and harvesting	Where water runoff from hard surfaces is to be used for irrigation, measures will be incorporated to treat the water to ensure that it is fit for this purpose.	Yes

Control	Comment	Complies
Clause 3.11 Transport and Parking		
3.11.1 Managing transport demand	Whilst the car parking rates in the SLEP do not apply to the proposed development, the car parking provision is nonetheless consistent with that which would be required under the SLEP for nearby sites and is also addressed in the Traffic Report prepared by Varga which accompanies the application.	Yes
3.11.3 Bike parking and associated facilities	On site bike parking is provided for residents via individual storage cages within the basement for each apartment, as well as in a Class 2 locker in the basement. A total of 25 bike spaces are provided which exceeds the requirement of 1 per apartment plus 1 bike space per 10 dwellings for visitors. Bike parking of 1 space per 5 student rooms is provided in accordance with the SEPP (ARH).	Yes
3.11.4 Vehicle parking	Visitor parking is not proposed given the site constraints and highly accessible location of the site.	Yes
3.11.6 Service vehicle parking	Due to the small nature of the site and modest nature of the proposal, on site service vehicle parking is not proposed. Given that there are no retail components of the development, regular servicing of the building will not be necessary.	Yes
3.11.7 Motorbike parking	Schedule 7 of the DCP requires the area equal to 1 car parking space to be provided as separate parking for motorcycles for every 50 car parking spaces. 8 motorcycle spaces are proposed.	Yes
3.11.9 Accessible parking	The development provides two accessible car parking spaces.	Yes
3.11.10 Vehicle access for developments greater than 1000sqm	The vehicle entry and exit has been located separately from pedestrian entries into the development and is a minimum of 10 metres from the uncontrolled intersection at Cleveland Street and Eveleigh Street.	Yes
Clause 3.12 Accessible Design		
3.12.1 General	The proposed development complies with the relevant Australian Standards; the Building Code of Australia access requirements; and the Disability Discrimination Act 1992.	Yes
3.12.2 Adaptable dwelling mix	15% (2) of the 13 apartments are adaptable dwellings.	Yes

Control	Comment	Complies
Clause 3.13 Social and Environmental Responsibilities		
3.13.1 Promote safety though design of buildings	The proposed development provides an active frontage to Cleveland Street and Eveleigh Street and provides opportunities for the natural surveillance both during the day and after business hours these streets. The entries to the development will be appropriately lit at night to enhance safety, visibility and legibility. The internal areas within the development such as the entrances and lobbies will be well used by residents. The use and supervision of the common areas will reduce the opportunities for crime.	Yes
Clause 3.14 Waste		
3.14.1 Waste management plans	A Waste Management Plan accompanies the subject application which is consistent with the 'City of Sydney Code for Waste Minimisation in New Developments 2005'. The Plan details waste management measures during the demolition and construction phases of the development. The Plan also addresses the proposed on-going waste management arrangements.	Yes

8.24.2. Residential Flat Developments

Section 4.2 of the DCP relates to residential flat, commercial and mixed use developments.

The DCP states that in addition to the provisions within the DCP the NSW Residential Flat Design Code (RFDC) is adopted for residential flat development. The DCP requires applicants to consider the RFDC and states that in the event of an inconsistency between the RFDC and a provision of the DCP, the DCP will prevail to the extent of that inconsistency. A summary of the proposal's compliance with the provisions of the RFDC can be found in Appendix A of this report.

The following table details the proposal's compliance with the objectives and provisions of section 4.2 of the DCP:

Control	Comment	Complies
Clause 4.2.1 Building Height		
4.2.1.1 Height in storeys and street front height in storeys	There is no storey height limit under the Sydney DCP. However, the proposal complies with the 5 storey height limit under the MD SEPP.	Yes
4.2.1.2 Floor to ceiling heights for commercial and retail buildings	The proposal does not have any commercial or retail uses of the ground floor. The proposed 3 metre floor to ceiling height of the ground floor lobby and common area is considered acceptable given the nature of the use.	N/A
Clause 4.2.2 Building Setbacks		
4.2.2.1 Setbacks	There are no setbacks nominated for the site. The proposal adopts a nil boundary setback which is appropriate for the urban setting of the subject site.	N/A

Control	Comment	Complies
Clause 4.2.3 Amenity		
4.2.3.1 Solar access	The DCP includes a requirement that 70% of the proposed apartments and neighbouring developments to achieve 2 hours of direct sunlight: onto at least 1 sqm of living room windows; and to a minimum 50% of the required minimum area of private open space area between 9am and 3pm on March 22 and June 21. Detailed solar access diagrams and shadow diagrams prepared by Ghazi Al Ali Architects accompany the application. The shadow diagrams demonstrate that 77% of the apartments and their private open space receive at least 2 hours direct sunlight to the living room windows on June 21. **165-173 Cleveland Street** The proposed development will result in some additional overshadowing to the Eveleigh Street facade of the residential development at 165-173 Cleveland Street early in the morning on the winter soltice. However, this shadow leaves the building by mid-morning and the development enjoys a high level of solar access from late morning and through into the late afternoon due to is eastern, northern and western aspect (the Urbanest development does not overshadow the western facade in the afternoon) and so it is likely that well over 70% of the apartments in 165-173 Cleveland Street will continue to enjoy more than 2 hours solar access at the winter solstice. **6-8 Woodburn Street** A residential development is located immediately on the southern side of the subject development which extends from Eveleigh Street through to Woodburn Street. The apartments gain their solar access from the windows which face Eveleigh Street, Woodburn Street, and some of the top floor apartments gain solar access from windows and small balconies in the centre of the site which face west. The shadow diagrams illustrate that the proposed development does not generate any additional overshadowing of the Eveleigh or Woodburn Street facades than that which currently exists. In addition, due to the angle of the sun, the top floor apartments are also not overshadowed by the proposal. Having regard to the constraints of the site, the solar access is considered acceptable in the circumstances.	Yes

Control	Comment	Complies
4.2.3.2 Lightwells	The proposed development does not rely on lightwells.	Yes
4.2.3.3 Internal common areas	The lobbies and corridors have all been designed with openings either to the street or internal courtyard areas to provide day light and outlook.	Yes
4.2.3.4 Design features to manage solar access	The proposal has been designed to ensure that natural daylight or outlook is not unreasonably restricted balanced with an appropriate response to the orientation of the facades and solar loads.	Yes
4.2.3.5 Landscaping	A Landscape Plan prepared by Habitation accompanies the application.	Yes
4.2.3.6 Deep soil	The DCP requires that a minimum of 10% of the site is to be provided as deep soil. The site is particularly small, has awkward proportions and the basement occupies the entire site which prevents the ability to provide unimpeded deep soil. Notwithstanding this, a combined 243.85 square metres of the roof top areas are non-trafficable planting zones with minimum 700mm depth of soil which is capable of supporting grasses, shrubs and substantial trees. The location of soil areas on the roof of the building is appropriate in this circumstance to provide generous solar access and appropriate conditions for supporting vegetation on the site, and in an area which will provide a meaningful contribution to the amenity for the students and residents. Having regard to the constraints of the site the proposed soil provision is considered acceptable.	No/Yes
4.2.3.7 Private open space and balconies	All apartments have been provided with generous balconies and courtyards which are directly accessible from living rooms. All private open space has a minimum dimension of 2 metres.	Yes
4.2.3.8 Common open space	A total of 180.64 square metres of rooftop courtyard area is provided as common open space for the residents of the development, which represents approximately 29% of the area of the entire site.	Yes
4.2.3.9 Ventilation	Adequate cross flow ventilation (62%) has been provided within the development, consistent with the rule of thumb in the Residential Flat Design Code.	Yes
4.2.3.10 Outlook	All units are afforded with an attractive outlook either over the surrounding streets or towards the internal landscaped courtyard.	Yes

Control	Comment	Complies
4.2.3.11 Acoustic privacy	An Acoustic Report has been prepared which details a number of measures which will be implemented to ensure that the occupants of the development are not adversely affected by road or aircraft noise.	Yes
4.2.3.12 Flexible housing and dwelling mix	The proposal provides 100% 1 bedroom dwellings. As the development involves less than 20 apartments, there is no mix requirement. Given the urban location of the site, the provision of only 1 bedroom apartments is considered appropriate in this circumstance.	Yes
Clause 4.2.4 Fine grain, architectural diversity and articulation		
4.2.4 Fine grain, architectural diversity and articulation	The DCP states that the maximum street frontage length of any building should be 65 metres. The subject site does not exceed 65 metres in length along Cleveland Street. Notwithstanding this, the proposal involves two separate buildings and each building has a different palette of colour and facade resolution which achieves architectural diversity for the development.	Yes
Clause 4.2.5 Types of Buildings		
4.2.5.1 Tall buildings	The subject proposal does not include any buildings greater than 35 metres in height.	N/A
4.2.5.2 Courtyard buildings and perimeter street block buildings	The proposed development has been designed as a courtyard and perimeter street block building which provides the opportunity for a private internal landscaped courtyard which affords an attractive outlook for internally facing apartments.	Yes
4.2.5.3 Development on busy roads and active frontages	These provisions apply to areas that predominantly have non-residential uses at ground level, sites that are to have an active frontage as shown on the Active frontages map, or sites with a frontage to a busy road that carries more than 20,000 vehicles a day, and therefore applies to this development. The proposal has been designed in response to this context by introducing a facade screen device for the Cleveland Street facade to achieve visual and acoustic privacy. An Acoustic Report has been prepared which details the noise mitigation measures which will be implemented to achieve an acceptable level of acoustic amenity for occupants.	Yes
Clause 4.2.6 Waste Minimisation		
4.2.6.1 General	The proposal complies with the City of Sydney Code for Waste Minimisation	Yes

Control	Comment	Complies
4.2.6.2 Residential flat buildings and serviced apartments	Sufficient space is provided within each dwelling as well as waste rooms, to service the development. A Waste Management Plan accompanies the application.	Yes
Clause 4.2.7 Heating and Cooling Infrastructure		
4.2.7 Heating and cooling infrastructure	Heating and cooling infrastructure is consolidated in a central location for each building.	Yes
Clause 4.2.8 Letterboxes		
4.2.8 Letterboxes	Mailbox structures are provided adjacent to the lobby.	Yes

8.24.3. Boarding houses and student accommodation

Section 4.4.1 of the DCP relates to Boarding Houses. The development is capable of accommodating more than 12 residents and is therefore characterised as a Class 3 Boarding House.

The following table details the proposal's compliance with the objectives and provisions of section 4.4.1 of the DCP:

Control	Proposed	Complies
Room Size		
The gross floor area of all bedrooms is to be at least: • 12m²; plus • 4m² when a second adult occupant is intended, which must be clearly shown on plans; plus • 2.1m² for any en suite, which must comprise a hand basin and toilet; plus • 0.8m² for any shower in the en suite (in addition to above); plus • 1.1m² for any laundry, which must comprise a wash tub and washing machine; plus • 2m² for any kitchenette, which must comprise a small fridge, cupboards and shelves (in addition to required wardrobe space), and a microwave.	• Smallest room 13.08 sqm (only single occupant) • All ensuites exceed 2.1sqm and 0.8sqm for showers	Yes
Natural Light		
Each bedroom must have access to natural light, provided by way of a window or door with a minimum aggregate area of 10% of the floor area of the room. Skylights are not to be the sole source of light	Every room has window greater than 10% of floor area	Yes

Control	Proposed	Complies
Communal Kitchen		
Communal kitchen area is to be provided with a minimum area of 6.5m² in total or 1.2m² for each resident occupying a bedroom that does not contain a kitchenette (as outlined above), whichever is greater, and is to contain: • One sink for every 6 people, or part thereof, with running hot and cold water; and • One stove top cooker for every 6 people, or part thereof, with adequate exhaust ventilation. The communal kitchen is to contain, for each resident occupying a bedroom that does not contain a kitchenette (as outlined above): • 0.13m³ of refrigerator storage space; • 0.05m³ of freezer storage space; and • 0.30m³ of lockable drawer or cupboard storage space	Two communal living rooms with kitchens are provided on each floor (i.e. 1 communal living room with kitchen per 5 rooms) which requires a minimum of 6.5m². Each communal living room with kitchen exceeds 16m² and provides the necessary facilities and storage areas.	Yes
Communal Living Room		
Provide indoor communal living areas with a minimum area of 12.5m² or 1.25m²/resident and a width of 3m. The communal living area can include any dining area. Indoor communal living areas are to be located: • near commonly used spaces, such as kitchen, laundry, lobby entry area, or manager's office, with internal doors to communal areas containing glass, to enable natural surveillance from resident circulation; • adjacent to the communal open space; • to receive a minimum 2 hours solar access to at least 50% of the windows during 9am and 3pm on 21 June; • on each level of a multi-storey boarding house, if appropriate; and • where they will have a minimal impact on bedrooms and adjoining properties.	• Two communal living rooms with kitchens are provided on each floor (i.e. 1 communal living room with kitchen per 5 rooms) which requires a minimum of 12.5m². Each communal living room with kitchen exceeds 16m². • Each common room receives 2 hours solar access to at least 50% of the windows during 9am and 3pm on 21 June. • A larger common area is provided on the ground floor with computer facilities.	Yes

Control	Proposed	Complies
Communal Open Space		
Communal open space is to be provided with a minimum area of 20m², and a minimum dimension of 3m; and: • be north-facing to receive a minimum 2 hours solar access to at least 50% of the area during 9am and 3pm on 21 June; • be provided at ground level in a courtyard or terrace area, wherever possible; • provide partial cover from weather; • incorporate soft/porous surfaces for 50% of the area; • be connected to communal indoor spaces, such as kitchens or living areas; • contain communal facilities such as barbecues, seating and pergolas where appropriate; and • be screened from adjoining properties and the public domain with plantings or similar, such as a trellis with climbing vines	• 93.08sqm communal open space with minimum dimension of 3m on the roof which is afforded a high level of amenity with extensively landscaped spaces, an outlook and direct solar access throughout the day on 21 June.	Yes
Private Open Space		
30% of all bedrooms are to have access to private open space with a minimum area of 4sqm in the form of a balcony or terrace area	No bedrooms have a balcony. Given the location of the student housing on Cleveland Street, a balcony would not provide any meaningful amenity and instead a generous roof top common open space area is provided to meet the outdoor needs of the occupants.	No
Communal Bathroom		
Communal bathroom facilities accessible to all residents 24 hours per day are to be provided with at least: • one wash basin, with hot and cold water, and one toilet for every 10 residents, or part thereof, for each occupant of a room that does not contain an en suite; and • one shower or bath for every 10 residents, or part thereof, for each occupant of a room that does not contain a shower	No communal bathroom.	N/A

Control	Proposed	Complies
Laundry		
Laundry facilities are to be provided and include: • one 5kg capacity automatic washing machine and one domestic dryer for every 12 residents or part thereof; and • at least one large laundry tub with hot and cold running water	A large laundry is provided at ground floor with capacity for 5 washing machines and 5 dryers which exceeds the laundry requirement. At least one laundry tub will be provided.	Yes
Drying Facilities		
Drying facilities, such as clotheslines located in a communal open space, are to be located to maximise solar access and ensure that the usability of the space is not comprised	Drying facilities can be provided on the rooftop courtyard.	Yes
Amenity, safety and privacy		
Boarding houses are to maintain a high level of resident amenity, safety and privacy by ensuring: • communal spaces, including laundry, bathroom, kitchen and living areas are located in safe and accessible locations; • bedrooms are located so that they are separate from significant noise sources and incorporate adequate sound insulation to provide reasonable amenity between bedrooms and external noise sources;	• The communal facilities are located in safe and accessible locations. • An acoustic report accompanies the subject application which includes recommendations to achieve an acceptable acoustic environment for the bedrooms.	Yes
Boarding houses are to be designed to minimise and mitigate any impacts on the visual and acoustic privacy of neighbouring buildings by locating: • the main entry point at the front of the site, away from side boundary areas near adjoining properties; • communal areas and bedroom windows away from the main living area or bedroom windows of any adjacent buildings; • screen fencing, plantings, and acoustic barriers in appropriate locations; and • double glazed windows where noise transmission affects neighbouring buildings.	The proposal has been designed to ensure that it does not result in unreasonable visual or acoustic privacy to adjacent buildings. All entries, communal areas and bedrooms and oriented away from adjacent residential buildings and screening has been incorporated to protect privacy between the proposed student housing and residential apartments in the subject development.	Yes

Control	Proposed	Complies
The consent authority may request an acoustic report prepared by a suitably qualified acoustical consultant, if there is the potential for significant impacts from noise emissions.	An acoustic report accompanies the subject application.	Yes
Boarding Houses classified as Class 3 by the BCA are to make private contracting arrangements for garbage disposal	Private contracting arrangements will be made for garbage disposal.	Yes
Plan of Management		
An operating 'Plan of Management' is to be submitted with a development application for demand for and new or existing boarding houses to ensure that it operates with minimal impact on adjoining owners and maintains a high level of amenity for residents.	A Plan of Management accompanies the subject application.	Yes

8.25. City of Sydney Public Domain Manual

The Public Domain Manual sets out the requirements for the submission of Public Domain Plans, and Footpath Alignment Levels and Gradients that arise from conditions of consent for development applications.

The proposal has been designed to appropriately connect to the surrounding public domain and its footpaths and gradients and will be able to comply with any related conditions of consent related to public/private public domain interface elements.

9.1. Built Form and Urban Design

Design Excellence

The proposed development is considered to exhibit design excellence for the following reasons:

- The bulk, massing and modulation of the proposed development is an appropriate fit within the current and forthcoming context of the site.
- The student accommodation component is positioned forward of the lot, allowing the design to include a single, unifying skin of perforated, pressed metal screens incorporating the design of local artist James Simon and expressing a distinct link between Aboriginal cultural heritage and the Redfern area. The screen acts to provide privacy to the occupants as well as creating a bold architectural solution for this prominent façade.
- The design of the development provides a high level of visual interest and fine grain by breaking up the length of the site through the introduction of two separate buildings above the shared basement level.
- The proposed materials and finishes are of a high quality and will contribute positively to the locality.
- The proposal will result in a significant improvement to the public domain by defining the street edge, achieving a high level of visual interest and will activate the building frontage to Cleveland and Eveleigh Streets.
- The proposed development does not adversely impact view corridors and will achieve a high level of amenity for the occupants.
- The proposal achieves the principles of ecologically sustainable development.

Harry Margalit, Urban and Architectural Design consultant, has undertaken a review of the proposed development which accompanies the subject application at Appendix S. The review endorses the development as an example of design excellence and in particular confirms the value of the facade screen:

> The proposal, with its distinctive screen, can also be assessed against the specific architectural precedents that its draws on. The device was used perhaps most famously in Jean Nouvel's L'Institut du Monde Arabe in Paris (1987). The idea of a building façade as both screen and artwork was given further impetus by the architects Herzog and De Meuron, particularly in their IKMZ Library in Cottbus (2004).
>
> The proposal draws on both these prototypes: the screen as repetitive filigree shield, and the screen as an urban-scale mural. Its reference points are thus notable and excellent works of architecture. However the proposal presents its own distinctive screen which incorporates significant local content from the work of artist Jim Simon, as well as skillfully wrapping the screen around the most prominent element of the proposed building using the chamfered corners to Everleigh and Woodburn Streets to maintain the unity and distinctive proportions of the student accommodation. Thus in my opinion it not only draws on the best traditions of recent architecture, but it

makes its own distinctive contribution to those traditions and to its locality.

Height, bulk and scale

The proposed 5 storey height of the mixed use student accommodation building and residential flat building is consistent with the 5 storey height control for the site under State Environmental Planning Policy (Major Development) 2005 and the Redfern Waterloo Built Environment Plan (Stage One) August 2006. The proposed scale of the development is also consistent with the 5 storey scale of buildings which have emerged along Cleveland Street to the east and west of the site.

The arrangement of the two buildings is particularly successful in minimising the bulk of the structures given the topography of the site. The forward placement of the student accommodation protects the residential flat building from excess noise and provides opportunity for increased safety through higher levels of pedestrian movements and an activated street level. The development will not impact negatively upon the amenity of neighbouring residential uses of the quality of the public domain and retains connectivity to local lanes and Cleveland Street.

The shadow diagrams which accompany the application demonstrate that the proposal does not prevent the achievement of an acceptable level of solar access to the development opposite to the west across Eveleigh Street, and the proposal also does not result in any additional overshadowing of the street facades of the immediately southern adjoining development. Whilst the proposal will overshadow the roof-top common open space of the southern adjoining development in the morning, this is located above only a three storey component of that building and it is unreasonable for the subject site to be constrained from achieving a complying number of storeys due to an underdevelopment of the adjacent building. This common open space area is poorly maintained and unlikely to be highly patronised and the Residential Flat Design Code does not include minimum solar access requirements for common open space.

The proposed height of the building does not result in any unreasonable loss of significant or iconic views from the surrounding properties. The height also does not result in any privacy impacts to surrounding properties as the rooftop common open space areas are designed with non-trafficable areas and screens along the perimeter to protect the privacy of surrounding properties.

The height, bulk and scale of the proposed development represents an appropriate response to the subject site.

Design Quality

The site has awkward proportions and a design approach has been adopted to split the two proposed uses on the site, student housing and residential apartments, vertically rather than horizontally. This approach provides for the introduction of two differing aesthetics which respond appropriately to the condition of each street.

The student housing element presents to Cleveland Street and has been designed as a robust architectural solution suitable to the more hostile environment of Cleveland Street. The typology of student housing, with no balconies, has provided an opportunity to achieve visual interest with a single, unifying skin of

perforated, pressed metal screens. The screen acts to provide privacy to the occupants as well as creating a bold architectural solution for this prominent façade. The facade screen terminates at the ground floor and is replaced by a glass facade which reveals an active ground floor of the building. The primary entrance into the student accommodation is centrally located in the Cleveland Street elevation and is emphasised with an awning above. The ground floor is occupied by a reception area, generous lounge area and internet/study area. These areas are likely to be extensively used throughout the day and well into the night and will create a dynamic relationship with Cleveland Street and will achieve a very high level of street activation due to the nature of the use. The building is likely to appear to be 'alive' for an extensive range of hours which will achieve a significant improvement to casual surveillance of Cleveland Street.

The design of the screen is detailed in the architectural package prepared by Ghazi Al Ali architects.

The residential apartment building presents to Woodburn Street and introduces a domestic language which is distinctly different in character to the defensive language of the student housing element. The façade is framed and punctuated by balcony openings, with both solid and clear facades to achieve variety for the façade. Eveleigh Street is activated by the ground floor apartment and the lobby to the apartments.

Communal open space is provided for both the residential apartments and also the student accommodation with individual roof-top areas. The roof-top areas are the most appropriate location for common open space due to the urban location of the site and the need to elevate these spaces to ensure that they can receive solar access which will not be compromised in the future. The roof-top areas will comprise non-trafficable planted areas which are capable of sustaining mature vegetation as well as formal sitting areas with built-in furniture. The design of the roof-top common open space areas utilises a combination of non-trafficable areas and screens around the perimeter to protect the privacy of surrounding sites.

The proposed development utilises a visually engaging architectural language with a selection of other appropriate materials and finishes to compliment the facade screen. The proposed built form and composition of the development is of a high quality and responds to the emerging character of the area and therefore provides a positive contribution to the visual quality of Redfern and in particular Cleveland Street.

9.2. Ecologically Sustainable Development

The Environmental Planning and Assessment Regulation clause 7(4) of schedule 2, sets out principles of ecologically sustainable development. The 5 main principles are addressed below:

9.2.1. Precautionary principle

There will be no irreversible environmental damage resulting from the proposed. Water harvesting, collection and diversion at the site will be improved as a result of the development with new gutter systems and landscaped open air, roof tops proposed.

9.2.2. Inter-generational equity

The health, diversity and productivity of the local area is not negatively impacted upon as a result of the development both now and into the future. The design is modest in its footprint, and visual impact and provides varying housing options for both students and permanent residents.

9.2.3. Conservation of biological diversity and ecological integrity

The site does not contain any green spaces, planting, landscaping, gardens or provide for habitat. The proposed will introduce generous and much needed green spaces located on the roof tops of both buildings assisting in rain water absorption and habitat provision.

9.2.4. Improved valuation, pricing and incentive mechanisms

The development of the site will not produce excessive waste or result in pollution emanating from the site. All efforts will be made to ensure that materials are reused, recycled or disposed of in a sensitive manor. The life cycle of products and their robustness has been considered in the process of material and finish selection.

The proposal is supported by a BCA (Section J) Assessment and BASIX Certification. The development incorporates a range of measures to reduce energy and water consumption. The strategy identifies that high quality internal environments are created by:

- Access to natural light and ventilation;
- Acoustic treatments;
- Materials selection; and
- A rainwater harvesting system.

The proposed development is able to operate such that it displays best practice initiatives. The inclusion of a north facing screening device to allow filtered winter and summer sun, 100% natural cross ventilation is proposed for all rooms and the provision of roof top social spaces with trafficable and non-trafficable green zones assists in micro-climate management, habitat provision and water cycle intervention.

9.3. Environmental and Residential Amenity

The proposal will provide a high standard of residential amenity. Generous floor to ceiling heights, quality fixtures and fitting as well as natural cross flow ventilation and solar access will result in a high standard of residential accommodation options. The proposed generally complies with the 'Rule of Thumb' guidelines within the RFDC and SEPP 65 and is generally consistent with the requirements for boarding house construction and operation as setout within the State Environmental planning Policy (Affordable Rental Housing) 2009 and the related provisions within the City of Sydney DCP 2012, for which an assessment has been provided within this Statement.

Overshadowing

Detailed solar access diagrams and shadow diagrams prepared by Ghazi Al Ali Architects accompany the application.

165-173 Cleveland Street
The proposed development will result in some additional overshadowing to the Eveleigh Street facade of the residential development at 165-173 Cleveland Street early in the morning on the winter soltice. However, this shadow leaves the building by mid-morning and the development enjoys a high level of solar access from late morning and through into the late afternoon due to is eastern, northern and western aspect (the Urbanest development does not overshadow the western facade in the afternoon)

and so it is likely that well over 70% of the apartments in 165-173 Cleveland Street will continue to enjoy more than 2 hours solar access at the winter solstice.

6-8 Woodburn Street
A residential development is located immediately on the southern side of the subject development which extends from Eveleigh Street through to Woodburn Street. The apartments gain their solar access from the windows which face Eveleigh Street, Woodburn Street, and some of the top floor apartments gain solar access from windows and small balconies in the centre of the site which face west. The shadow diagrams illustrate that the proposed development does not generate any additional overshadowing of the Eveleigh or Woodburn Street facades beyond that which currently exists. In addition, due to the angle of the sun, the top floor apartments are also not overshadowed by the proposal.

Notwithstanding the above, the proposal will overshadow the roof-top common open space of the adjacent development in the morning as it is located immediately to the south of the subject development and above only a three storey component of that building. This common open space area is currently borrowing amenity and benefitting from the underdevelopment of the subject site and it would only be possible to maintain the same amount of solar access to this common open space if only a three storey building was proposed in Eveleigh Street which is an is unreasonable constraint for the subject site. The Residential Flat Design Code does not require minimum solar access requirements for common open space and this common open space area is poorly maintained and unlikely to be highly patronised. Accordingly, the loss of solar access to this area in the morning in mid-winter is unlikely to result in a significant detrimental impact to the residents of the southern adjoining development who will still benefit from solar access this space in the afternoon. On balance, the overshadowing of this common open space area is considered reasonable in this instance.

Solar Access

The proposed development meets the requirements of the RFDC for solar access with 72% of apartments and boarding rooms enjoying a minimum of 2 hours solar access to the living areas in mid-winter between 9.00am and 3.00pm.

Acoustic Impacts

Acoustic and vibration impacts have been assessed and it has been concluded that the proposal can achieve compliance with all relevant design considerations as outlined in the Acoustic Report prepared by Acoustic Logic which accompanies the subject application.

Visual Privacy and View Loss

Visual privacy is achieved within the proposed development through the use of screening for the open walkways of the student accommodation to prevent overlooking of the residential component of the development. In addition, the active component of the roof-top common open space for the student accommodation has been located towards the eastern end of the roof to create an appropriate separation from the roof-top common open space for the residential apartments. These measures also ensure that the proposed development does not result in privacy impacts to surrounding developments.

A setback of approximately 6 metres is provided from the proposed residential apartments to the eastern

boundary with the site as 1-5 Woodburn Street to achieve a sharing of the separation distance which will be necessary once that site is redeveloped in the future. Accordingly, the proposal has been designed to achieve an appropriate level of visual privacy with the future context of the site.

The proposed height of the building does not result in any unreasonable loss of significant or iconic views from the surrounding properties.

Wind Impacts

The proposed development is of a modest height of only 5 storeys and is unlikely to result in any significant wind impacts (The Sydney DCP 2012 only requires a wind report for buildings over 45 metres in height). Notwithstanding this, an large awning is provided on the Cleveland Street facade which will serve the disrupt and disperse any potential downwash from the facade to the footpath. The proposed development will ensure a comfortable pedestrian environment for the proposal.

9.4. Noise and Vibration

An Acoustic Report has been prepared by Acoustic Logic in support of the application. The Report has:

- Conducted an assessment on the impact of vibration and air-bourne noise from the railway lines, traffic noise, noise from Cleveland Street, and noise aminating from the proposal on the acoustic amenity of the proposed residential accommodation;
- Determined the noise emission criteria from the proposed development based on on-site noise logging and NSW EPA Industrial Noise Policy; and
- Outlined the main noise and vibration sources during the construction stage and sets up the noise/ vibration criteria based on the requirements of “Interim Construction Noise Guideline (DECC)” and “Assessing Vibration: A Technical Guideline 2006”.

The Report recommends specific building structures (glazing, roof/ceiling, external walls) to ensure that external noise intrusion into the proposed building fully complies with the internal noise criteria established within the Report.

The Plan of Management which accompanies this application includes the following house rules to ensure that the student accommodation does not result in an adverse noise impact to surrounding residential uses:

- Alcohol is not permitted to be consumed in the indoor or outdoor communal areas.
- The use of the outdoor communal area shall be restricted to between the hours of 8:00am and 12:00am, Friday, Saturday or a day immediately before a public holiday, and between the hours of 8:00am and 10:00pm every other day.
- Live music will not be permissible on the premises at any time
- No amplified music is permitted at any time within the outdoor communal areas.
- Recorded and/or amplified music is permissible indoors during daylight hours between 8:00am and 8:00pm Monday to Thursday and between 8:00am and 10:00pm Friday to Sunday.

9.5. Transport and Accessibility (construction and operation)

The proposal is supported by a detailed Traffic and Parking Assessment. This assessment has considered parking requirements, traffic generation impacts and internal access provision. The assessment concludes

that the levels of car parking, and bicycle storage provided, are appropriate given the location adjacent to local universities as well as the close proximity of Redfern and Central Stations.

The assessment has considered accessibility of the proposed basement which has been deemed to be acceptable and functional as well as the capability of the Eveleigh Street and Cleveland Street intersection to absorb the impact of the 7 car parking spaces proposed. The proposed driveway access into the Basement car parking is adequately setback and located away from the nearest intersection as per the RMS Guidelines for vehicle cross over location and design.

Access to the site during construction is contained within Construction Management Report which outlines techniques and staging to reduce the impact of the construction on local residents, businesses and the operation of local streets and roads. This application is accompanied by sediment and erosion control measures which will be implemented during construction to ensure no adverse impact to water quality in nearby streets.

9.6. Economic Impact Assessment

The proposed development seeks 100% residential use of the site, which represents a variation to the suggested 2:1 FSR for commercial activities on the site and 1:1 for residential use under the SEPP (Major Development) 2005. The loss of commercial floor space as a result of the proposed development is addressed in detail by Leyshon Consulting in the Economic Statement at Appendix Q

The Economic Statement has determined that despite the relatively low rents being charged for commercial space in the Chippendale area a survey of available properties for lease on commercial real estate web-sites indicates there is at least 4,956m² of vacant office space available at present in the Chippendale area. Accordingly, there is no unmet demand for commercial floorspace which would be exacerbated by the use of the subject site for office purposes.

In relation to the potential use of the site for retail purposes, the site is considered particularly unattractive for this use for the following reasons:

- it has a lack of available on-street parking;
- the site is relatively difficult for motorists travelling westbound to visit due to the high speed of traffic along Cleveland Street;
- there is no access to the site for east bound motorists;
- the location of the site is not immediately adjacent to public transport nodes such as Redfern station and so there is limited demand for pedestrians to seek out a retail offering at the subject site in preference to the range of retail opportunities focused around Redfern train station; and
- the hostile nature of the site next to Cleveland Street would not support a restaurant or cafe and it would not be feasible to provide outdoor dining in this location.

The use of the site for commercial purposes of both economically unfeasible and not required to satisfy any unmet demand. Residential accommodation, including student accommodation, represents the most appropriate form of development on the site from an economic perspective.

9.7. European and Aboriginal Heritage

European Heritage

The building at 175-177 Cleveland Street, Redfern, was constructed c.1940 following the widening of Cleveland Street by the Department of Main Roads. The premises were owned and occupied by engineering firm Paull and Walch, and used for manufacturing and engineering purposes. The building has been internally modified for office purposes within its two storey Cleveland Street component, but retains its basic external form and detailing.

A Heritage Assessment and Statement of Heritage Impact prepared by Graham Brookes and Associates accompanies the subject application and includes a detailed examination of the history of the site. The Statement of Heritage Impact concludes that the existing building on the site makes an unexceptional and nondescript contribution to the streetscape, and in itself is not considered to be of particular significance in the overall pattern of development of the local area.

Aboriginal Heritage

An Aboriginal Cultural Heritage Impact Assessment prepared by Archaeological & Heritage Management Solutions (AHMS) Pty Ltd accompanies the subject application. The assessment advises that previous archaeological work in the area indicates that while artefacts can be preserved within and under modern buildings in very built-up areas, this is only the case when deep soil deposits are present. These generally comprise either alluvium near drainage lines or deep dune sand associated with the Tuggerah Soil Landscape (inland wind-blown Pleistocene dunes). Neither is known to be present within the study area.

The conclusions and recommendations of the assessment are:

- On the basis of background research, site inspection and predictive assessment it is considered unlikely that any Aboriginal objects are present within the study area.
- This is primarily due to the fact that the original Blacktown Soil Landscape topsoil would have only been approximately 20cm deep overlying culturally sterile clay and that past building activity appears to have involved excavation to below this depth.
- It is considered that there will be no impact to Aboriginal objects through the proposed work.
- No further Aboriginal cultural heritage assessment or investigation is required prior to the development.

The design of the proposed development nonetheless seeks to recognise and celebrate the Aboriginal cultural heritage of the location through the implementation of a single, unifying skin of perforated, pressed metal screens incorporating the design of local artist James Simon. The incorporation of this indigenous artwork in a prominent fashion is considered an appropriate response which will ensure that the Aboriginal cultural heritage of the location is preserved and enhanced as a result of the development.

9.8. Contributions

The proposed development is subject to the Redfern-Waterloo Contributions Plan 2006 (Contributions

Plan 2006) and the Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006. It is anticipated that a condition of consent will be imposed requiring the payment of these contributions.

9.9. Consultation

To date, the project team has consulted with the following:

- City of Sydney Council
- Urban Growth NSW
- Aboriginal Housing Company
- Department of Planning and Infrastructure
- Chippendale Residents Action Group

City of Sydney

A written request was sent to the City of Sydney Council on 11 December 2013 seeking a consultation meeting in relation to the proposal. An email response was received on 20 December advising that "given that the Department will be seeking Council's comments on the draft DGRs in due course, a meeting is unnecessary at this stage".

Following receipt of the Director General Requirements, a further written request as sent to the City of Sydney on 4 March 2014 seeking a consultation meeting in relation to the proposal. The request was repeated on 20 March 2014.

A representative of the City of Sydney responded on 24 March 2014 that a meeting would be hosted only once the proposal was advanced and had responded to matters in the Council's letter to the Department during preparation of the Director General Requirements. A response was provided to the City of Sydney on 24 March 2014 outlining that the matters of concern are not understood as there were no specific or fundamental concerns raised in Council's letter with the exception of bike parking and the proposal has been amended to achieve the requested provision, and driveway location which exceeds 10 metres from Cleveland Street as requested. No further correspondence has been received from the City of Sydney.

Urban Growth NSW

A written request was sent to Urban Growth NSW on 10 March 2014 seeking a consultation meeting in relation to the proposal. A meeting was held with Jason Perica, A/Director Planning and Urban Renewal at Urban Growth NSW on 26 March 2014. The application was generally well received and no issues of significance were raised with the exception that Urban Growth NSW expected that the necessary contributions under the Redfern-Waterloo Contributions Plan 2006 (Contributions Plan 2006) and the Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006 would be imposed on the development and Urban Growth NSW would oppose any suggestion that these contributions should not apply to the development.

The developer accepts that the contributions under the Redfern-Waterloo Contributions Plan 2006 (Contributions Plan 2006) and the Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006 apply to the subject development.

Aboriginal Housing Company

A meeting was held with the Aboriginal Housing Corporation (AHC) on 11 November 2013 to introduce the project, seek feedback and also seek advice in relation to engaging a local Aboriginal artist to design the facade screen. The AHC indicated that they believed the scheme would contribute positively to the area, provide a facility for students which would achieve a synergy with the student housing in Eveleigh Street, and provide an appropriate response to the Aboriginal heritage of the location.

Following receipt of the Director General Requirements, a further written request as sent to the AHC on 4 March 2014 seeking a further consultation meeting in relation to the proposal. The request was repeated on 20 March 2014 and no reply has been received.

Department of Planning and Infrastructure

A meeting was held with the Department of Planning and Infrastructure on 22 October 2013 to discuss the proposal and feedback provided at that meeting has been incorporated into the design.

Chippendale Residents Action Group

The proposal was discussed in a telephone conversation with a representative of the Chippendale Residents Action Group on 4 March 2014 which was followed by a written request formally seeking a consultation meeting in relation to the proposal. An email response was received on 5 March 2014 acknowledging receipt of the invitation and seeking clarification on timing. A response was provided by Sutherland & Associates Planning Pty Ltd on 5 March 2014 advising that the development team would be comfortable to meet over the coming 2 to 3 weeks. No further correspondence has been received from the Chippendale Residents Action Group in response to the invitation to meet to discuss the proposal.

9.10. Environmental Risk Assessment

An Environmental Risk Assessment determines residual risk by reviewing the significance of environmental impacts and the ability to manage those impacts. The Environmental Risk Assessment for the proposed development is derived from Australian Standard AS4369.1999 Risk Management and Environmental Risk Tools.

The assessment indicates the significance of potential environmental impacts on a scale of 1 to 5 (5 being more significant) based on the receiving environment, the level of understanding of the type and extent of impacts, and response to the environmental consequences. The assessment considers how manageable the impacts are on a scale of 1 to 5 (5 being complex) based on the complexity of mitigation measures, the known level of performance of the safeguards proposed, and the opportunity for adaptive management. This is illustrated below in the Risk Assessment Matrix.

Significance of Impact	Manageability of Impact				
	5 Complex	4 Substantial	3 Elementary	2 Standard	1 Simple
1 Low	6 Medium	5 Low/Medium	4 Low/Medium	3 Low	2 Low
2 Minor	7 High/Medium	6 Medium	5 Low/Medium	4 Low/Medium	3 Low
3 Moderate	8 High/Medium	7 High/Medium	6 Medium	5 Low/Medium	4 Low/Medium
4 High	9 High	8 High/Medium	7 High/Medium	6 Medium	5 Low/Medium
5 Extreme	10 High	9 High	8 High/Medium	7 High/Medium	6 Medium

The Environmental Risk Assessment addresses:

- the adequacy of baseline data;
- the potential cumulative impacts due to other development in the vicinity; and
- measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment.

The below table illustrates the risk assessment for the proposed development:

Item	Phase	Potential Environmental Impact	Proposed Mitigation Measures and/or comment	Significance of Impact	Manageability of Impact	Residual Impact
C - Construction O - Operation						
Biodiversity	C	Loss of vegetation within the site.	No vegetation exists on the site, however the redevelopment will introduce new planting as illustrated in the landscape plan which accompanies the application.	1	1	1 (low)
Amenity	O	Inadequate privacy, solar access, ventilation. Overshadowing of adjoining sites.	Proposal has been designed to meet or exceed amenity requirements of the RFDC and SEPP 65. Overshadowing of adjoining sites is minimal and acceptable.	2	1	3 (low)

Resources, Water and Energy	C+O	Waste of water, energy and other resources	Detention tanks, rainwater tanks and stormwater treatment measures. Waste management plan to be implemented to reduce waste and encourage recycling. Materials selection and energy saving devices. Multiple ESD measures	2	1	3 (low)
Noise and Vibration	C+O	Noise during construction. Noise during operation.	The acoustic assessment provides that adequate control of construction noise will be achieved through implementation of Construction Management Plan. Subject to finalisation of equipment specifications, appropriate sound minimisation measures will be incorporated within the development.	C - 2 O - 2	C - 2 O - 1	4 (low/ medium) 3 (low)
Transport and Parking	C+O	Increased traffic and parking on local roads	Sufficient parking is provided within the development for the various uses to ensure that the proposal does not result in a detrimental impact on parking on surrounding streets. The proposal is supported by a detailed Traffic and Parking Assessment.	3	1	4 (low / medium)
Hazardous Materials	C	Potential to encounter asbestos Remediation of contaminated soil. Risk of mishandling of hazardous materials and substances	Should asbestos be encountered then it should be removed by a licensed contractor. Remediation of contaminated soil will be undertaken in accordance with a Remediation Action Plan prepared by GeoEnvironmental which accompanies this application.	3	2	4 (low / medium)
Construction Management including sediment and erosion control and air quality	C	Potential generation of off-site transmission of sediment, dust and fine particles affecting water quality	Implementation of a Construction Management Plan including its provisions relating to erosion and sediment control measures	2	1	3 (low)
Crime	O	Risk of criminal activity affecting employees, residents and visitors	Crime Prevention Through Environmental Design principles have been applied to ensure access control, surveillance and territorial reinforcement	2	1	3 (low)
Management of impacts of student housing	O	Risk of disturbance to the amenity of the neighbourhood from unsocial behaviour of students	Implementation of Plan of Management and in particular house rules	2	1	3 (low)

10.0 MITIGATION MEASURES

The mitigation measures that are required to mitigate the likely impacts arising from the proposal. The measures have been determined by the planning and environmental assessment in Sections 8 and 9 and the specialist consultant reports appended.

Mitigation Measures
Environmental sustainability Implement the requirements of the BASIX Certificate for the development.
Accessibility The detailed design will incorporate the recommendations in the Accessibility Review report, prepared by Access Solutions.
Traffic and transport • The developer will encourage a minimum of deliveries and other site traffic both during construction and operation phases. • Development construction activity will be staged over a suitable timeframe and in a suitable sequence to avoid clashes with peak hour traffic. • Compliance with AS 2890.1 and AS 2890.2 is required.
Geotechnical Construction work is to be undertaken in accordance with the recommendations of the Geotechnical Report prepared by Geo Environmental.
Acoustic The recommendations of the Acoustic Report prepared by Acoustic Logic will be implemented during construction and the management measures implemented during operation. Further assessment of mechanical plant will be undertaken in accordance with the recommendations of the Acoustic Report.
Contamination Remediation of the site is to be undertaken in accordance with the Remediation Action Plan prepared by Geo Environmental.
Construction management A detailed Construction and Environmental Management Plan will be prepared by the appointed contractor prior to the commencement of works. The Plan will be prepared in accordance with the relevant applicable Australian Standards and Occupational Health and Safety requirements and will address the following matters: • site access controls, public safety, amenity and security; • operating hours; • noise and vibration control; • material management, waste and material re-use; • construction traffic management; • dust suppressions; • tree protection; and • notification of surrounding properties.

Operational Waste Management The measures identified in the Waste Management Plan will be implemented to reach recycling targets throughout the design, construction and operational activities of the development.
Water Sensitive Urban Design The stormwater management and water re-use initiatives for the project as identified in the Stormwater Concept Plan prepared by SGC will be implemented during the construction of the development.
Student Accommodation Plan of Management The manager of the student housing will ensure that the Plan of Management which accompanies this application will be implemented and the house rule adhered to by all lodgers to ensure the amenity of surrounding residential accommodation is protected.

11.0 JUSTIFICATION

The subject site is located within the Redfern Waterloo Urban Renewal Precinct which is designated to accommodate significant jobs and housing growth. The site is:

- located close to the geographic centre of the metropolitan Sydney region approximately 2km south-west of the Sydney CBD and 0.5km north-east of Redfern village and train station;
- currently under utilised and poorly presented;
- in close proximity to Sydney University, University of Technology Sydney, University of Notre Dame and to Royal Prince Alfred Hospital, which offers residents and students convenience, shorter and greener travel options and a healthy work-life balance; and
- in an area with a strong local market demand for additional and varied housing options.

The proposed development is generally consistent with the relevant planning controls and will ensure that a further provision of residential and student accommodation is provided in a location within close proximity to employment and education opportunities and public transport. The proposal will result in increased housing supply and choice which will contribute to easing the costs of housing in the locality and support associated goals within the Draft Metropolitan Strategy by promoting the area of Redfern as a globally competitive health and education precinct.

The proposed development is consistent with the scale and density envisaged for the site under the relevant planning controls and will deliver a visually engaging response appropriate to the emerging character of the locality.

12.0 CONCLUSION

This State significant development application seeks approval for a 5 storey student accommodation building and a 5 storey residential flat building above a common basement level. Each building has been designed to maximise internal amenity whilst reducing impact upon surrounding sites. Each building includes a green roof with trafficable and non-trafficable areas, softening the buildings edges and contributing to a pleasant rooftop cityscape environment as well as assisting in maintaining a desirable local microclimate.

This Environmental Impact Statement was prepared in accordance with the State significant development provisions of the Environmental Planning and Assessment Act 1979 (EP&A Act), the requirements of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 and the Director General's Requirements issued for the project. It has also been prepared in accordance with the requirements of the State Environmental Planning Policy (Major Development) 2005, the State Environmental Planning Policy (Urban Renewal) 2010 and the Draft Metropolitan Strategy for Sydney to 2031 which comprise the key planning framework for the development.

Careful consideration has been given to the location, size and design of the proposed buildings to ensure that a high quality outcome will be achieved which is consistent with the emerging character of the precinct.

The proposed development is well designed and will provide a high level of amenity to the future occupants. The proposal will also achieve a significant contribution to the upgrade and activation of the public domain and is consistent with the future intended development outcomes for the area.

As a result of this analysis, the proposed development has been demonstrated to be consistent with the strategic and statutory planning framework, will achieve design excellence, and does not result in significant adverse environmental impacts. It is therefore recommended that this State significant development application be approved because it represents the type and scale of development that is intended for the site.

ACN 144 979 564 ABN 54 144 979 564

APPENDIX A

SEPP 1 OBJECTION A

Sutherland & Associates Planning

APPENDIX A

STATE ENVIRONMENTAL PLANNING POLICY NO.1 DEVELOPMENT STANDARD - OBJECTION TO THE RESIDENTIAL FLOOR SPACE DEVELOPMENT STANDARD

1.0 Introduction

This State Environmental Planning Policy No 1 - Development Standards (SEPP 1) Objection has been prepared in relation to a development application for the demolition of the existing building and construction of a 5 storey mixed use development with student accommodation for 40 students, and a residential flat building containing 13 apartments at 175-177 Cleveland Street, Redfern.

The SEPP 1 objection is required as the floor space ratio proposed exceeds the maximum floor space ratio permitted for the residential component of the development in accordance with the provisions of State Environmental Planning Policy (Major Development) 2005.

2.0 The Provisions of SEPP 1

State Environmental Planning Policy No. 1 - Development Standards is a State Policy mechanism which allows for the variation of development standards contained within in environmental planning instruments.

3.0 Necessary Form and Detail Required in a SEPP No 1 Objection

In accordance with the provisions of SEPP 1 and decisions in Hewitt v Hurstville Council (2001) NSWLEC 294 (21 December 2001), Winten Property Group Limited v North Sydney Council (2001) NSWLEC 46 and Hooker Corporation Pty Limited v Hornsby Shire Council NSW LEC, 2 June 1986, unreported, an objection under SEPP No. 1 should respond to the following questions:

- Is the 'control' is a development standard rather than a prohibition on development?
- What is the underlying object or purpose of the standard?
- Is compliance with the development standard consistent with the aims of the Policy, and in particular does compliance with the development standard tend to hinder the attainment of the objects specified in section 5(a)(i) and (ii) of the Environmental Planning and Assessment Act 1979?
- Is compliance with the standard unreasonable or unnecessary in the circumstances of the case? and
- Is the objection well founded?

The remainder of this SEPP 1 objection responds to these questions in respect of the proposed variation.

4.0 Development Standard to which the Objection relates

This objection relates to the floor space ratio development standard at clause 21(2), Part 5 of Schedule 3 of State Environmental Planning Policy (Major Development) 2005.

The clause provides that the floor space ratio of a building on any land that is the subject of the Floor Space Ratio Map is not to exceed the floor space ratio shown for the land on that map. A total floor space of 3:1 applies to the site. A total maximum floor space ratio of 1:1 also applies to the residential component of the building.

5.0 Extent of Non Compliance with Development Standard

The proposed development has a floor space ratio of 2.97:1 and therefore the proposal complies with the overall floor space ratio control of 3:1.

The residential component of the development has a floor space ratio of 2.97:1 which exceeds the maximum floor space ratio of 1:1 by 1.97:1 or 1272 square metres.

6.0 Specific Objectives of the Standard

There are no stated objectives for the floor space ratio control in the Major Development SEPP. The objectives of the Business Zone—Mixed Use are as follows:

> (a) to support the development of sustainable communities with a mix of employment, educational, cultural and residential opportunities,
>
> (b) to encourage employment generating activities by providing a range of office, business, educational, cultural and community activities in the Zone,
>
> (c) to permit residential development that is compatible with non-residential development,
>
> (d) to maximise public transport patronage and encourage walking and cycling,
>
> (e) to ensure the vitality and safety of the community and public domain,
>
> (f) to ensure buildings achieve design excellence,
>
> (g) to promote landscaped areas with strong visual and aesthetic values to enhance the amenity of the area.

7.0 Is compliance with the development standard consistent with the aims of the Policy, and in particular does compliance with the development standard tend to hinder the attainment of the objects specified in section 5(a)(i) and (ii) of the EP&A Act?

Clause 3 of SEPP 1 describes the aims and objectives of the Policy as follows:

> This Policy provides flexibility in the application of planning controls operating by virtue of development standards in circumstances where strict compliance with those standards would, in any particular case, be unreasonable or unnecessary or tend to hinder the attainment of the objects specified in section 5 (a) (i) and (ii) of the Act.

The objects specified in Section 5(a)(i) and (ii) of the EP&A Act are:

> 'to encourage:

i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,

ii) the promotion and co-ordination of the orderly and economic use and development of land…'

Whebe V Pittwater Council (2007) NSW LEC 827 (21 December 2007) sets out ways of establishing that compliance with a development standard is unreasonable or unnecessary. It states that:

> An objection under SEPP 1 may be well founded and be consistent with the aims set out in clause 3 of the Policy in a variety of ways. The most commonly invoked way is to establish that compliance with the development standard is unreasonable or unnecessary because the objectives of the development standard are achieved not withstanding noncompliance with the standard.'

Accordingly, the following assessment considers the proposal against the objectives of the Business Zone-Mixed Use zone contained within Clause 10 of Division 1, Part 5, Schedule 3 of the Major Development SEPP:

(a) to support the development of sustainable communities with a mix of employment, educational, cultural and residential opportunities,

The proposed development will support the mix of uses in the locality by providing accommodation which is ideally suited to students of the nearby educational establishments and workers given the close proximity of the Sydney CBD. The development will also support the vitality of the surrounding commercial uses by increasing the residential population in the locality.

(b) to encourage employment generating activities by providing a range of office, business, educational, cultural and community activities in the Zone,

The proposal will provide employment associated with the student accommodation component of the development.

Residents will provide a range of community and economic benefits through financial contributions to local businesses.

(c) to permit residential development that is compatible with non-residential development,

The proposal will provide accommodation which is likely to be predominantly occupied by students of the nearby tertiary institutions (University of Sydney, University of Technology and Ultimo TAFE).

The development will assist in relieving pressure on existing market rental housing.

(d) to maximise public transport patronage and encourage walking and cycling,

Only seven car parking spaces are provided on site. Bicycle parking and motorcycle parking are provided. The proposal will therefore maximise public transport patronage.

(e) to ensure the vitality and safety of the community and public domain,

A legible pedestrian entry to the student accommodation and residential apartments from both Cleveland Street and Eveleigh Street will be provided and surveillance of the surrounding streets will be improved as a consequence of the proposed works.

(f) to ensure buildings achieve design excellence,

The building is a high quality design with a contemporary aesthetic achieved through a considered design which incorporates quality materials and finishes. An active frontage along the ground floor has been provided, to provide visual interest and encourage interaction.

The variation does not result in an excessive building height, visual bulk or scale. The controls permit a building with an FSR of 3:1. The proposal complies with the overall floor space ratio control and therefore the bulk and scale of such a building is acceptable.

The development will provide a high level of amenity for residents with the majority of student rooms facing north and generous common rooms and communal open space area provided on the roof. The residential apartments exceed the minimum size, solar access and cross-flow ventilation requirements under the Residential Flat Design Code.

Notwithstanding the proposed variation to the floor space ratio control, the development performs satisfactorily with respect to solar access and privacy.

(g) to promote landscaped areas with strong visual and aesthetic values to enhance the amenity of the area.

The proposed variation does not create any adverse impacts on the adjoining properties, the streetscape or the character of the locality generally.

The proposal is compatible with the existing mix of surrounding residential, commercial and light industrial uses.

8.0 Is compliance with the development standard unreasonable or unnecessary in the circumstances of the case?

Compliance with the development standard is unreasonable or unnecessary in the circumstances of the case in that:

- The development achieves the underlying objectives of the standard as detailed in the analysis above.
- A reduction to the residential floor space of the building would reduce the number of rooms which are provided in the locality for students. Accordingly, requiring compliance with the standard would hinder several objectives of the Business- Mixed Use zone, which seek to provide a mix of residential opportunities and to permit residential development compatible within non-residential development.

- The proposal will provide residential accommodation within a well located area in terms of proximity to local services and a number of educational establishments. The development will contribute to the availability of student accommodation which will reduce pressures on rental accommodation.
- The building complies with the maximum number of storeys. The impact of the development on the solar access available to the adjoining sites has therefore been minimised and the street facades of the adjoining development will continue to enjoy the same access to sunlight as currently exists. It is not therefore necessary to reduce the floor area of the building in order to provide a reasonable level of solar access to the surrounding properties.
- The existing building on the site represents an under utilisation of a site which is well served by public transport and is well located in relation to tertiary institutions, a range of large scale hospitals and health services, public recreation spaces, employment and retail facilities. The proposed development represents a more efficient and economic use of the site.
- It has been recognised that an FSR of 3:1 is suitable for the site. The development complies with the 3:1 floor space ratio control.
- Relevantly the Department of Planning and Infrastructure supported a variation to the residential FSR maximum of 1:1, increasing the residential floor space to 3:1 for the student housing development at 157-163 Cleveland Street, Redfern. This variation was supported for reasons which apply to the proposal.

9.0 Conclusion

The proposed variation to the floor space ratio development standard has been shown to be:

- Consistent with the underlying objectives of the development standard; and
- Consistent with the aims of SEPP 1 and the objects of s5(a)(i) and (ii) of the EP&A Act;

Strict adherence to the standard is unreasonable and unnecessary in the circumstances of the case. In this regard it is reasonable and appropriate to vary the floor space ratio development standard to the extent proposed.

SUTHERLAND & ASSOCIATES PLANNING

ACN 144 979 564 ABN 54 144 979 564

APPENDIX B

RESIDENTIAL FLAT DESIGN CODE COMPLIANCE SUMMARY

B

Sutherland & Associates Planning Pty Ltd

APPENDIX B

RESIDENTIAL FLAT DESIGN CODE COMPLIANCE TABLE

Note: The following guidelines must be read in conjunction with detailed text contained in the Design Code.

Part 1 Primary Development Controls

Objectives	Comments	Complies
Height		
• To ensure future development responds to the desired scale and character of the street and local area. • To allow reasonable daylight access to all developments and the public domain.	• The proposal provides 2 individual buildings of 5 storeys. This is consistent with the maximum height in storeys control within the SEPP Major Development. The proposal is considered to respond appropriately to the emerging character of the area as well as the anticipated scale of buildings within the immediate context of the site. • The proposed development will not result in any unreasonable impacts on the solar access available to the adjoining properties.	Yes
Building Depth		
• To ensure that the bulk of the development is in scale with the existing or desired future context. • To provide adequate amenity for building occupants in terms of sun access and natural ventilation. • To provide for dual aspect apartments.	• The bulk of the development is consistent with that which is envisaged by the relevant planning controls. • The RFDC indicates that in general an apartment depth of 10-18 metres is appropriate (from glass line to glass line). The proposed buildings have varying depths which do not exceed 18 metres from glass line to glass line. The building footprints are considered acceptable having regard to the nature of the proposal as a mixed use development and as the design of the proposal provides adequately for the amenity of the proposed apartments and student rooms in terms of solar access and cross-flow ventilation. • Many of the 13 residential apartments are dual aspect apartments.	Yes

Objectives	Comments	Complies
Building Separation		
• To ensure that new development is scaled to support the desired area character with appropriate massing and spaces between buildings. • To provide visual and acoustic privacy for existing and new residents. • To control overshadowing of adjacent properties and private or shared open space. • To allow for the provision of open space with appropriate size and proportion for recreational activities for building occupants. • To provide deep soil zones for stormwater management and tree planting, where contextual and side conditions allow.	• The massing of the development is broken down by the introduction of two separate buildings above a shared sub floor basement which achieves variation in massing and height, due to the sites topography. • The relationship between residential apartments and student lodgings have been managed to ensure that sufficient acoustic and visual privacy is maintained. • The proposed does not result in any unreasonable impacts on the adjoining properties in terms of loss of privacy or visual impacts. • The shadow diagrams also demonstrate that the proposal will not result in any unreasonable impact to neighbouring properties. • The private open spaces of the residential apartments have been designed and orientated to optimise solar access and ensure that the private open space areas are directly accessible from living areas and will function as an extension of these internal living spaces. • Communal open spaces are provided by two roof top courtyards, and a ground level garden within the flat building.	Yes
Street Setbacks		
• To establish the desired spatial proportions of the street and define the street edge. • To create a clear threshold by providing a transition between public and private space. • To assist in achieving visual privacy to apartments from the street. • To create good quality entry space to lobbies, foyers or individual dwelling entrances.	• The scale, setback and massing of the proposed development appropriately defines the street edges. • The built form provides a clear distinction between the public and private domain. • The majority of residential units are well elevated above the street level and accordingly, good levels of privacy are achieved to all units. • Secure lobbies are proposed. • Proposed setbacks are consistent with neighbouring sites.	Yes

Objectives	Comments	Complies
Side and Rear Setbacks		
Side setbacks: • To minimise the impact of development on light, air, sun, privacy, views and outlook for neighbouring properties, including future buildings. • To retain or create a rhythm or pattern of development that positively defines the streetscape so that space is not just what is left over around the building form.	• As discussed above the proposed setbacks are consistent with those along Cleveland Street and within the locality. • The massing of the development and the twin building approach, creates modulation which reduces the apparent mass of the development and introduces visual interest.	Yes
Floor Space Ratio		
• To ensure that development is in keeping with the optimum capacity of the site and the local area. • To allow definable development density for generic building types. • To provide opportunities for modulation and depth of external walls within the allowable FSR. • To promote thin cross-section buildings, which maximise daylight access and natural ventilation. • To allow generous habitable balconies.	• The local infrastructure has sufficient capacity to cater for the FSR proposed. The proposal will not result in any adverse impacts on the local area. • The apartments and student rooms will have an acceptable level of amenity in terms of unit sizes, access to natural light, privacy, natural ventilation and as such the proposed density is considered appropriate. • The buildings provide an appropriate architectural expression which incorporates a high level of modulation to create visual interest and also to open views between the buildings. • Daylight access and natural ventilation has been maximised across the site. • All apartments have balconies that are accessible from the living spaces of the development, with full height glazing.	Yes

Part 2 Site Configuration

Objectives	Comments	Complies
Site Analysis		
Site Analysis	A site analysis accompanies this Statement.	Yes

Objectives	Comments	Complies
Deep Soil Zones		
• To assist with management of the water table. • To assist with the management of water quality. • To improve the amenity of developments through the retention and/or planting of large and medium size trees.	• Due to site constraints, the redevelopment of the site is unable to provide for deep soil zones, however water will be effectively collected and controlled across the site and a ground floor internal landscaped courtyard is provided within the flat building. • Both roof tops of the separate buildings will be landscaped, softening the buildings edges, providing spaces for casual respite and social interaction and assisting in local climate control and green space availability.	Yes
Fences and Walls		
• To define the edges between public and private land. • To define the boundaries between areas within the development having different functions or owners. • To provide privacy and security.	• The proposed building defines the edges between the public and private domain.	Yes
Landscape Design		
• To add value to residents' quality of life within the development in the forms of privacy, outlook and views. • To provide habitat for native indigenous plants and animals. • To improve stormwater quality and reduce quantity. • To improve the microclimate and solar performance within the development. • To improve urban air quality. • To contribute to biodiversity.	• A Landscape Plan accompanies the application and demonstrates that the proposal will result in a variety of quality housing options with suitably landscaped common areas, having regard to the urban context of the site. • The addition of roof top green spaces will assist the management of the local urban microclimate and air quality.	Yes
Open Space		
• To provide residents with passive and active recreational opportunities. • To provide an area on site that enables soft landscaping and deep soil planting. • To ensure that communal open space is consolidated, configured and designed to be usable and attractive. • To provide a pleasant outlook.	• The proposal is considered to provide an ample amount of open space by virtue of the roof top courtyards within the subject development.	Yes

APPENDIX B

Objectives	Comments	Complies
Orientation		
• To optimise solar access to residential apartments within the development and adjacent development. • To contribute positively to desired streetscape character. • To support landscape design of consolidated open space areas. • To protect the amenity of existing development. • To improve the thermal efficiency of new buildings. • Position and orientate buildings to maximise north facing walls (within 30 degrees east and 20 degrees west of north) where possible.	• Solar access to the residential apartments has been optimised through the careful consideration of the internal layout of the dwellings. • The proposed development will introduce two contemporary new buildings which will contribute positively to the streetscape. • The proposed development will not result in any unreasonable impacts on the amenity of surrounding properties. • A BASIX Certificate has been obtained for the proposed development. • The building design has taken advantage of the north and west facing elevations which contain many of the living areas within the development.	Yes
Planting on Structures		
• To contribute to the quality and amenity of communal open space on roof tops, podiums and internal courtyards. • To encourage the establishment and healthy growth of trees in urban areas.	• The Landscape Plan accompanying the application illustrates all proposed landscaping elements.	Yes
Stormwater Management		
• To minimise the impact of residential flat development and associated infrastructure on the health and amenity of natural waterways. • To preserve existing soil and natural features, including watercourses and wetlands.	• The proposed development will not result in an adverse impact on any natural waterways. • No existing natural features are located on the site.	Yes
Safety		
• To ensure residential flat developments are safe and secure for residents and visitors. • To contribute to the safety of the public domain.	• The building has been designed and orientated to enable passive surveillance of spaces surrounding the site.	Yes

Objectives	Comments	Complies
Visual Privacy		
• To provide reasonable levels of visual privacy externally and internally, during the day and at night. • To maximise outlook and views from principal rooms and private open space without compromising visual privacy.	• The development proposed does not result in any unreasonable impacts on the adjoining properties in terms of loss of privacy or visual impacts. • The relationships between apartments have been managed to ensure that acoustic and visual privacy is maintained.	Yes
Building Entry		
• To create entrances which provide a desirable residential identity for the development. • To orient the visitor. • To contribute positively to the streetscape and building façade design.	• The residential lobby pedestrian entrance to the development is clearly identifiable and appropriately located. • The entry to the student accommodation is located on the prominent facade and is covered by an awning.	Yes
Parking		
• To minimise car dependency for commuting and recreational transport use and to promote alternative means of transport – public transport, bicycling and walking. • To provide adequate car parking for the building's users and visitors, depending on building type and proximity to public transport. • To integrate the location and design of car parking with the design of the site and the building.	• The site is well served by public transport with bus services available immediately adjacent to the site and Redfern train station within close proximity. • As discussed previously, the proposed car parking provision is considered acceptable for the site and is consistent with the rates set out within applicable instruments. • The car parking access into the site has been located away from the pedestrian entrances and is considered to be satisfactorily integrated into the building.	Yes
Pedestrian Access		
• To promote residential flat development which is well connected to the street and contributes to the accessibility of the public domain. • To ensure that residents, including users of strollers and wheelchairs and people with bicycles, are able to reach and enter their apartment and use communal areas via minimum grade ramps, paths, access ways or lifts.	• Pedestrian access is provided to the development from Eveleigh Street and Cleveland Street. • At grade access has been provided to the each of the entry foyers.	Yes

Objectives	Comments	Complies
Vehicle Access		
• To integrate adequate car parking and services access without compromising street character, landscape or pedestrian amenity and safety. • To encourage the active use of street frontages.	• The car parking access into the site has been appropriately located to segregate vehicle and pedestrian movements. • The vehicle entry and exit has been satisfactorily integrated into the building.	Yes

Part 3 Building Configuration

Objectives	Comments	Complies
Apartment Layout		
• To ensure the spatial arrangement of apartments is functional and well organised. • To ensure that apartment layouts provide high standards of residential amenity. • To maximise the environmental performance of apartments. • To accommodate a variety of household activities and occupants' needs.	• The size and spatial arrangement of the dwellings within the development will provide a high level of amenity for future occupants. • The layout of each apartment is functional and efficient. • A BASIX certificate has been obtained for the development indicating that the environmental performance of the building is adequate.	Yes
Apartment Mix		
• To provide a diversity of apartment types, which cater for different household requirements now and in the future. • To maintain equitable access to new housing by cultural and socio-economic groups.	• Given the modest nature of the proposal and location of the site, the provision of only 1 bedroom apartments is considered appropriate. • The proposed apartments in conjunction with student housing will contribute to the diversity of housing within the locality.	Yes

Objectives	Comments	Complies
Balconies		
• To provide all apartments with private open space. • To ensure balconies are functional and responsive to the environment thereby promoting the enjoyment of outdoor living for apartment residents. • To ensure that balconies are integrated into the overall architectural form and detail of residential flat buildings. • To contribute to the safety and liveliness of the street by allowing for casual overlooking and address. • Minimum depth of private balconies 2 metres.	• All balconies comply with the Residential Flat Design Code private open space requirements. • The living room of each dwelling opens to a balcony. • The balconies are integrated into the overall architectural form of the building. • The building addresses each street frontage. The opportunity for the natural surveillance of all streets is provided from both the balconies, kitchen and bedroom windows of the development. • A minimum depth of 2 metres has been provided to all primary balconies.	Yes
Ceiling Heights		
• To increase the sense of space in apartments and provide well-proportioned rooms. • To promote the penetration of daylight into the depths of the apartment. • To contribute to flexibility of use. • To achieve quality interior spaces while considering the external building form requirements.	• Residential ceiling heights will comply with the minimum 2.7 metre requirement for habitable rooms. • The apartment depths combined with the internal layout ensures that adequate daylight penetration is provided into the apartments. • The floor to ceiling heights allow the future flexibility of use. • A high level of amenity has been provided to all units within the development with the majority of units receiving adequate access to natural light and natural ventilation.	Yes
Flexibility		
• To encourage housing designs which meet the broadest range of the occupants' needs possible. • To promote 'long life loose fit' buildings, that can accommodate whole or partial changes of use. • To encourage adaptive re-use. • To save the embodied energy expended in building demolition.	• The proposed provides a targeted form of accommodation which is suitable to meet the needs of residents and in particular students in this location. • Demolition materials will be recycled where possible.	Yes

Objectives	Comments	Complies
Ground Floor Apartments		
• To contribute to the desired streetscape of an area and to create active safe streets. • To increase the housing and lifestyle choices available in apartment buildings.	• There is one ground floor apartments and a large common area at the ground floor of the student accommodation. These spaces assist in achieving an active streetscape.	N/A
Internal Circulation		
• To create safe and pleasant spaces for the circulation of people and their personal possessions. • To facilitate quality apartment layouts, such as dual aspect apartments. • To contribute positively to the form and articulation of the building façade and its relationship to the urban environment. • To encourage interaction and recognition between residents to contribute to a sense of community and improve perceptions of safety.	• Simple and clear circulation is provided in a safe environment. Units have secure access and perimeter surveillance of access to the building is achieved. • The unit layout and the building design reflects the principles outlined in the Residential Flat Design code. • The form and articulation of the building positively relate to the urban environment and the context of the development. • Few dwellings are generally accessed from each level. This arrangement encourages interaction and recognition between resident and will improve perceptions of safety.	Yes
Mixed Use		
• To support the integration of appropriate retail and commercial uses with housing. • To create more active lively streets and urban areas, which encourage pedestrian movement, service the needs of the residents and increase the area's employment base. • To ensure that the design of mixed use developments maintains residential amenities and preserves compatibility between uses.	• The subject development introduces an active ground floor to Cleveland Street by locating a student reception, managers office and communal lobby area in this location. • The Eveleigh Street elevation is also activated by the entryway to the lobby of the residential apartments and the locating of a ground floor apartment also on this elevation. • Although no commercial element is proposed the development will adequately enliven and encourage pedestrian movement in this location through the relative intensification of the student accommodation component. • The arrangement and use of the ground floor space of the student accommodation component, will not prohibit a commercial use should one be proposed in the future.	Yes

Objectives	Comments	Complies
Storage		
• To provide adequate storage for everyday household items within easy access of the apartment. • To provide storage for sporting, leisure, fitness and hobby equipment.	• Storage facilities which are approximately 6m3 have been provided within each apartment unit. • Adequate storage for general household items is provided within each apartment and student room.	Yes
Acoustic Privacy		
• To ensure a high level of amenity by protecting the privacy of residents within residential flat buildings both within the apartments and in private open spaces.	• Good levels of acoustic privacy are maintained to all units by the locating of a privacy screen between the two buildings, further, the buildings are oriented in opposite directions to assist in reducing noise impacts between uses. • The application is accompanied by an Acoustic Report prepared by Acoustic Logic which details the noise mitigation measures proposed in order to comply with the criteria set out in AS2021-2000.	Yes
Daylight Access		
• To ensure that daylight access is provided to all habitable rooms and encouraged in all other areas of residential flat development. • To provide adequate ambient lighting and minimise the need for artificial lighting within daylight hours. • To provide residents with the ability to adjust the quantity of daylight to suit their needs. Rules of Thumb: • Living rooms and private open spaces for at least 70% of apartments in a development should receive a minimum of three hours direct sunlight between 9 am and 3 pm in mid winter. In dense urban areas a minimum of two hours may be acceptable. • Limit the number of single-aspect apartments with a southerly aspect (SW-SE) to a maximum of 10 % of the total units proposed.	• The buildings have been designed and orientated to ensure that adequate access to natural light is provided to habitable rooms. • The depth of each apartment will ensure that the habitable rooms will receive adequate ambient lighting. • 72% of units receive a minimum of 2 hours between 9am-3pm to living room windows. • There are no single aspect, south facing apartments. • Apartment layouts and ceiling heights have been designed to maximise daylight utilisation.	Yes

Objectives	Comments	Complies
Natural Ventilation		
• To ensure that apartments are designed to provide all habitable rooms with direct access to fresh air and to assist in promoting thermal comfort for occupants. • To provide natural ventilation in non-habitable rooms, where possible. • To reduce energy consumption by minimising the use of mechanical ventilation, particularly air-conditioning. Rules of Thumb • Building depths which support natural ventilation typically range from 8 to 15 metres. • Sixty percent (60%) of residential units should be naturally cross ventilated. • Twenty five percent (25%) of kitchens within a development should have access to natural ventilation. • Developments which seek to vary the minimum standards must demonstrate how natural ventilation can be satisfactorily achieved, particularly in relation to habitable rooms.	• 62% of the apartments and 100% of student rooms are able to receive natural cross flow ventilation. • The building footprints are considered acceptable as they provide adequately for the amenity of the proposed residential apartments and boarding rooms in terms of solar access and cross-flow ventilation. • All kitchens have access to natural ventilation, through open planning with living areas. • All habitable rooms have access to good natural ventilation. • All communal living rooms and communal open spaces have access to natural light and natural cross flow ventilation.	Yes
Awnings and Signage		
• To provide shelter for public streets. • To ensure signage is in keeping with desired streetscape character and with the development in scale, detail and overall design.	• The proposed provides an awning above the student pedestrian entry along Cleveland Street. • No signage is proposed as a component of this application.	Yes

Objectives	Comments	Complies
Facades		
• To promote high architectural quality in residential flat buildings. • To ensure that new developments have facades which define and enhance the public domain and desired street character. • To ensure that building elements are integrated into the overall building form and façade design.	• The architectural design quality of the proposed development is of a high standard and complies with the Residential Flat Design Code. The colours and materials proposed are appropriate with the contemporary character of the building in its location. • The proposed building facade to the student accommodation component is contemporary in appearance and will provide a positive contribution to the streetscape and the Redfern-Waterloo urban renewal precinct. • The high quality, decorative design elements unite the overall building form and adequately differentiate the student accommodation from the residential flat building.	Yes
Roof Design		
• To provide quality roof designs which contribute to the overall design and performance of residential flat buildings. • To integrate the design of the roof into the overall façade, building composition and desired contextual response. • To increase the longevity of the building through weather protection.	• The roof design integrates equipment and services and provides skyline modulation to the building.	Yes
Energy Efficiency		
• To reduce the necessity for mechanical heating and cooling. • To reduce reliance on fossil fuels. • To minimise greenhouse gas emissions. • To support and promote renewable energy initiatives.	• A BASIX Certificate accompanies the application which details the measures which will be implemented to minimise energy consumption.	Yes
Maintenance		
• To ensure long life and ease of maintenance for the development.	• Materials have been selected that are robust and have longevity.	Yes

Objectives	Comments	Complies
Waste Management		
• To avoid the generation of waste through design, material selection and building practices. • To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction of the development. • To encourage waste minimisation, including source separation, reuse and recycling. • To ensure efficient storage and collection of waste and quality design of facilities	• Appropriate garbage and recycling storage areas are provided in accordance with the Council guidelines.	Yes
Water Conservation		
• To reduce mains consumption of portable water. • To reduce the quantity of urban stormwater runoff.	• A BASIX Certificate accompanies the application which details how water consumption will be minimised. • Water quality planning is provided as a component of the DA.	Yes

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APPENDIX C

SURVEY PLAN C

Sydney Registered Surveyors

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APPENDIX D

ARCHITECTURAL DRAWINGS, PHOTOMONTAGES AND SEPP 65 DESIGN VERIFICATION STATEMENT

D

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APPENDIX E

LANDSCAPE PLAN AND STATEMENT

E

Habitation

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APPENDIX F

GEOTECHNICAL REPORT F

GeoEnvironmental

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APPENDIX G

ACOUSTIC REPORT G

Acoustic Logic

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APPENDIX H

BCA COMPLIANCE ASSESSMENT REPORT

H

Vic Lilli & Partners

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APPENDIX I

CONTAMINATION ASSESSMENT AND RAP

GeoEnvironmental

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APPENDIX J

TRAFFIC AND PARKING ASSESSMENT J

Varga Traffic

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APPENDIX K

ELECTROLYSIS ASSESSMENT K

Corrosion Control Engineering

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APPENDIX L

BASIX CERTIFICATE

STS

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APPENDIX M

ACCESSIBILITY REPORT M

Access Solutions

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APPENDIX N

WASTE MANAGEMENT PLAN N

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APPENDIX O

STORMWATER CONCEPT PLAN

SGC

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APPENDIX P

QS COST ESTIMATE P

MMDCC

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APPENDIX Q

ECONOMIC STATEMENT Q

Leyshon Consulting

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APPENDIX R

CONSTRUCTION MANAGEMENT PLAN R

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APPENDIX S

DESIGN EXCELLENCE STATEMENT S

Harry Margalit

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APPENDIX T

HERITAGE IMPACT ASSESSMENT

T

Graham Brooks & Associates

SUTHERLAND & ASSOCIATES PLANNING

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APPENDIX U

ARCHAEOLOGICAL REPORT U

Archaeological and Heritage Management Solutions

SUTHERLAND & ASSOCIATES PLANNING

ACN 144 979 564 ABN 54 144 979 564

APPENDIX V

ABORIGINAL CULTURAL HERITAGE IMPACT ASSESSMENT

V

Archaeological and Heritage Management Solutions

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APPENDIX W

STRUCTURAL REPORT W

Steve Marshall

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APPENDIX X

PLAN OF MANAGEMENT

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APPENDIX Y

DRAFT PLAN OF SUBDIVISION Y

LTS

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APPENDIX Z

ARTIST COMMISSION Z

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APPENDIX Z1

DIRECTOR GENERAL REQUIREMENTS Z1