

Statement of Environmental Effects- Section 4.55 (1a)

23 -27 MARSHALL STREET,
BANKSTOWN

14 DECEMBER 2020



QUALITY ASSURANCE

PROJECT: Section 4.55 (1a) -Residential Flat Building

ADDRESS: 23 -27 Marshall Street, Bankstown

Lot/DP: Lots 8,9 & 10 in DP 12384

COUNCIL: Canterbury-Bankstown Council

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Document Management

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Integrated Development (under S4.46 of the EP&A Act). Does the development require approvals under any of the following legislation?

Fisheries Management Act 1994	No
Heritage Act 1977	No
Mine Subsidence Act 1992	No
Mining Act 1992	No
National Parks and Wildlife Act 1974	No
Petroleum (Onshore) Act 1991	No
Protection of the Environment Operations Act 1997	No
Roads Act 1993	No
Rural Fires Act 1997	No
Water Management Act 2000	No
Concurrence	
SEPP 64- Advertising and Signage	No
SEPP Coastal Management 2018	No
SEPP (Infrastructure) 2007	No
SEPP (Major Development) 2005	No
SREP (Sydney Harbour Catchment) 2005	No

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EXECUTIVE SUMMARY

This Statement of Environmental Effects has been prepared in support of a Section 4.55 (1a) modification application to a residential flat building approved (DA-1495/2015) at 23-27 Marshall Street, Bankstown.

The subject site is located within Canterbury-Bankstown Council and is subject planning instruments associated with the Canterbury- Bankstown Council, including the Bankstown Local Environmental Plan 2015 and Bankstown Development Control Plan.

Bankstown City Council is the Consent Authority, and the Sydney West Joint Regional Planning Panel has the function of determining the application.

DA-1495/2015 was lodged to Bankstown City Council on 15th December 2015 and was approved 13th May 2016 by Joint Regional Planning Panel for the following:

- *Demolition of existing site structures and the construction of a four (4) storey residential flat building containing thirty-two (32) residential units over basement level parking under State Environmental Planning Policy (Affordable Rental Housing) 2009.*

The amendments proposed to the scheme relate primarily to changes to the external finishes of the development and a change to the balcony balustrade elements from glass to metal. The intent of the changes are to maximise longevity of the building noting the change from Hebel to adopt a greater extent of face brick will enable greater longevity for the building as compared to the prior Hebel finish. The materials and finishes also adopt a more muted finish and remove the extent of 'yellow' colours which is considered a better contextual fit and the development adopts a more refined and cohesive series of finishes than that approved.

The development proposal is appropriately defined as substantially the same development as the original consent, with the proposal continuing to incorporate a residential development, and will have very limited additional amenity impacts, noting potential impacts have been addressed via previous DAs.

Having regard to the benefits of the proposal and considering the absence of adverse environmental, social, or economic impacts, and that the proposal represents an appropriate use of well-located land; the application is submitted to Council for assessment. Think Planners Pty Ltd recommends the approval of the modification application subject to necessary, relevant, and appropriate amended conditions.

SITE AND LOCALITY

LEGAL DESCRIPTION

The subject site is legally described as Lots 8-10 in DP 12384, known as 23 -27 Marshall Street, Bankstown.

SUBJECT SITE

Located within an established high density residential area, the subject site is bounded by a large residential flat building to the west that front's De Witt Street and low scale single detached dwellings to the north. This infill development site currently accommodates three single storey residential dwellings that are to be demolished as part of the proposal.

The site comprise of three (3) separate allotments with a total site area of 1,837.82m² with a frontage to Marshall Street of 44.19m, a frontage to De Witt Street of 38.71m, a northern side boundary of 40.21m and a western side boundary of 45.72m.

An aerial map extract of the site is provided below demonstrating its relationship with adjoining land parcels.

Figure 1: Aerial Map Extract of the subject site (Source: Six Maps)



BRIEF HISTORY

Bankstown City Council was the prior Consent Authority, and the Sydney West Joint Regional Planning Panel had the function of determining the application, however Council is able to determine the modification owing to the revised provisions applying to Local and State Planning Panels (August 2020).

DA-1495/2015 was lodged to Bankstown City Council on 15th December 2015 and was approved 13th May 2016 by Joint Regional Planning Panel for the following:

- *Demolition of existing site structures and the construction of a four (4) storey residential flat building containing thirty-two (32) residential units over basement level parking under State Environmental Planning Policy (Affordable Rental Housing) 2009.*

An extract of the photomontage from the approved Architectural Plans is provided below.



Source: Approved Architectural plans

PRINCIPAL PLANNING LAYERS

The principal planning layers are provided below and overleaf.

ZONING

As shown on the zoning map extract below the development site is zoned R4 High Density Residential under the provisions of Bankstown LEP 2015. *'Residential Flat Buildings'* are permissible with consent on the subject site

Figure 2: Zoning Map Extract (Source: Bankstown LEP 2015)



The development seeks to utilise the land in accordance with the zoning and take advantage of the land parcel being located within proximity to educational establishments, employment opportunities, recreational activities, and public transportation.

The proposed development provides a residential flat building that will not only make available a variety of housing types but contribute towards increasing the housing stock of Bankstown, whilst being consistent with the existing high density character of the subject area.

HERITAGE

The subject site is not identified as a heritage listed item, nor is it located within a heritage conservation area. This is demonstrated via Heritage map extract below.

Figure 3: Heritage Map Extract (Source: Bankstown LEP 2015)



As a result, the subject site will not have any associated heritage restrictions and any heritage investigation is not required.

PROPOSED MODIFICATION

This Section 4.55 (1a) modification application is for the changes to an approved residential flat building (DA-1495/2015) at 23-27 Marshall Street, Bankstown.

This modification seeks consent for further amendments to the approved architectural plans under DA-1495/2015 to adjust the development proposal.

The amendments proposed to the scheme relate primarily to changes to the external finishes of the development and a change to the balcony balustrade elements from glass to metal. The intent of the changes are to maximise longevity of the building noting the change from Hebel to adopt a greater extent of face brick will enable greater longevity for the building as compared to the prior Hebel finish. The materials and finishes also adopt a more muted finish and remove the extent of 'yellow' colours which is considered a better contextual fit and the development adopts a more refined and cohesive series of finishes than that approved.

A description of the various aspects of the development that have been altered and to which the modification applies is provided below:

Materials and Finishes:

- Changing the external walls from Hebel to face brick;
- Changing the external finishes to remove the 'yellow' glazed panels and do adopt a more muted colour- being 'charcoal';
- Amendment to the finishes to adopt a 'white on white' render to the frame elements to the building;
- Amendment to the rendered wall colour to adopt a dark tone, being 'Raku'.
- Changing balcony balustrades from glass to metal in a charcoal tone.
- Changing the entry portal feature rendered element from yellow to white to be consistent with the other amendments to the scheme.

The proposed changes are minor and do not result in any additional environmental impacts associated with this development site.

As such, the application is appropriate to define the proposal as substantially the same development as the original consent, with the proposal continuing to be residential development, noting that the proposed modification will have very limited amenity impacts with potential impacts have been addressed via previous DAs.

PLANNING CONTROLS

STATUTORY CONTROLS

The relevant Statutory Planning Controls include:

- S.4.55(1a) Environmental Planning and Assessment Act 1979;
- State Environmental Planning Policy BASIX (2004);
- State Environmental Planning Policy No. 55 – Remediation of Land;
- State Environmental Planning Policy –Affordable Rental Housing (2009);
- State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development; and
- Bankstown Local Environmental Plan 2015.

POLICY CONTROLS

The applicable policy control documents are: -

- Bankstown Development Control Plan

CONSIDERATION OF PLANNING CONTROLS

The following summarises the relevant planning controls in relation to the proposal and the compliance of each.

S.4.55(1A) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Pursuant to S.4.55 (1a) of the Act, Council may consider an application to amend a development consent provided that, inter alia:

(1A) Modifications involving minimal environmental impact

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if—

(a) it is satisfied that the proposed modification is of minimal environmental impact, and

(b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and

(c) it has notified the application in accordance with—

(i) the regulations, if the regulations so require, or

(ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and

(d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.

The application is substantially the same as the approved development, with the S.4.55(1a) modification seeking to modify minor elements relating to the external finishes of the development.

The proposal can be reasonably and appropriately considered ‘substantially the same development when having regard to case law set down by the Land and Environment Court.

In particular it is noted:

- The height of the building is unchanged;
- There are no changes to the parking arrangements.
- A comparison of the approved and amended plans reveals nothing that is radically different to that originally approved, other than the refinement of the palette of materials to provide an improved design outcome on the site.

Therefore, the proposal is in essence substantially the same development as that originally approved. It is anticipated that the application will be notified to adjoining property owners and a discussion against the relevant planning controls is provided further in this statement.

STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND

Has been addressed via approved development application (DA-1495/2015).

STATE ENVIRONMENTAL PLANNING POLICY NO. 65 – DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT

An assessment against the relevant objectives and design guidelines contained in parts 3 and 4 of the Architectural Design Guide can be found below. However noting the extent of change is limited there are a number of provisions that are of limited relevance to the assessment of the application.

Clause 6A of the amended SEPP states that development control plans cannot be inconsistent with the Apartment Design Guide for the following matters set out in parts 3 and 4 of the guide:

- (a) visual privacy,
- (b) solar and daylight access,
- (c) common circulation and spaces,
- (d) apartment size and layout,
- (e) ceiling heights,
- (f) private open space and balconies,
- (g) natural ventilation,
- (h) storage.

The SEPP states that if a development control plan contains provisions that specify requirements, standards or controls in relation to a matter to which clause 6A applies, those provisions are of no effect.

The table below provides a detailed discussion against the relevant provisions of the Architectural Design Guide Code, noting that a number of these provisions are embodied within Bankstown LEP 2015 and the supporting Bankstown DCP 2015.

ADG Element	Design Criteria	Proposed	Compliance
<i>Part 3 – Siting the Development</i>			
3A Site Analysis	Appendix 1 of the ADG		Yes
3B Orientation		Has been addressed via DA-1495/2015.	No change
3C Public Domain Interface	Terraces, balconies should have direct street entry, where appropriate.	All ground floor street facing units have direct access to the street.	Yes
	Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided	Mail boxes are located perpendicular to the Marshall Street alignment of the site. Complies.	Yes
	Substations, pump rooms, garbage storage rooms and other service rooms should be located in the basement carpark or out of view	Has been addressed via DA-1495/2015.	N/A
3D Communal and Public Open Space		No change to communal open space approved via DA-1495/2015.	No change
3E Deep Soil Zones		No change to deep soil approved via DA-1495/2015.	No change
3F Visual Privacy		No change to visual privacy approved via DA-1495/2015.	No change
3G Pedestrian Access and Entries	Building entries should be clearly identifiable and communal entries should be clearly distinguished from private areas	The building provides a clearly distinguishable entry points to lobby from Marshall Street.	Yes

3H Vehicle Access	Car park access should be integrated with the building's overall façade	The access point to the basement is appropriately integrated into the buildings design.	Yes
	Car park entry and access should be located on secondary streets or lanes where available	The entrance to the basement carpark is from Marshall Street that is the secondary street to the proposal.	Yes
3J Carparking		No change to car parking approved via DA-1495/2015.	No change
Part 4 – Designing the Building			
4A Solar Access		No change to Solar Access approved via DA-1495/2015.	No change
4B Natural Ventilation		No change to Natural Ventilation approved via DA-1495/2015.	No change
4C Ceiling Height		No change to ceiling heights addressed via DA-1495/2015.	No change
4D Unit Sizes		No change to unit sizes approved via DA-1495/2015.	No change
4E Private Open Space		No change to private open space approved via DA-1495/2015.	No change
4F Common Circulation and Spaces		No change common circulation and spaces approved via DA-1495/2015.	No change
4G Storage		No change to storage approved via DA-1495/2015.	No change
4H Acoustic Privacy	Adequate building separation is provided within the development and from neighboring buildings/adjacent uses	Development has provided adequate separation from neighbouring buildings and the building separation remains as approved.	Yes
	Windows and door openings are generally orientated away from noise source	Has been addressed via DA-1495/2015.	Yes
	Noisy areas within buildings including building enters and corridors should be	Has been addressed via DA-1495/2015.	Yes

	located next to or above each other and quieter areas next to or above quieter areas.					
4K Apartment Mix	A variety of apartment types is provided	Has been addressed via DA-1495/2015.				No change
4M Facades	Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale	<p>The proposed facades are well articulated with a mixture of vertical and horizontal features including windows, projecting walls and balconies and framed elements.</p> <p>The amendments proposed to the scheme relate primarily to changes to the external finishes of the development and a change to the balcony balustrade elements from glass to metal. The intent of the changes are to maximise longevity of the building noting the change from Hebel to adopt a greater extent of face brick will enable greater longevity for the building as compared to the prior Hebel finish. The materials and finishes also adopt a more muted finish and remove the extent of 'yellow' colours which is considered a better contextual fit and the development adopts a more refined and cohesive series of finishes than that approved.</p>			Yes	
4O Landscape Design		Has been addressed via DA-1495/2015.				No change
4Q Universal Design		Has been addressed via DA-1495/2015.				No change
4U Energy Efficiency		Has been addressed via DA-1495/2015.				No change
4V Water Management and Conservation	Reduce mains consumption, and reduce the quantity of storm water runoff.	Has been addressed via DA-1495/2015.				No change
4W Waste Management	Supply WMP Allocate storage area	Has been addressed via DA-1495/2015.				No change

4X Building Maintenance	To ensure long life and ease of maintenance for the development.	The proposed material is considered durable which may be easily cleaned and the finishes are considered to be an improvement noting the use of greater face bricks, and metal balustrading as compared to the prior finishes of hebel and glass balconies.	Yes
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STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009

State Environmental Planning Policy (Affordable Rental Housing) 2009 was introduced in July 2009 as a response to the ongoing issue of housing affordability within NSW. This section of the Statement addresses the relevant provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009.

Part 2 New Affordable Rental Housing: Division 1 In-Fill Affordable Housing: Clause 10- Development to which Division Applies

The SEPP applies as residential flat buildings are permitted with consent under Bankstown Local Environmental Plan 2015 and the sites are not listed as containing heritage items. Clause 10 also requires sites to be within an accessible area.

The site is within an accessible area with a bus stop with regular services to Canterbury, Roselands, Bankstown, Sutherland, Liverpool and Burwood located 250m from the subject site and meets the SEPP requirements

Clause 14- Standards that cannot be used to refuse consent

The SEPP prescribed a number of standards that cannot be used to refuse consent. They are summarised within the table below:

Control	Numerical Requirement	Proposed Development	Complies
Site Area	450m ²	1,837.72m ²	Yes
Landscaped Area	30% of site area	No change	No change
Deep Soil Zones	15% of site area	No change	No change
Solar Access	3 hours to 70% of dwellings between 9am and 3pm at mid-winter	No change	No change

Parking	No change	No change
Dwelling Size	No change	No change

Clause 15- Design Requirements & Clause 16- Continued Application of SEPP 65

The proposal involves a residential flat building and therefore the reference to the Seniors Living Policy: Urban Design Guidelines for Infill Development is not relevant to the current proposal.

As noted by Clause 16 the provisions of SEPP 65 continue to apply to the development and the provisions of SEPP 65 are addressed previously in this statement noting the changes are limited.

Clause 16A- Character of Local Area

The physical design fo the building, the articulation and the like is unchanged. The change to character arising from this modification relates only to the materials and finishes.

The 3D photomontage provided below demonstrates the compatibility of the building with the character of the locality and adjoining development with the proposal presenting a high quality urban design outcome and suitable materials and finishes- and an improvement on the materials and finishes associated with the original DA.



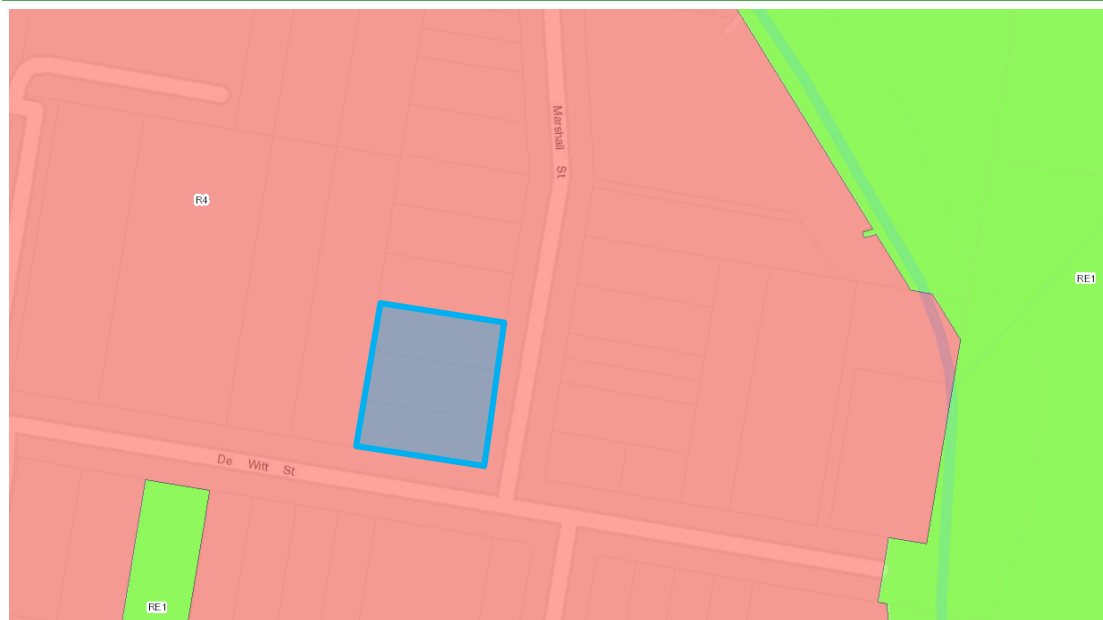
STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

The development site is not located within proximity to a classified road and as a result it is not necessary to consider the provisions of Clause 102 of the SEPP that requires a consent authority to consider the impact of arterial roads on buildings used for residential purposes. No changes to State Environmental Planning Policy (Infrastructure) 2007 via approved development application (DA-1495/2015).

BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2015

As shown on the zoning map extract below the development site is zoned R4 – High Density Residential under the provisions of Bankstown LEP 2015. 'Residential Flat Buildings' are permissible with consent on the subject site

Figure 4: Zoning Map Extract (Source: Bankstown LEP 2015)



The proposal is consistent with the definition contained within the LEP:

Residential Flat Building means a building containing 3 or more dwellings but does not include an attached dwelling or multi dwelling housing.

The proposal is also consistent with the prescribed zone objectives which are stipulated as:

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.

- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The proposed development provides a residential flat building that will not only make available a variety of housing types but contribute towards increasing the housing stock of Bankstown, whilst being consistent with the existing high density character of the subject area.

The site is well located and is located within proximity essential services, public transportation, and recreation opportunities.

The table below provides detail on the development standards relevant to the current proposal as well as other relevant LEP provisions.

Bankstown Local Environmental Plan 2015 – Compliance Table			
Clause	Controls	Comment	Complies
Zoning	R4 Residential Flat Building	A 'Residential Flat Buildings' is permissible with Council consent in the R4 High Density Residential zone.	Yes
Part 2 Permitted or Prohibited Development			
2.3	Zone Objectives and Land Use Table	The proposal is consistent with the zone objectives of the R4 – High Density zone and will provide additional housing in the catchment of public transport and services whilst contributing to range of housing types to suit the needs of residents within a high density context.	Yes
2.6	Subdivision	Has been addressed via DA-1495/2015.	No change
2.7	Demolition Requires Consent	Has been addressed via DA-1495/2015.	No change
Part 4 Principal Development Standards			
4.3	Height of Buildings	No change to building height approved under DA-1495/2015.	No change
4.4	Floor Space Ratio	No change to FSR approved under DA-1495/2015.	No change
Part 5 Miscellaneous Provisions			
5.10	Heritage Conservation	The site is not identified as containing a heritage item, being within a heritage conservation area or as being within proximity to a heritage item. Not applicable.	Yes

Part 6 Additional Local Provisions			
6.1	Acid Sulfate Soils	The land is identified as containing 'Class 5' Acid Sulfate Soils. Notwithstanding, it is considered that the proposal will not likely lower the water table below 1 metre AHD and will not have any adverse impact on the watertable or other affected land.	No change
6.2	Earthworks	Has been addressed via DA-1495/2015.	No change
6.3	Flood Planning	Has been addressed via DA-1495/2015.	No change
6.4	Biodiversity Protection	Has been addressed via DA-1495/2015.	No change
6.5	Water Protection	Has been addressed via DA-1495/2015.	No change
6.6	Development on Landslide Risk Land	Has been addressed via DA-1495/2015.	No change

BANKSTOWN DEVELOPMENT CONTROL PLAN 2015

All relevant Council controls have been considered in the following compliance table, noting a significant number are of limited relevance given the minor extent of change proposed.

Bankstown Development Control Plan 2015 – Compliance Table		
Controls	Comment	Complies
Part A – Precinct Controls		
Part A1 – Centres		
Section 2 – Bankstown Central Business District		
Introduction	This part of the DCP only applies to the Northern CBD Core, Southern CBD Core and Bankstown City Plaza precincts. Whilst the site is identified as one of the Bankstown CBD precincts it falls within the 'Southern Frame' and as such the DCP does not apply. Notwithstanding it is noted that the proposal is consistent with the overall objectives of the DCP and will lead to additional high quality housing supply within close proximity of the Bankstown CBD and Train Station.	Yes

Part B – General Controls		
Part B1 – Residential Development		
Section 1 – Introduction		
Desired Character	<ul style="list-style-type: none"> - The proposal is consistent with the desired character for development within the R4 – High Density Residential zone. The proposal will provide a contemporary residential flat building in a landscape setting whilst providing appropriate building separation, communal open space and deep soil zones. - The proposal results in a high quality residential development that is consistent with Councils height and scale controls. The proposal has been architecturally designed and treated to increase the visual presentation of the proposal through and the use of more suitable materials and colours. 	Yes
Section 9 – Residential Flat Buildings, Serviced Apartments and Shop Top Housing		
Objectives	<p>The proposed RFB is consistent with the objectives based on the following:</p> <ul style="list-style-type: none"> - The proposal will allow for the establishment of a high quality residential character that will set the standard for future development in the area. The proposal responds appropriately to its site and surrounds and will lead to a high level amenity outcome for future residents and adjoining sites. The proposal will be compatible with the desired future character of the locality. - The proposal is well designed and provides high levels of amenity for future residents in terms of solar access, ventilation, privacy, and communal open space whilst ensuring the existing amenity of adjoining neighbors is maintained. - The proposal has been architecturally designed and treated through articulation of the built form and the use of materials and colors in order to reduce the visual height, bulk and scale. The proposal will not lead to adverse impacts on adjoining properties in terms of solar access and privacy, noting that design consideration (location and size of openings, screening, height, orientation, etc.) has been incorporated into the design to reduce potential impacts. 	Yes
9.2- 9.4 – Storey limit	No change to building height approved under DA- 1495/2015.	No change

9.5(a) – Setbacks to the primary and secondary frontages	No change to setbacks approved under DA-1495/2015.	No change
9.5(b) – Setbacks to the primary and secondary frontages to be 6m	No change to setbacks approved under DA-1495/2015.	No change
9.7 – Setbacks to the side and rear boundaries for a 2 storey building.	No change to setbacks approved under DA-1495/2015.	No change
9.8 – Setbacks to the side and rear boundaries are to be a minimum of 4.5m	No change to setbacks approved under DA-1495/2015.	No change
9.9 – Setbacks to the side and rear boundaries	The subject site is not within the vicinity of Ruse Park. Not applicable.	Yes
9.10 – Setbacks to the side and rear boundaries from the basement is to be 2m	No change to setbacks approved under DA-1495/2015.	No change
9.11 – Setbacks to the side and rear boundaries	No change to setbacks approved under DA-1495/2015.	No change
9.12 – Private open space	Has been addressed via DA-1495/2015.	N/A
9.13 – Building design –all existing buildings are to be demolished	Has been addressed via DA-1495/2015.	N/A
9.14 – Adaptable dwellings	Has been addressed via DA-1495/2015.	N/A
9.15 –Roof Pitch	Has been addressed via DA-1495/2015.	N/A
9.16 – Attics	Has been addressed via DA-1495/2015.	N/A
9.17 – Dormers	Has been addressed via DA-1495/2015.	N/A
9.18 – Building design	<p>The proposed facades are well articulated with a mixture of vertical and horizontal features including windows, projecting walls and balconies and framed elements.</p> <p>The amendments proposed to the scheme relate primarily to changes to the external finishes of the development and a change to the balcony balustrade elements from glass to metal. The intent of the changes are to maximise longevity of the building noting the change from Hebel to adopt a greater extent of face brick will enable greater longevity for the building as compared to the prior Hebel finish.</p>	Yes

	The materials and finishes also adopt a more muted finish and remove the extent of 'yellow' colours which is considered a better contextual fit and the development adopts a more refined and cohesive series of finishes than that approved.	
9.19 – Roof top balconies	Has been addressed via DA-1495/2015.	N/A
9.20 – Roof top plant	Has been addressed via DA-1495/2015.	N/A
9.21 – Building design (car parking)	No change to parking approved via DA-1495/2015.	N/A
9.22 – Building design (waste storage)	Has been addressed via DA-1495/2015.	N/A
9.23 – Landscaping	Has been addressed via DA-1495/2015.	N/A
9.24(a) – Landscaping	Has been addressed via DA-1495/2015.	N/A
9.25(a) – (f) – Security	Has been addressed via DA-1495/2015.	N/A
9.26 – 9.37 – Shop Top Housing	Has been addressed via DA-1495/2015.	N/A
Part B5 – Parking		
Section 2 – Off Street Parking		
	Has been addressed via DA-1495/2015.	N/A
2.2 – 2.3 – Off Street Parking	Has been addressed via DA-1495/2015.	N/A
2.4 – 2.6 – Additional developer contributions	Has been addressed via DA-1495/2015.	N/A
2.7 – Parking requirements for people with disabilities	Has been addressed via DA-1495/2015.	N/A
a. – Calculation of parking spaces	Has been addressed via DA-1495/2015.	N/A
1.		
Section 3 – Off Street Parking Design and Layouts		
3.1 – Parking location	Has been addressed via DA-1495/2015.	N/A
3.2 – Parking location	Has been addressed via DA-1495/2015.	N/A
3.3 – Minimum parking bay dimensions	Has been addressed via DA-1495/2015.	N/A

3.4 – Parking bay dimensions for people with disabilities and residential garages	Has been addressed via DA-1495/2015.	N/A
3.5 – Service restriction and small car bay dimensions	Has been addressed via DA-1495/2015.	N/A
3.6 – Service restriction and small car bay dimensions	Has been addressed via DA-1495/2015.	N/A
3.7 – Service restriction and small car bay dimensions	Has been addressed via DA-1495/2015.	N/A
3.8 – Service restriction and small car bay dimensions	Has been addressed via DA-1495/2015.	N/A
3.9 – Service bay dimensions	Has been addressed via DA-1495/2015.	N/A
3.10 – Parking layouts	Has been addressed via DA-1495/2015.	N/A
3.11 – Parallel parking	Has been addressed via DA-1495/2015.	N/A
3.12 – Stacked parking	Has been addressed via DA-1495/2015.	N/A

CONCLUSION

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls applying to the site with the minor variations acceptable based on the discussion contained previously in this statement.

Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, the application is submitted to Council for consideration and the granting of consent.