

Statement of Environmental Effects

2-4 BOUNDARY STREET &
85 RAILWAY STREET,
PARRAMATTA

19 DECEMBER 2021



QUALITY ASSURANCE	
PROJECT:	Statement of Environmental Effects: Residential Flat Building
ADDRESS:	2-4 Boundary Street & 85 Railway Street, Parramatta
LOT/DP:	Lot 2 DP 298048, Lot 6 DP 16496 & Lot 1 DP 202700
COUNCIL:	City of Parramatta
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Document Management		
<i>Prepared by:</i>	<i>Purpose of Issue:</i>	<i>Date:</i>
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Sean Riddell	Final Issue	16 December 2021
<i>Reviewed by:</i>	<i>Purpose of Issue:</i>	<i>Date:</i>
Jonathon Wood	DA Issue	19 December 2021

Integrated Development (under S4.46 of the EP&A Act). Does the development require approvals under any of the following legislation?	
Coal Mines Subsidence Compensation Act 2017	No
Fisheries Management Act 1994	No
Heritage Act 1977	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 Development Application for the demolition of existing structures, lot consolidation and the construction of a four (4) storey residential flat building (RFB) at 2-4 Boundary Street & 85 Railway Street, Parramatta.

Background

In 2014 a development application was approved for a 3 storey RFB on the development site. DA/573/2014 approved the following on the site; *Demolition, tree removal and construction of a 3 storey residential flat building containing 18 units over a basement car park.*

In late 2017 the building height and floor space ratio maps of the Parramatta Local Environmental Plan 2011 were amended. The amendment resulted in the following changes;

- Building height: Increase from 11m to 14m
- Floor space ratio: 0.8:1 to 1.2:1.

As a result of the changes to the building height and floor space ratio, a new development application has been prepared for the subject site, which provides an additional storey (4 storeys) and an additional 7 units (25 units total).

The proposal incorporates a total of 25 dwellings with basement parking level for 39 vehicles.

The key aspects of the proposal are as follows:

Residential Units:

A total of 25 residential dwellings with the following mix:

- 3 x 1-bedroom units;
- 19 x 2-bedroom units; and
- 3 x 3-bedroom units.

Parking:

The development proposal includes a total of 39 x car parking spaces within basement level, comprising of;

- 32 residential spaces; and
- 7 visitor spaces.

Situated in-between Parramatta City Centre (1.3km north east) and Merrylands City Centre (1.2km south west), the subject site is located on the intersection of Boundary Street and Railway Street, approximately 700m west of Auto Alley. Bus stops with regular services to Parramatta and Liverpool (802, 904 & 806) are located within a 400m radius of the subject site.

The proposed development is situated within a residential block that is bound by Railway Street to the west, Rosehill Street to the north, Boundary Street to the south and Denison Street to the east. The residential block is zoned R4 High Density Residential under the recently gazetted Parramatta Local Environmental Plan 2011, with *“Residential Flat Buildings”* permissible with consent within the R4 Zone.

The development site is an irregular shaped corner allotment comprising of three separate allotments with a total site area of 1,789.50m², with a dwelling currently located on each lot. The proposed four storey residential flat building has been designed to comply with key planning requirements, including building height, FSR, and communal open space.

Situated within an established residential block, the built form is characterised by low density residential dwellings of mixed age and architectural style. The locality has been earmarked for greater intensification of its built form by virtue of its R4 Zoning and over the next 5-10 it is expected that the subject block will undertake a transition from low density to high density.

The development seeks to utilise the land in accordance with the zoning and take advantage of its proximity to public transport and services. The subject site is going to play an important role in the renewal processes by setting the design standard and tone for the future character and built forms within the subject residential block. The amalgamation of the three land parcels will permit an orderly development of the site whilst significantly contributing towards increasing the housing stock and housing choice within Parramatta.

Having regard to the benefits of the proposal and taking into account 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.

SITE AND CONTEXT

LEGAL DESCRIPTION

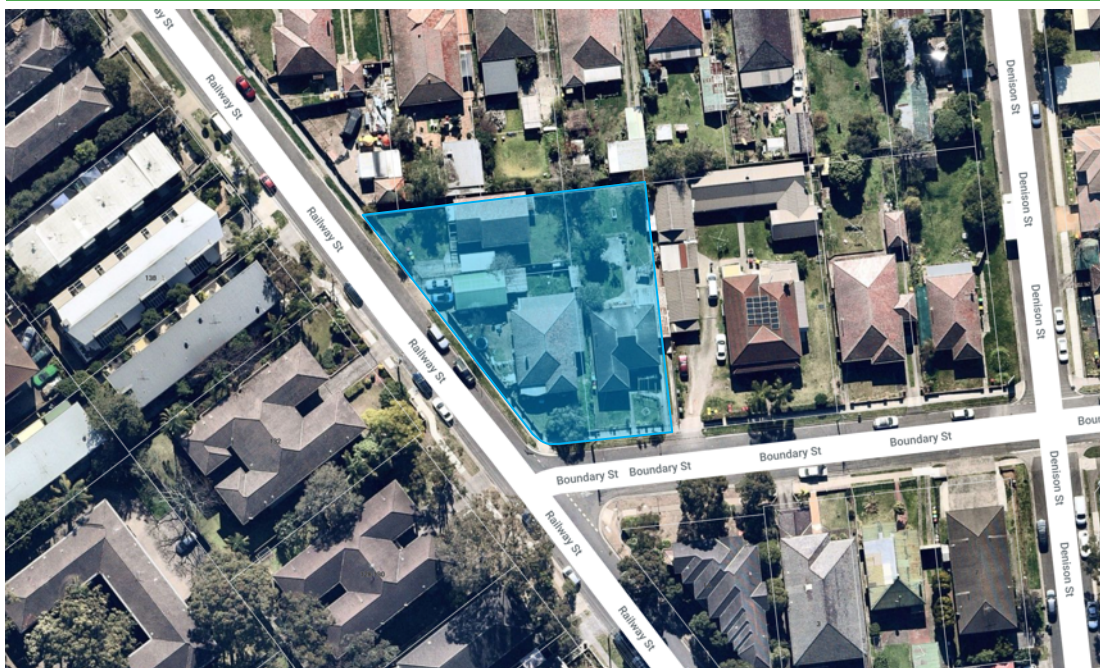
The subject site is legally described as Lot 2 DP 298048, Lot 6 DP 16496 & Lot 1 DP 202700, though is more commonly known as 2-4 Boundary Street & 85 Railway Street, Parramatta.

SUBJECT SITE

The subject site is a regular shaped corner land parcel located on the intersection of Boundary Street and Railway Street and is situated approximately 700m west of Auto Alley. Bus stops with regular services to Parramatta and Liverpool (802, 904 & 806) is located within a 450m radius of the subject site. The site comprises of three (3) separate allotments and once consolidated will have a total site area of 1,789.50m². The site has a cross-fall of 2m fall from the north eastern section to the site towards Railway Street.

An aerial photograph is provided below for context of the subject site.

Figure 1: Aerial Map Extract of the Subject Site (Source: Near Maps).



 Subject Site

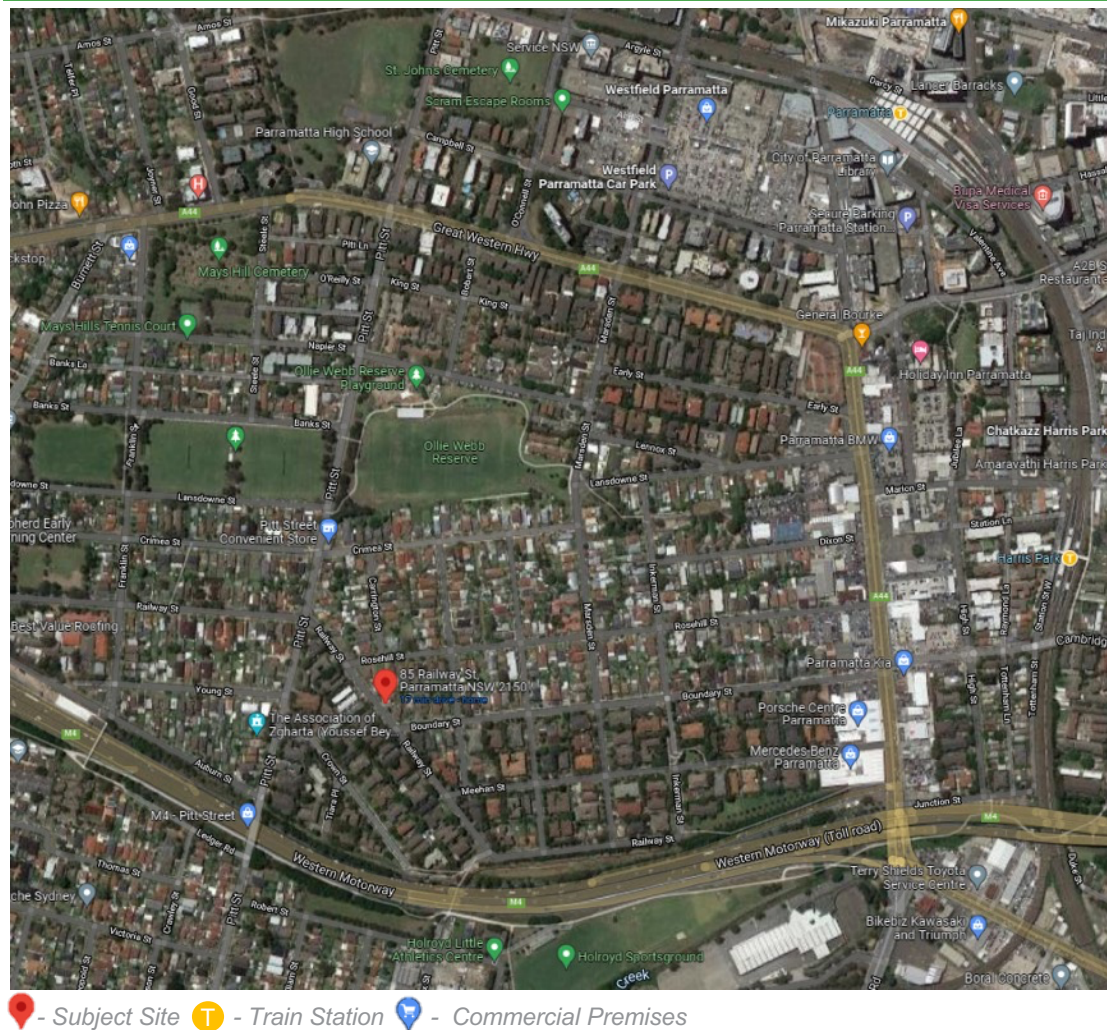
Residing in-between Parramatta City Centre (1.3km north east) and Merrylands City Centre (1.2km south west), the development site is located within an established residential area comprising predominantly of low density residential dwellings of mix ages and architectural styles. The subject site currently accommodates three single storey residential dwellings that are to be demolished as part of the proposal. The dwellings are in a reasonable condition; however they are significantly underutilising the sites full development potential given the R4 High Density Residential Zone permits higher density residential development such as residential flat buildings.

The subject site resides within an established residential block that bounds the Railway Street to the west, Rosehill Street to the north, Boundary Street to the south and Denison Street to the east.

Currently the predominant land use within the subject residential block is older style low density residential dwellings of mixed ages and architectural styles, with a mix of older style and recently constructed modern residential flat buildings concentrated along the western side of Railway Street. The subject area is zoned R4 High Density Residential and as such has been earmarked for renewal with Council supporting higher forms of land uses within the area. With the current demand for housing within close proximity to essential services and public transport, it is expected that the remaining stock of low density housing will be redeveloped for higher densities over the next 5-10 years.

The Sydney Metropolitan Strategy supports higher residential development in strategic locations to accommodate future population growth, and Parramatta City Council has zoned the subject site as R4 – High Density Residential, which permits higher density residential development. The subject site is ideal to accommodate future high density development as it is within close proximity to both Parramatta Town Centre and Merrylands Town Centre, public transportation and recreational opportunities. The proposal is also located near key arterial roads such as Pitt Street and Great Western Highway. An aerial photograph demonstrating the sites location in the broader locality is provided below in the following page.

Figure 2: Aerial Map Extract of the Subject Area (Source: Google Maps).



ZONING CONTROL

The subject site is zoned R4 High Density Residential with a height limit of 14m and maximum floor space ratio of 1.2:1 under the Parramatta Local Environmental Plan 2011. An extract of the mapping is provided later in this report.

With the current demand for housing near public transportation, services, employment hubs and recreational opportunities and considering the locality's R4 zoning which permits high density development, it is expected that the subject area will experience a transformation of its dwelling stock towards high density housing.

The development seeks to utilise the land in accordance with the zoning and take advantage of its proximity to Parramatta Town Centre, public transportation, schools, jobs and recreational opportunities.

Photographs are provided in the following pages that give context to the locality and also the relationship of the development site with adjoining developments.

Photograph 1: Shows the existing subject site as viewed from the intersection of Railway Street and Boundary Street.



Photograph 2: Shows the streetscape of Boundary street, viewing eastwards.



Photograph 3: Shows the streetscape of Railway Street, viewing northwards.



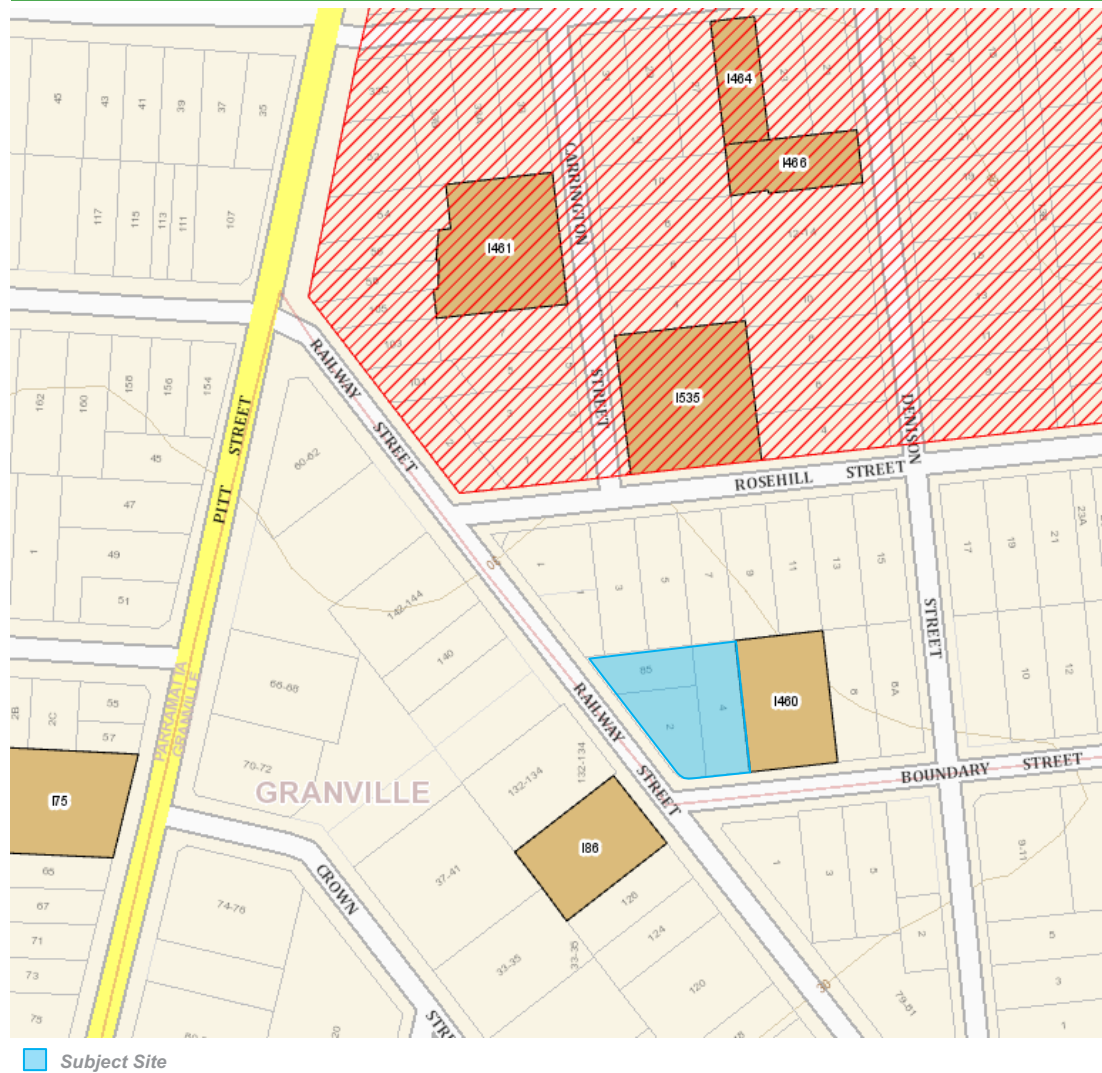
Photograph 4 Shows the streetscape of Railway street, viewing southwards.



HERITAGE

The site is not identified as a heritage item, however there is one heritage item (I460) located adjacent the subject site. This is illustrated by heritage extract map below.

Figure 4: Heritage Map Extract (Source: Parramatta LEP 2011).



Photographs are provided below, noting that the building is in a poor state of repair and the extent of outbuildings in the vicinity mean that the significance of the item is degraded.

Photograph 5 Shows the heritage building located adjacent to the development site.



The proposal has been designed to provide appropriate separation to the item and it is noted that a 3 storey RFB was approved on the development site (DA/573/2014) and council indicated that they had no objections to the approved application from a heritage perspective.

In particular the physical separation is substantial as the adjoining item is a double block with the home approximately 11.5m from the common boundary and therefore, approximately 16.2m from the closest part of the residential flat building. Therefore, the proposal is considered acceptable from a heritage perspective.

DESCRIPTION OF PROPOSAL

This Statement of Environmental Effects has been prepared in support of a Development Application for the demolition of existing structures, lot consolidation and the construction of a four (4) storey residential flat building (RFB) at 2-4 Boundary Street & 85 Railway Street, Parramatta.

The proposal incorporates a total of 25 dwellings with basement parking level for 39 vehicles.

The key aspects of the proposal are as follows:

Residential Units:

A total of 25 residential dwellings with the following mix:

- 3 x 1-bedroom units;
- 19 x 2-bedroom units; and
- 3 x 3-bedroom units.

Parking:

The development proposal includes a total of 39 x car parking spaces within basement level, comprising of;

- 32 residential spaces; and
- 7 visitor spaces.

A brief description of the various aspects of the development is provided below.

Level	Inclusions
Basement	39 car parking spaces, comprising of 32 residential car parking spaces and 7 visitor car parking space. The proposal also includes 3 disabled car parking spaces. 15 bicycle spaces. Lift core and 2 x stair wells. Vehicular driveway and ramp to Railway Street, located at the north western section of the site.
Ground Floor	The ground floor accommodates a pedestrian pathway located at the centre of the site via Boundary Street that provides direct access to lobby area. The lobby provides access to the ground floor units, stairwell and lift cores. A bin storage area is provided within a screened room. A COS area is provided at the rear of the building (453m ²).

	4 bicycle spaces.
	Each unit is provided with a kitchen, laundry, living area, dining area, and courtyard that are generally accessed from living areas.
	3 x 1 bedroom unit with courtyard (including 3 accessible units).
	4 x 2 bedroom units with courtyard.
	Access to the basement level via a driveway and ramp located in the north western section of the site.
Levels 1- 3	Each unit is provided with a kitchen, laundry, living area, dining area and balconies that are generally accessed from living areas.
	The levels are provided with landscape planters.
	5 x 2 bedroom unit with balcony (total 2 bedroom units 15).
	1 x 3 bedroom unit with balcony (total 3 bedroom units: 3).
	Lobby area with lift core and stair well.

The proposal also incorporates a number of ancillary elements, including detailed landscape embellishment works and relevant drainage elements as shown on the submitted plans.

The relevant architectural plans for the proposal have been prepared by IDA Design Group, while supporting reports have been prepared by relevant sub consultants. The proposal development incorporates contemporary architectural aesthetics that aims to not only provide a visual prominent site but to set the tone and scale for future high density development within the subject block.

Design consideration has been given to the scale, size and form of the proposal in relation to the unique characteristics of the site, adjoining residences and existing and future desired character of the area. Design consideration has also been given to residential amenity including aspects such as privacy and solar access for both future residents of the proposal and those of surrounding properties.

PLANNING CONTROLS

STATUTORY CONTROLS

The relevant Statutory Planning Controls include: -

- State Environmental Planning Policy (BASIX)- 2004
- State Environmental Planning Policy No. 55 – Remediation of Land;
- State Environmental Planning Policy – (Vegetation in Non-Rural Areas) 2017
- State Environmental Planning Policy No. 65 – Apartment Design Guide Controls; and
- Parramatta Local Environmental Plan 2011.

POLICY CONTROLS

The applicable policy control documents are: -

- Parramatta Development Control Plan 2011

CONSIDERATION OF PLANNING CONTROLS

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

STATE ENVIRONMENTAL PLANNING POLICY (BASIX) 2004

The application has been assessed and is accompanied by a complying BASIX certificate demonstrating a commitment to thermal and water efficiency and aligning with the provisions of the SEPP.

STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

In accordance with clause 45, it is not anticipated that Council will refer the application to an electricity supply authority as works will not occur within 5m of an exposed overhead electricity power line.

In accordance with clause 86, the application is not required to be referred to Trains NSW as the proposal is not in the vicinity of rail infrastructure. Given the distance from Rail infrastructure and in accordance with clause 87, an acoustic and vibration report is not required to be prepared.

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.

Clause 104 identifies a number of types of development that require concurrence from Roads and Maritime Services where development is identified as 'traffic generating development'. The current proposal is not identified as traffic generating development as the site does not trigger the threshold requirements. Therefore, concurrence from the RMS is not required.

STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND

Clause 7 of SEPP 55 provides:

(1) A consent authority must not consent to the carrying out of any development on land unless:

(a) it has considered whether the land is contaminated, and

(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and

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

Given the historical use of the site for urban purposes, land contamination is not likely. Further investigation and reporting under SEPP 55 is not considered necessary given the residential use of the site, no indication of potentially contaminated materials on the site and the approved development application on the site.

Council can be satisfied that the provisions of Clause 7 of the SEPP is satisfied. If any contaminated material or suspected contaminated material is unearthed during the construction process then actions consistent with the legislative requirements and guideline document will be undertaken.

STATE ENVIRONMENTAL PLANNING POLICY – (VEGETATION IN NON-RURAL AREAS) 2017

State Environmental Planning Policy (Vegetation in Non-Rural Areas) was introduced in August 2017. This SEPP seeks to protect the biodiversity values of trees and other vegetation in non-rural areas of the state, and to preserve the amenity of non-rural areas of the State through the appropriate preservation of trees and other vegetation.

The development proposes appropriate landscape embellishment works within a residential context undertaken in accordance with the attached Landscape Plan.

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

A description of compliance with the applicable development controls such as setbacks, building depth, separation, height, etc. is provided in the local planning controls discussion and tables below. It is noted a Design Verification Statement by Adriaan Winton has been prepared.

An assessment against the relevant objectives and design guidelines contained in parts 3 and 4 of the Architectural Design Guide can be found below.

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 Apartment Design Guide, noting that a number of these provisions are embodied within the Parramatta Local Environmental Plan 2011 and supporting Parramatta Development Control Plan.

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
<i>Part 3 – Siting the Development</i>			
3A Site Analysis	Appendix 1 of the ADG	Provided	Yes
3B Orientation	Building to define the street, by facing it and incorporating direct access from the street	Entry lobbies channel visitors through the building entry. The entries are clearly defined through to ensure visitors are able to navigate the site.	Yes
	Where an adjoining building does not currently receive 2 hours of sunlight in midwinter, solar access should not be further reduced by > 20%	Not applicable	N/A
	4 hours of solar access should be retained to solar collectors on neighbouring buildings	Adjoining properties do not contain solar collectors	N/A
3C Public Domain Interface	Terraces, balconies should have direct street entry, where appropriate.	Direct street access to POS areas is considered appropriate for the site.	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 to be appropriately located. Complies.	Yes

	Substations, pump rooms, garbage storage rooms and other service rooms should be located in the basement carpark or out of view	The communal bin room and other service rooms are screened from the public domain.	Yes
3D Communal and Public Open Space	<u>Design Criteria:</u>		
	Communal open space has a minimum area equal to 25% of the site 50% of the principal COS should receive 2 hours of sunlight between 9am and 3pm	454m ² or 25.3% of the site area is dedicated for communal open space area.	Yes
	<u>Design Guidelines:</u>		
	Minimum dimension of 3m	Complies	Yes
	Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies	Proposal ensures that direct, equitable access in line with relevant Australian Standard is provided to communal open space areas with a lift core providing direct access from common circulation areas, entries and lobbies on the ground floor and also from every residential level.	
	Where communal open space cannot be provided at ground level, it should be provided on a podium or roof		
	Facilities are provided within communal open spaces and common spaces for a range of age groups, incorporating some of the following elements:	Communal open space provides seating area and barbeque areas.	Yes
	<ul style="list-style-type: none"> • seating for individual or groups • barbecue areas • play equipment or play area • swimming pools, gyms, tennis courts or common rooms 		

	Communal open space and the public domain should be readily visible from habitable room and private open space areas while maintaining privacy	The proposed development has been designed with the orientation of balconies and windows to maximise passive surveillance to internal open spaces and to the public domain.	Yes
3E Deep Soil Zones	<u>Design Criteria:</u> A deep soil zone equivalent to 7% of the site area must be provided	409m ² or 22.8% provided	Yes
3F Visual Privacy	<u>Design Criteria:</u> Building Separation Up to 4 storeys (up to 12m) 12m between habitable rooms (6m) 6m between non habitable rooms (3m) 0m to Blank Walls Acceptable.	<p>The development is compliant with the principles of building separation to its northern and eastern boundaries. A room to a habitable window breaches the setback to the eastern boundary by 500mm on the ground floor. However, Fencing, landscaping and the orientation of the window will prevent visual privacy impacts.</p> <p>It is noted that balconies that encroach upon the 6m separation to the sites eastern boundary are limited to a few hundred mm and will not generate any discernible privacy impacts.</p> <p>It is noted that the proposal complies with side setbacks under the Parramatta DCP.</p>	Yes
3G Pedestrian Access and Entries	Building entries should be clearly identifiable and communal entries should be clearly distinguished from private areas	Entry lobbies channel visitors through the building entry. The entries are clearly defined through to ensure visitors are able to navigate the site.	Yes
3H Vehicle Access	Car park access should be integrated with the building's overall façade	Vehicle access point to the basement level is integrated with the proposed building's overall façade.	Yes

	Car park entry and access should be located on secondary streets or lanes where available	Vehicle access is to be provided from Railway Street, consistent with the approved DA.	Yes
	Adequate separation distance should be provided between vehicle entries and street intersections	The proposal has provided adequate separation distance between vehicle entries and street intersections See attached Traffic Report for detail.	Yes
	Garbage collection, loading and servicing areas are screened	Garbage collection areas are screened.	Yes
	Clear sight lines should be provided at pedestrian and vehicle crossing	Clear sight lines are provided at pedestrian and vehicle crossings to ensure the safety of pedestrians.	Yes
3J Carparking	<p><u>Design Criteria:</u> Carparking for sites within 800m of a railway station or light rail stop can provide parking at the rate of:</p> <p>>20 units <u>Metropolitan Sub-Regional Centres:</u> 0.6 spaces per 1 bedroom unit. 0.9 spaces per 2 bedroom unit. 1.40 spaces per 3 bedroom unit. 1 space per 5 units (visitor parking)</p> <p><u>Design Guidelines:</u> Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas</p>	Parramatta DCP car parking rates are to be utilised.	N/A
	Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas	Secure undercover bicycle parking spaces are provided within the basement level and have been located to be easily accessible for future residents.	Yes
	At-grade parking	No at grade parking is proposed. All vehicle parking is provided within the basement level.	Yes

Part 4 – Designing the Building

4A Solar Access		<u>Design Criteria:</u>		
	Living rooms and private open space of at least 70% of units to receive 2 Hours Solar Access between 9am and 3pm Mid-Winter	76% of units achieve the required 2 hours of solar access at mid-winter noting all units achieve 2 hours.		Yes
	A maximum of 15% of apartments receive no direct sunlight between 9am and 3pm Mid-Winter	Less than 15% of units receive no solar access.		Yes
4B Natural Ventilation		<u>Design Criteria:</u>		
	60% of Units are cross ventilated in a building up to 9 storeys	80% of units are cross ventilated.		Yes
	Overall width of a cross over or cross through apartment is < 18m	Complies		Yes
	<u>Design Guidelines:</u>			
	The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths	Development has a mix of dual aspect apartments and corner apartments. See attached architectural plans for detail.		Yes
4C Ceiling Height		<u>Design Criteria:</u>		
	2.7m for habitable; and 2.4m for non-habitable.	The development provides a floor to ceiling height of 2.7m.		Yes
4D Unit Sizes		<u>Design Criteria:</u>		
1 bed	50m ²	All units comply with many units exceeding, see attached plans for detail.		Yes
2 bed	70m ²			
3 bed	90m ²			
+ 5m ² for each unit with more than 1 bathroom.	Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10%	Every habitable room is provided with a window.		Yes

Design Guidelines:

Habitable Room Depths	Limited to 2.5m x Ceiling Height	Despite the noncompliance with objective 4D-2, figure 4D.3 indicates that an 8.1m depth (3 x ceiling height) is okay for open plan apartments.	Yes- Majority
Bedroom sizes	10m ²	Comply	Yes
Master	9m ²	Comply	Yes
Living rooms/dining areas have a minimum width of:			
3.6m	Studio/1 br	Comply	Yes
4m	2br/ 3br	Comply	Yes
Open Plan Layouts that include a living, dining room and kitchen.	8m to a window	Complies given unit depths and design layouts.	Yes- Majority

4E Private Open Space	<u>Design Criteria:</u>		
Balcony Sizes	8m ² & 2m depth	All units comply	Yes
2 bed/3bed	10m ² & 2m depth 12m ² & 2.5m depth		
Ground level/ podium apartments	15m ² & 3m depth	Not applicable, no residential units are provided on the ground floor.	N/A

4F Common Circulation and Spaces	<u>Design Criteria:</u>		
Common Circulation Units per Plate	8 Unit per Plate	Lift core is to serve a maximum of 7 units per plate per level.	Yes
Corridors > 12m	Are articulated	Complies.	

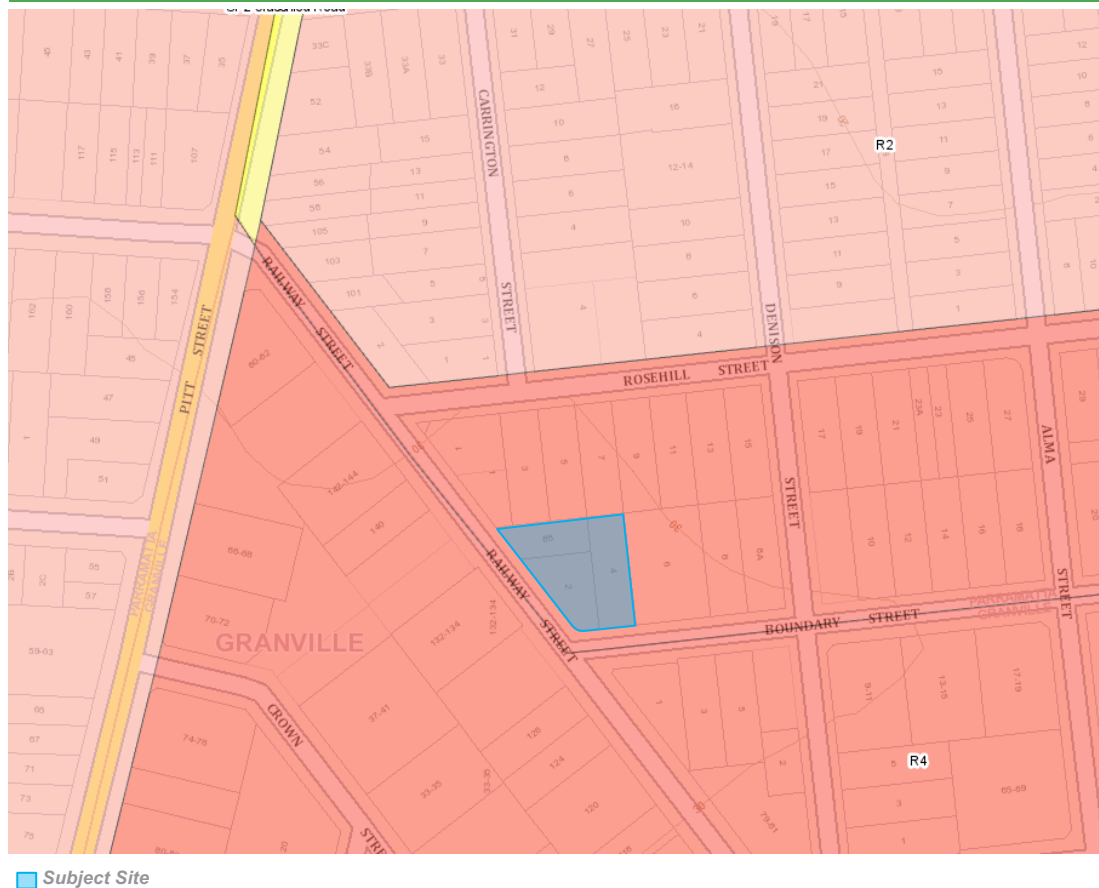
4G Storage	<u>Design Criteria:</u>	All units comply.	Yes
	1 bed: 6m ³		
	2 bed: 8m ³		
	3 bed: 10m ³		
	Min 50% of required storage is within the apartment	This is provided within the basement/ground floor and within the units themselves, and where appropriate a minimum of 50% of storage to be provided within each individual unit.	
		The proposed development is considered to offer storage space that aligns with the provisions of the ADG.	
4H Acoustic Privacy	<u>Design Guidelines:</u>		
	Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses	See acoustic report for further detail.	Yes
	Windows and door openings are generally orientated away from noise source	Where appropriate windows and door openings are orientated away from noise sources.	Yes
	Noisy areas within buildings including building enters and corridors should be located next to or above quieter areas.	The application is designed to create different 'zones' with more active areas clustered together and more passive areas also clustered together to maximise acoustic privacy and also take advantage of the lot orientation.	Yes
4K Apartment Mix 7	<u>Design Guidelines:</u>		
	A variety of apartment types is provided	Dwelling diversity provided with the development providing the following unit mix:	Yes
		<ul style="list-style-type: none"> - 3 x 1-bedroom units; - 19 x 2-bedroom units; and - 3 x 3 bedroom units. 	

4M Facades	<u>Design Guidelines:</u>		
	Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale	The proposed facades are well articulated with a mixture of vertical and horizontal features including windows, projecting walls and balconies, framed elements and materials. Overall, the proposed facade is considered a quality design outcome that is compatible with other comparable residential flat buildings within the locality.	Yes
4O Landscape Design	<u>Design Guidelines:</u>	Consistent as per landscaping plan.	Yes
Site Area			
4Q Universal Design	<u>Design Guidelines:</u>		
	<u>Achieve Livable House Guidelines silver level universal design features</u>	Provided.	Yes
20% of the total apartments			
4U Energy Efficiency		The application has been provided with a BASIX certificate indicating energy efficiency for each residential unit provided.	Yes
4V Water Management and Conservation	<u>Design Guidelines:</u> <u>Reduce mains consumption and reduce the quantity of storm water runoff.</u>	The residential component of the proposal has been provided with a BASIX certificate indicating energy efficiency for each residential unit provided.	Yes
4W Waste Management	<u>Design Guidelines:</u> <u>Supply WMP</u> <u>Allocate storage area</u>	Provided Appropriate waste storage areas are provided.	Yes Yes
4X Building Maintenance	<u>Design Guidelines:</u> <u>To ensure long life and ease of maintenance for the development.</u>	The proposed material is considered durable which may be easily cleaned.	Yes

PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2011

As demonstrated via zoning map extract, the subject site is zoned R4 High Density Residential with a height limit of 14m and maximum floor space ratio of 1.2:1 under the Parramatta Local Environmental Plan 2011.

Figure 5: Zoning Map Extract (Source: ePlanning Spatial Viewer).



'Residential Flat Buildings' are permissible with consent within the R4 zone with the LEP containing the following definitions:

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 consistent with the definitions and is also consistent with the specified zone objectives:

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

- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide opportunity for high density residential development close to major transport nodes, services, and employment opportunities.
- To provide opportunities for people to carry out a reasonable range of activities from their homes if such activities will not adversely affect the amenity of the neighbourhood.

The development will contribute towards providing alternative residential accommodation opportunities. The site is well located and is situated within proximity to essential services, public transportation and recreational opportunities.

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

Parramatta Local Environmental Plan 2011 – Compliance Table			
Clause	Controls	Comment	Complies
Zoning	R4 High Density	A residential flat building is permissible with Council consent in the R4 High Density 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, in that the proposal will increase additional high density housing opportunities by providing a high quality residential flat building within close proximity to both Parramatta Town Centre and Merrylands Town Centre.	YES
2.6	Subdivision Requirements –	Consent Council consent is sought for the strata subdivision of the proposal.	YES
2.7	Demolition Requires Consent	Council consent is sought for the demolition of the existing structures on site.	YES

Part 4 Principal Development Standards

4.3	Height of Buildings	A maximum building height of 14m is YES identified for the site under Parramatta Local Environmental Plan 2011. No part of the proposal exceeds 14m in height and as such is compliant with this control.
4.4	Floor Space Ratio	A maximum floor space ratio of 1.2:1 is YES identified for the site under Parramatta Local Environmental Plan 2011 Floor Space Ratio Map. It is noted that the development proposes an FSR of 1.2:1 and as such is compliant with this control.

Part 5 Miscellaneous Provisions

5.10	Heritage Conservation	<p>The site is not identified as a heritage item, YES however there is one heritage item (I460) that is located adjacent the site.</p> <p>It is noted that the proposal provides sufficient separation between the proposed four storey RFB and the heritage item and as such the proposal will not visually dominate the item therefore ensuring that the heritage significant of the heritage item is maintained. It is noted that via Pre-DA, Council has indicated that they have no objections to the proposal from a heritage perspective.</p>
5.21	Flood Planning	The subject site is not identified as being N/A flood prone. Not applicable.

Part 6 Additional Local provisions

6.1	Acid Sulfate Soils	The subject site is identified as being N/A affected by Class 5 Acid Sulfate Soils under Parramatta Local Environmental Plan 2011 Acid Sulfate Soils Map, Notwithstanding the site is located within 500m of adjacent Class 1, 2, 3, 4 Acid Sulphate Soils and the proposal will not have any adverse impact on the site or on its surrounds. Not applicable.
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6.2	Earthworks	<p>This application seeks Council consent for the excavation of the site as per the attached plans. It is considered that the proposed excavation, particularly for the basement car parking area will have minimal adverse environmental or amenity impact. The proposal results in an appropriate outcome when considering the nature of the development, the unique characteristics of the site and compliance with relevant Council controls.</p> <p>The proposal will not adversely affect or disrupt drainage and flood patterns, flood storage or soil stability in the area.</p> <p>It is considered unlikely due to the location of the site as well as previous development that excavation will lead to the disturbance of relics.</p>	YES
6.4	Biodiversity Protection	The subject site is not identified as containing Biodiversity Land under Parramatta Local Environmental Plan 2011. Not applicable.	N/A
6.5	Water Protection	The subject site is not identified as containing Riparian Land and Waterways under Parramatta Local Environmental Plan 2011. Not applicable.	N/A
6.6	Development on Landslide Risk Land	The subject site is not identified as being Landslide Risk Land under Parramatta Local Environmental Plan 2011. Not applicable.	N/A
6.7	Foreshore Building Line	The subject site is not located within the Foreshore Building Line. Not applicable.	N/A

DRAFT PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2011

It is noted that the Draft PLEP simply transfers the existing controls into the new consolidated LEP and there are no changes within that Draft LEP that alter the current LEP framework.

PARRAMATTA DEVELOPMENT CONTROL PLAN 2011

All relevant Council controls have been considered in the following compliance table.

Parramatta Development Control Plan 2011 – Compliance Table			
Clause	Controls	Comment	Complies
2. Site Planning			
2.1	Design in Context in the Parramatta City	<p>It is noted that residential flat buildings are permissible within a R4 High Density zone under Parramatta Local Environmental Plan 2011 and the proposal is compliant with the objectives and specific controls of this document. The subject area is in a state of transition and the proposed development aims to provide a strong interface to Boundary Street and Railway Street.</p> <p>The proposal will have minimal adverse environmental or amenity impacts and provides an appropriate outcome on site in an appropriate location. The proposal will significantly contribute to the provision of additional housing within the Parramatta LGA and is consistent with the establishment of Parramatta City.</p>	YES
2.3	Site Analysis	A detailed Site Analysis has been prepared and is attached as part of this application. The site analysis identifies the relevant considerations required by Council and acknowledges the unique opportunities and constraints of the site that have informed the design of the development proposal.	YES
2.4.1	Views and Vistas	The proposed development will not impact on significant views due to the nature of the proposal as well as its location. It is noted that the proposal is to be of a size and scale that is consistent with Council's controls and aims to set the tone for future developments. Furthermore, the proposed development is to be appropriately landscaped and is of a form and style that will positively contribute to the cohesiveness and visual appreciation of the streetscape.	YES

2.4.2.1	Site Considerations – Water Management Flooding	– The subject site is not identified as being liable to flood. Not applicable. Notwithstanding it is considered that the proposed development will not adversely affect or impact upon drainage, stormwater flows or flooding patterns in the area. All stormwater is to be appropriately managed. A Stormwater Management Plan has been prepared and is attached as part of this application. See attached Stormwater Plan for detail.	N/A
2.4.2.2	Site Considerations – Water Management Protection of Waterways	– The subject site is not located within close proximity of a waterway. Not applicable.	N/A
2.4.2.3	Site Considerations – Water Management Protection of Groundwater	– The proposed development is to be for a residential flat building. It is therefore considered that the risk of site contamination occurring during construction and future use of the site is low.	YES
2.4.3.1	Site Considerations – Soil Management Sedimentation	This application seeks Council consent for the excavation of the site as per the attached plans. It is considered that the proposed excavation, particularly for the basement car parking area will have minimal adverse environmental or amenity impact. The proposal results in an appropriate outcome when considering the nature of the development, the unique characteristics of the site and compliance with relevant Council controls. An Erosion and Sediment Control Plan is attached as part of this application.	YES
2.4.3.2	Soil Management- Acid Sulfate Soils	The subject site is identified as being affected by Class 5 Acid Sulfate Soils under Parramatta Local Environmental Plan 2011 Acid Sulfate Soils Map Sheet ASS_005, Notwithstanding the site is located within 500m of adjacent Class 1, 2, 3, 4 Acid Sulphate Soils and the proposal will not have any adverse impact on the site or on its surrounds. Not applicable.	N/A
2.4.3.3	Soil Management- Salinity	Due to the nature and location of the site it is not likely to be affected by Saline Soils. Not relevant.	YES
2.4.4	Land Contamination	The site was previously used for residential purposes. The land is not known to have been used for any purposes that may give rise to the likelihood of contamination. Nothing on site indicates a previous contaminating use.	YES

2.4.5	Air Quality	It is considered that the proposal will not significantly contribute to air pollution, odours or the release of atmospheric pollutants. Appropriate management of the site during the demolition and construction phases will limit the potential for air pollution.	YES
2.4.6	Development on Sloping Land	The proposal has been designed to minimise the amount of cut and fill required, whilst also providing a built form that is appropriate considering the context of the site and the surrounding area. It is considered that the proposal results in an appropriate outcome on site that will not adversely affect the environment or the existing residential amenity of adjoining properties.	YES
2.4.7	Biodiversity	The proposed development will not impact on any significant flora and fauna. It is noted that the proposal is for the erection of a residential flat building within an established residential area. It is noted that the site has previously been used for residential purposes and is predominantly cleared. The development proposes appropriate open space and landscaped areas undertaken in accordance with Council controls.	YES
2.4.7.2	Site Considerations – Biodiversity Development on Land Abutting the E2 Environmental Protection Zone and W1 Natural Waterways Zone	– The site does not abut E2 or W1 zoned land. Not applicable.	N/A
2.4.8	Public Domain	It is considered that the proposal positively contributes to the public domain and proposes a development that is consistent with the objectives of its zone and will contribute towards shaping future development within the subject block whilst being consistent with the high density character within the wider locality. The proposal will incorporate appropriate finishes; fencing and landscaping that will positively contribute to public domain areas and visual appreciation of the development. See attached architectural and landscaping plans for detail.	YES

The proposal incorporates built elements and landscaping that integrates with the public domain whilst clearly distinguishing between the public and private elements that are easily read by resident, visitor and passer by alike.

It is considered that the proposal will not adversely impact on views to or from the public domain; rather the proposal presents an active façade that will contribute to casual surveillance, increasing safety in the area.

3. Development Principles

3.1.1	Height: 14m		A maximum building height of 14m is identified for the site under Parramatta Local Environmental Plan 2011 Height of Buildings Map Sheet HOB_005. No part of the proposal exceeds 14m in height and as such is compliant with this control.	YES
3.1.2	Height Transition		Not applicable.	N/A
3.1.3	Preliminary Building Envelope Table – R4: FSR	Building – R4:	A maximum floor space ratio of 1.2:1 is identified for the site under Parramatta Local Environmental Plan 2011 Floor Space Ratio Map Sheet FSR_005. It is noted that the development proposes an FSR of 1.2:1 and as such is compliant with this control.	YES
3.1.3	Preliminary Building Envelope – Preliminary Building Envelope Tables – Minimum Site Frontage: 20m	Building – Preliminary Building Envelope Tables	The subject site has frontages greater than 20m to both Boundary Street and Railway Street and as such complies with minimum site frontage control contained within the DCP. The frontage to Boundary Street is 21.68m and to Railway Street is 33.96m	Yes
3.1.3	Preliminary Building Envelope – Preliminary Building Envelope Tables – Primary Front Setback: 5-9m Secondary Front Setback: 3-5m	Building – Preliminary Building Envelope Tables Front	Under Parramatta Development Control Plan, the primary front setback for a residential flat building is between 5-7m and a secondary front setback between 3-5m. The site is to provide a primary front setback of 6m to the primary wall to both frontages in accordance with Council controls. The upper level balconies exceed the setback however this is an appropriate response as they provide articulation to the façade.	Yes

3.1.3	Preliminary Building Envelope – Preliminary Building Envelope Tables – Side Setbacks	Building Under Parramatta Development Control Plan, the minimum side setback for residential flat building is 4.5m. The site is to maintain side setbacks of >4.5m to its northern and western boundaries in accordance with Council controls. It is noted that small portions of the building walls exceed this requirement by up to 500mm. However, given the minor nature of the variation, and given that the portions of the building are provided with blank walls, the minor variation is considered acceptable.	Variation
3.1.3	Preliminary Building Envelope – Preliminary Building Envelope Tables – Rear Setback	Building Not relevant, site is a corner allotment and does not contain a rear setback.	N/A
3.1.3	Preliminary Building Envelope – Preliminary Building Envelope Tables – Deep Soil Zone	Building Parramatta Development Control Plan required a minimum of 30% of the site to be dedicated for deep soil zone for residential flat buildings. The site is to provide a deep soil zone of 409m ² or 22.8%. The provision is compliant with the ADG requirements and therefore, is considered appropriate.	Yes- ADG
3.1.3	Preliminary Building Envelope – Preliminary Building Envelope Tables – Landscaped Area	Building The Parramatta DCP requires a minimum of 40% of the site to be landscaped. 545m ² or 30.4% of the subject site is to be landscaped. This presents a minor variation and is considered acceptable given the allotment is a corner site with an irregular shape and large street frontage with two (2) defined entries which takes away from the ability to achieve the traditional larger tracts of landscaped area within front and side setback areas. In addition, it also means that the basement layout precludes good deep soil plantings across a large area of the site and therefore rather than providing for substantial planter boxes the proposal has been designed to provide more functional courtyard areas and common open space areas. The street level areas and primary rear portions of the development incorporate landscape plantings to ensure that the development is viewed within a landscape setting. The proposal also complies with the minimum deep soil zone required across the site. Based on the above the minor variation is considered acceptable given the context of the site.	Variation

3.2.1	Building Building Massing	Elements Form and	– It is considered that the proposal results in an appropriate outcome on site that responds to the unique characteristics of the site and aim to set the tone and shape for future development within the subject residential block. The proposal is compliant with Councils FSR and Height controls.	YES
			<p>The proposal does not result in any adverse environmental or amenity impacts on site or on adjoining properties. It is considered that the proposal responds well to the individual context of its site and surrounds and positively contributes to the visual appreciation and cohesiveness of the streetscape, providing a built form that is both compliant with Council controls and is visually pleasing.</p> <p>The proposal is to develop the site in accordance with planning provisions and the future envisaged character of the area to accommodate high density residential housing, considering its centralised location to both Parramatta Town Centre and Merrylands Town Centre and other facilities.</p>	
3.2.2	Building Building Articulation	Elements Facades and	– The proposal incorporates physical articulation of the built form and a mixed palette of building materials and finishes. The range of materials significantly contributes to the articulation of the building and reducing the overall bulk and mass of the building.	YES
			Clear entry points are proposed, that are easily read by resident, visitor and passer by alike.	
3.2.3	Building Design	Elements – Roof	The proposal incorporates a contemporary, predominantly flat roof design that incorporates a slight pitch and fall, providing articulation and not dominating the streetscape. See attached plans.	YES
3.2.4	Building Energy Efficient Design	Elements	– The proposed development incorporates design elements to increase energy efficiency and reduce the consumption of natural resources including passive solar design and natural cross-ventilation. A BASIX report accompanies the DA.	YES
3.2.5	Building Streetscape	Elements	– The subject area is in a stage of transition due to the site zoned R4 High Density Residential. The proposed development aims to set the tone and scale for future developments within the subject residential block.	YES

The proposal will have minimal adverse environmental or amenity impacts and provides an appropriate outcome on site in an appropriate location. Further the proposed development is to be appropriately landscaped and is of a form and style that will positively contribute to the cohesiveness and visual appreciation of the streetscape.

All ancillary features including mailboxes and waste facilities are to be appropriately located and integrated into the development.

The proposal is of an appropriate height, bulk and scale and maintains appropriate setbacks in accordance with Council controls.

It is considered that the proposal positively contributes to the streetscape of both Boundary Street and Railway Street and proposes a development that will set the tone for future developments.

Overall, it is considered that the proposal results in an appropriate outcome on site and within the context of the area and will contribute to the orderly development of the Parramatta LGA.

3.2.6	Building Fences	Elements	–	Proposed fencing is to be consistent with that existing within Parramatta Local Government Area of similar residential flat buildings. The proposed fencing is compliant with Council controls. See attached plans for detail.	YES
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3.3.1	Environmental Landscaping	Amenity –	–	<p>Proposed landscaping is appropriate on site and is consistent with established landscaping in the area. The proposed landscaping will positively contribute to the cohesiveness and visual appreciation of the area and provides relief from the built form, softening the impact of the development.</p> <p>Development proposes the removal a number of existing trees on-site, with appropriate replacement trees proposed. See landscaping plans for detail.</p> <p>The proposed development incorporates open space and landscaped areas that are consistent with and achieve the objectives of Council controls as well as the Residential Flat Design Code and will permit stormwater penetration, minimising run off from the site.</p>	YES
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		Landscaping is to be undertaken and a landscape concept will be submitted. See landscaping plans for detail.	
3.3.2	Environmental Amenity – Private and Communal Open Space	The development provides private and communal open space in accordance with the ADG, and therefore, is deemed appropriate.	Yes-ADG
3.3.3	Environmental Amenity – Visual and Acoustic Privacy	<p>The proposal contains design elements that seek to reduce potential visual, privacy and acoustic impacts and promote a high standard of residential amenity.</p> <p>This includes the siting/internal layout of dwellings, location/size of windows, location/size of balconies, proposed building materials as well as the incorporation of other elements including setbacks means that privacy impacts are mitigated. The small areas of encroachment by balconies will not generate any significant privacy impacts having regard to the lot orientation and likely future development forms on the adjoining allotments.</p> <p>It is considered that the proposed development produces an appropriate outcome on site that will provide a high level of residential amenity for future residents and will not adversely impact upon residential amenity currently enjoyed by adjoining properties.</p>	YES
3.3.4	Environmental Amenity – Acoustic Amenity	<p>The application is designed to create different 'zones' with more active areas clustered together and more passive areas also clustered together to maximise acoustic privacy and also take advantage of the lot orientation.</p> <p>The proposed development is located within an established residential area and is not located within close proximity of any significant noise generating sources.</p>	YES
3.3.5	Environmental Amenity – Solar Access and Cross Ventilation	The proposal has been designed to reduce the potential for overshadowing of neighbouring properties as well as open space areas of the proposal. It is considered that appropriate solar access is to be provided on site and for neighbouring properties and this is supported by the attached Plans. See attached shadow diagrams for detail.	YES

		<p>The development complies with the ADG requirements for solar access and cross ventilation.</p> <p>The proposal incorporates appropriate design features including window size and location that will permit adequate solar penetration as well as cross ventilation of the proposed dwellings. The development proposes floor to ceiling heights that are consistent with Council controls. See attached plans.</p>	
3.3.6.1	Environmental Amenity – Water Sensitive Urban Design – Stormwater Drainage	A Stormwater Management Plan has been prepared and is attached as part of this application.	YES
3.3.7	Environmental Amenity – Waste Management	A Waste Management Plan is attached as part of this application. Notwithstanding it is noted that waste is to be appropriately managed during the demolition and construction stages of the development. Further, appropriate waste facilities will be provided for future residents of the proposal.	YES
3.4.1	Social Amenity – Culture and Public Art	Not applicable.	N/A
3.4.2	Social Amenity – Access for People with Disabilities	<p>Appropriate access is provided to, from and within the site for those with disability. A chair lift will be provided to ensure that people with a disability have the ability to access the building, especially via the basement.</p> <p>It is noted that the two accessible units are both located on the ground floor.</p>	YES
3.4.4	Social Amenity – Safety and Security	<p>The proposed development incorporates an active façade that will permit casual surveillance of both Boundary Street and Railway Street as well as common open space areas of the proposal.</p> <p>The proposal incorporates open space and landscaped areas that will contribute to activity and natural surveillance of the area.</p> <p>The proposal incorporates design elements including clearly defined and controlled access points as well as clearly defined public and private spaces in order to minimise opportunity for criminal activity.</p>	YES

		<p>The proposal incorporates built elements and landscaping that clearly distinguishes between the public and private domain. Clear entry points are proposed, that are easily read by resident, visitor and passer by alike. It is considered that the proposal does not impact on amenity or the streetscape of the area but is in context with development and street presentation of surrounding development.</p> <p>The proposed development is appropriate and provides measures, built elements, landscaping and design features that are consistent with CPTED principles.</p>	
3.4.5	Social Amenity – Housing Diversity and Choice	<p>The DCP provides the following suggestions in regard to mix of apartments –</p> <p>3 bedroom 10% - 20% 2 bedroom 60% - 75% 1 bedroom 10% - 20%</p> <p>The proposal provides the following mix of housing choices –</p> <p>3 bedroom: 3 (12%) 2 bedroom: 19 (76%) 1 bedroom: 3 (12%)</p> <p>The proposal is consistent with Council’s housing diversity design requirements.</p> <p>It is noted that for residential flat buildings with more than 20 residential dwellings are required to provide 10% of the overall units as adaptable (2.5). It is noted that three (3) adaptable dwellings are provided as part of the development. Complies.</p> <p>It is highlighted that appropriate access is provided to, from and within the site for those with disability. See attached plans.</p>	YES
3.5.1	Heritage – General	See previous discussion in this statement.	YES
3.5.2	Heritage – Archaeology	Not applicable.	N/A
3.5.3	Heritage – Aboriginal Cultural Heritage	Not applicable.	N/A
3.6.1	Movement and Circulation – Sustainable Transport	Not applicable.	N/A

3.6.2	Movement and Circulation – Parking and Vehicular Access	The development proposes the construction of a YES four (4) storey residential flat building comprising:
		3 x 1 bedroom units; 19 x 2 bedroom units; and 3 x 3 bedroom units.
	1 space per one-bedroom unit (3)	
	1.25 spaces per two bedrooms units (24)	The development is required to provide a minimum of 38 car parking spaces.
	1.5 spaces per three bedrooms units (5)	
	0.25 space per dwelling for visitor parking (6)	The development proposes the provision of 39 car parking spaces within the basement level, including three (3) accessible car parking spaces and seven (7) visitor car parking spaces and as such complies with Council controls.
	Total: 38	
		See traffic report for further detail. The car parking area will be serviced via a driveway/ramp that will be accessible from Railway Street.
		It is considered that the vehicular access and exit points are clearly defined and provide for the safe and efficient movement of vehicular traffic on site and entering and exiting the site. The proposed parking area and ancillary driveway will not contribute to the creation of traffic hazards.
		The proposed basement car parking arrangement is to be appropriately integrated into the proposal and is consistent with existing, surrounding development. It is considered that the proposal provides an appropriate outcome on site that provides adequate parking arrangements as well as ensuring the safe and efficient movement of vehicular and pedestrian traffic.
		The Parramatta Development Control Plan 2011, outline the requirements of Bicycle parking as the following: 0.4 space per one-bedroom unit (1) 0.7 spaces per two bedrooms units (13) 1.2 spaces per three bedrooms units (4) Total = 18
		The development provides 19 bicycle spaces.
		The proposed car parking area is considered appropriate and will satisfactorily service the traffic and parking needs of the proposal.

		Access ways and car parking spaces are to be appropriately dimensioned in accordance with Council controls and will permit the safe movement and parking of vehicles on site.	
3.6.3	Movement and Circulation – Accessibility and Connectivity	<p>The proposal provides for the safe and efficient movement of pedestrian and vehicular traffic within the site and both entering and exiting the site. Vehicle and pedestrian routes are clearly indicated and accessible.</p> <p>Public and private areas of the proposal are clearly defined and provide a clear distinction between the public and private domain elements of the proposal.</p>	YES
3.7.1	Residential Subdivision – General	No further subdivision of the site is proposed.	Not applicable.
3.7.2	Residential Subdivision – Site Consolidation and Development on Isolated Sites	The proposal is will not create any isolated sites.	YES
Part 5 Other Provisions			
5.4	Preservation of Trees or Vegetation	<p>The subject site does not contain any significant trees or vegetation. This application seeks Council consent for the removal of a few trees on site as identified in the attached plans. The proposed landscaping will positively contribute to the cohesiveness and visual appreciation of the area and provides relief from the built form, softening the impact of the development.</p> <p>It is highlighted that no significant vegetation is to be impacted as part of the proposal.</p> <p>The proposed development incorporates open space and landscaped areas that are consistent with and achieve the objectives of Council controls as well as the Residential Flat Design Code and will permit stormwater penetration, minimising run off from the site.</p> <p>Landscaping is to be undertaken and a landscape concept will be submitted. See landscaping plans for detail.</p>	YES

CONCLUSION

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 assessment and granting of development consent.

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 of these planning documents. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant, and appropriate conditions of consent.