

Wollongong Local Planning Panel Assessment Report | 16 October 2019

WLPP No.	Item No. 2
DA No.	RD-2018/1586/A
Proposal	Demolition of existing dwelling house, associated structures, tree removals and construction of a boarding house comprising fifteen rooms and one (1) manager's room
Property	124 Avondale Road, AVONDALE NSW 2530 Lot 1 DP 413039
Applicant	ES Design – Elie Sleiman
Responsible Team	Development Assessment & Certification - City Wide Planning Team (JS)
Lodged	26 August 2019

ASSESSMENT REPORT AND RECOMMENDATION

Executive Summary

Reason for consideration by Local Planning Panel

The proposal has been referred to the WLPP for **determination** pursuant to section 8.3 (5) of the Environmental Planning and Assessment Act 1979, as DA-2018/1568 was refused by the Panel, the review of determination must also be determined by the Panel.

Proposal

Demolition of the existing dwelling house and ancillary structures, tree removal and the construction of boarding house comprising fifteen (15) boarding rooms and one (1) managers room.

Permissibility

The proposed boarding house is permissible in the R2 Low Density Residential zone pursuant to the Wollongong Local Environmental Plan 2009. Demolition is permissible on land to which the WLEP 2009 applies.

Consultation

The proposal was exhibited in accordance with Appendix 1 of the Wollongong Development Control Plan (WDPC) 2009. 10 objections, and one petition with approximately 10 signatures were received.

The submissions are discussed at section 2.5 of the assessment report

Details of the proposal were referred to Council's Stormwater, Community Services and SCAT Officers where additional information and amended plans were requested. Councils Traffic, Environment, Landscape and Health Officers have provided conditionally satisfactory referral advice.

Main Issues

The main issues arising from the development assessment process are:-

- Amenity impacts
- Stormwater disposal

RECOMMENDATION

It is recommended that RD-2018/1568/A be refused for the reasons detailed at section 5 of this report.

1 APPLICATION OVERVIEW

1.1 PLANNING CONTROLS

The following planning controls apply to the proposal:

State Environmental Planning Policies:

- SEPP No. 55 – Remediation of Land
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Affordable Rental Housing) 2009

Local Environmental Planning Policies:

- Wollongong Local Environmental Plan (WLEP) 2009

Development Control Plans:

- Wollongong Development Control Plan (WDCP) 2009

Other policies

- Wollongong City-Wide Development Contributions Plan 2018 (section 7.12 of EP&A Act 1979)
- Biodiversity Conservation Act 2016

1.2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 DIVISION 8.2 REVIEWS

The application seeks a Review of Determination under Sections 8.2-8.5 of the Environmental Planning and Assessment (EP&A) Act 1979. The Review seeks approval for the demolition of the existing structures, tree removal and the construction of a boarding house comprising 15 boarding rooms and one managers room.

The original DA (DA-2018/1568) was refused by the Wollongong Local Planning Panel on 1 May 2019. A copy of the Panel Determination and Statement of Reasons is provided at Attachment 1.

An assessment against the relevant sections of the EP&A Act 1979 is provided below.

Section 8.2 Determinations and decisions subject to review

(1) The following determinations or decisions of a consent authority under Part 4 are subject to a review under this Division:

(a) The determination of an application for development consent by a council, by a local planning panel, by a Sydney district or regional planning panel or by any person acting as a delegate of the Minister (other than the Independent Commissions or the Planning Secretary),

...

DA-2018/1568 was refused by the Wollongong Local Planning Panel on 1 May 2019. A determination by a local planning panel is subject to review under this division.

Section 8.3 Application for and conduct of review

(1) An applicant for development consent may request a consent authority to review a determination or decision made by the consent authority. The consent authority is to review the determination or decision if duly requested to do so under this Division.

The applicant has sought the review of the determination of DA-2018/1568, lodging the review application with Council on 26 August 2019.

(2) A determination or decision cannot be reviewed under this Division:

(a) after the period within which any appeal may be made to the Court has expired if no appeal was made, or

(b) after the Court has disposed of an appeal against the determination or decision.

The application can be reviewed under section 8.3 and was requested within the period prescribed by the regulations, being within 6 months of the refusal date of DA-2018/1568 – 1 May 2019. RD-2018/629/A was lodged on 26 August 2019. The period within which an appeal may be made to the Court is 6 months after the date of the decision, pursuant to s8.10 of the EP&A Act 1979. The subject application must therefore be determined prior to the 1 November 2019.

(3) In requesting a review, the applicant may amend the proposed development the subject of the original application for development consent or for modification of development consent. The consent authority may review the matter having regard to the amended development, but only if it is satisfied that it is substantially the same development.

The review application included amended plans, supporting documents and reports and other minor modifications. The information submitted as part of the review of determination application is considered substantially the same as the original proposal.

The main amendments made, and information provided as part of the review are:

- Amended architectural plans including:
 - Amended plans for Building A reflecting a redesign of the ground floor, with the front entrance door moved from the eastern elevation (off the driveway) to the northern elevation (Avondale Road frontage), Units 1 and 2 fronting Avondale Road, with Unit 1 proposed with a sliding door and Unit 2 with a large window. Deletion of the secondary entry to Building A from the side setback. Relocation of the staircase. Amendments to the upper floor plan associated with the relocated stair.
 - Amended plans for Building B with the ground floor unit removed and provision of a communal room and laundry room. Minimal changes to the first floor.
 - Amended plans for Building C providing the communal open space to the east, the managers room and unit 6 on the southern elevation and units 7 and 8 on the northern elevation. Additional windows have been proposed to the communal room. Provision of additional POS area for the managers room.
- Deletion of 1 car parking space.
- Relocation and change in surface treatment of the communal open space.
- Relocation of the clothesline area.
- Relocation of the bicycle storage area.
- Relocation of the bin storage area from adjoining Building A to adjoining Building B.
- Amendments to the external materials, colours and finishes schedule.
- Provision of 1.2m high open slat metal front fence.
- Extension of the pedestrian footpath within the site to the footpath within the road reserve.

- Submission of a legal opinion regarding the ability to impose a deferred commencement condition relating to the requirement for a drainage easement.
- Submissions of a landscape plan.
- Submission of a site and context analysis report.
- Submission of an acoustic report.
- Submission of a Social Impact Assessment.
- Submission of an amended Plan of Management.
- Submission of a new BASIX Certificate.

A copy of the submitted Statement of Environmental Effects provided with the request for review is provided at Attachment 2.

(4) The review of a determination or decision made by a delegate of a council is to be conducted:

- (a) by the council (unless the determination or decision may be made only by a local planning panel or delegate of the council), or*
- (b) by another delegate of the council who is not subordinate to the delegate who made the determination or decision.*

N/A – DA-2018/1568 was determined by the Wollongong Local Planning Panel.

(5) The review of a determination or decision made by a local planning panel is also to be conducted by the panel

As DA-2018/1568 was determined by the Wollongong Local Planning Panel, the review of determination is also required to be determined by the Panel.

(6) The review of a determination or decision made by a council is to be conducted by the council and not by a delegate of the council.

N/A

(7) The review of a determination or decision made by a Sydney district or regional planning panel is also to be conducted by the panel.

N/A

(8) The review of a determination or decision made by the Independent Planning Commission is also to be conducted by the Commission.

N/A

(9) The review of a determination or decision made by a delegate of the Minister (other than the Independent Planning Commission) is to be conducted by the Independent Planning Commission or by another delegate of the Minister who is not subordinate to the delegate who made the determination or decision

N/A

1.3 DETAILED DESCRIPTION OF PROPOSAL

The proposal comprises the following:

Site preparation

- Demolition of the existing dwelling house and ancillary structures
- Removal of 10 trees/shrubs along the eastern property boundary
- Minor site preparation works

Works / Construction / building details

- Construction of boarding house over 3 separate buildings, as per the below.

Building A:

- Located at the front of the site and with a front entrance door to Avondale Road
- Two storeys
- 5 boarding rooms (including one room capable of being adapted to be accessible) on the ground floor.
- 4 boarding rooms on the first floor

Building B:

- Located centrally within the site
- Two storeys
- Communal room, laundry and under-croft car parking comprising 4 car parking spaces on the ground floor
- 3 boarding rooms on the first floor.

Building C:

- Located at the rear of the site
- Single storey
- Communal kitchen and living area, managers room and 3 boarding rooms (including one room capable of being adapted to be accessible) on the ground floor.
- Landscaped areas provided within the front and rear setback areas
- Communal open space area, accessed from the communal living and kitchen area within Building C.

Traffic, parking and servicing

- 4 car parking spaces (including 1 accessible space)
- Bicycle storage for 16 bikes
- New 5m wide driveway crossover on the eastern side of the lot.
- Bin storage for 8 bins adjoining Building B.
- Waste collection proposed via on street collection.

1.4 BACKGROUND

PL-2018/48 was held on 4 April 2018 and sought advice regarding the construction of a boarding house at the subject site. It is not considered that the matters identified within the notes from this meeting have been adequately addressed as part of the RD submission.

The development history of the site is as follows:

Application	Description	Decision
DA-2018/1568	Demolition of existing dwelling house, associated structures, tree removals and construction of a boarding house comprising fifteen rooms and one (1) manager's room	Refused (WLPP)
DA-2005/844	Colourbond garage and carport	Approved
BC-2005/64	Dwelling house	Approved
DA-1998/5404	Pigeon Aviary	Withdrawn
CC-1998/445	Pigeon Aviary	Withdrawn
BC-1997/478	Pigeon Loft	Approved

The applicant participated in a voluntary Design Review Panel (DRP) meeting on the 29 January 2019. The applicant has not provided any commentary as to the response to the DRP comments in the submitted review statement. The DRP comments are provided at Attachment 6, and Councils consideration of the design response to the main concerns raised is provided at Attachment 7. Overall, it is not considered that the proposal has adequately responded to the Panels comments.

DA-2018/1568 was refused by the Wollongong Local Planning Panel at the meeting of 1 May 2019. As part of the Panel's considerations and decision, the following points were identified:

- The Panel raised concern in relation to the required drainage easement, car parking, building design and configuration, internal amenity, plan of management (in particular with the relevant Court Planning Principle and to establish a resident liaison group) and streetscape.
- It was noted that the applicant's town planner indicated that it would be possible to provide two additional car parking spaces and to consider the relocation of the communal room and manager's residence to the centre of the site. The Panel considers these to be positive responses.
- The Panel members expressed differing views in relation to whether or not a deferred commencement consent would be satisfactory mechanism to deal with the absence of a downstream drainage easement being created or an in-principle agreement from the relevant property owner. The Panel is of the view that the development should be refused irrespective of the issue of the drainage easement.
- Additional reasons for refusal were included relating to the design of the development being unsatisfactory in relation to building form, relationship to surrounding residential properties and streetscape and the design and configuration of the boarding rooms being likely to create poor amenity for the future occupants of those rooms.

It is not considered that all of the above comments have been appropriately addressed as part of the submitted review package.

Table 1: Submissions

Concern	Comment
<p>1. <u>Social Impacts</u></p> <ul style="list-style-type: none"> - The statements made within the submitted social impact statement as to the boarding rooms attracting 'key workers and young professions, with boarding rooms generally occupied by young working singles and couples, often at the start of their working careers, plus students and professionals' are not supported by any evidence the development would be used as such. - There are already existing social problems in the area due to the NSW Land and Housing development on Avondale Road, and it is expected that this development would only exacerbate the issue. There are regular police call outs to this property due to antisocial behaviour. - One manager would be inadequate to police up to 22 boarders. - The boarding house would likely result in additional noise impacts in the area. - The area is predominately comprised of single dwelling houses, and transitions to farmland to the west. The area is relatively isolated from services, and is an inappropriate location for a boarding house. 	<p>Comments noted.</p> <p>See discussion of social impacts at Attachment 8. The review is not considered to have appropriately addressed the potential for adverse social impacts.</p>
<p>2. <u>Car Parking and Traffic</u></p> <ul style="list-style-type: none"> - The on-site car parking proposed will be inadequate - The submitted Traffic Impact Assessment states that there is on street parking on both sides of Avondale Road. There are already problems with on street parking on Avondale Road due to the number of multi dwelling developments in the area. - Existing on street parking problems are exacerbated on bin collection day. - No consideration of the cars entering and exiting Ena Avenue has been provided. - The car parking rates for boarding houses is not acceptable. - The bus stop relied upon to enable this development is only serviced by one bus 	<p>The proposal satisfies the minimum car parking requirements as outlined at Chapter E3 within Attachment 8.</p>

per hour.	
3. <u>Character of the area</u> - The building proposed would be out of character with the surrounding area	The proposal would not be considered to be inconsistent with the character of the locality, being an established residential area.
4. <u>Stormwater and Drainage</u> - There are existing drainage problems on the adjoining property where the drainage easement is sought. The proposal will only add to this existing problem. - The adjoining property has advised that they do not support the proposed 1m drainage easement.	Comments noted – see comments at Chapter E14 at Attachment 8.
5. The development would have adverse impacts on housing prices in the area	The impact of the development on property values is of limited relevance to the planning assessment process.

1.7 CONSULTATION

1.7.1 INTERNAL CONSULTATION

Council's Stormwater, Community Services and Safer Community Action Team (SCAT) Officers reviewed the application and sought additional information as discussed throughout this report.

Councils Environment, Landscape and Traffic Officers have reviewed the application submission and provided satisfactory referral comments.

1.7.2 EXTERNAL CONSULTATION

None required.

2 OTHER LEGISLATION

2.1 NSW BIODIVERSITY CONSERVATION ACT 2016

Section 1.7 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) provides that Act has effect subject to the provisions of Part 7 of the *Biodiversity Conservation Act 2016* (BC Act).

Part 7 of the BC Act relates to Biodiversity assessment and approvals under the EP&A Act where it contains additional requirements with respect to assessments, consents and approvals under this Act.

Clause 7.2 of the Biodiversity Conservation Regulation 2017 provides the minimum lot size and area threshold criteria for when the clearing of native vegetation triggers entry of a proposed development into the NSW Biodiversity offsets scheme. For the subject site, entry into the offset scheme would be triggered by clearing of an area greater than 0.25 hectares based upon the minimum lot size of the WLEP 2009 R2 zoned land (i.e. less than 1 hectare minimum lot size).

Minimal native vegetation is proposed to be cleared for the development. The minimum subdivision lot size for the land under WLEP 2009 is 449sqm. The proposal does not trigger the requirement for a biodiversity offset scheme and is not identified as being of high biodiversity value on the Biodiversity Values Map.

The development would therefore not be considered to result in adverse impacts on biodiversity and is consistent with the provisions of the *Biodiversity Conservation Act 2016*.

3 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 – 4.15 EVALUATION

3.1 SECTION 4.15(1)(A)(1) ANY ENVIRONMENTAL PLANNING INSTRUMENT

3.1.1 STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND

7 Contamination and remediation to be considered in determining development application

- (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.

A desktop audit of previous land uses does not indicate any historic use that would contribute to the contamination of the site, with the properties being used for residential purposes since the 1940's. Minor earthworks are required and the existing and proposed land uses are both residential in nature. No concerns are raised regarding contamination as relates to the intended use of the land and the requirements of clause 7.

3.1.2 STATE ENVIRONMENTAL PLANNING POLICY (BUILDING SUSTAINABILITY INDEX: BASIX) 2004

The proposal is BASIX affected development to which this policy applies. In accordance with Schedule 1, Part 1, 2A of the Environmental Planning and Assessment Regulation 2000, a BASIX Certificate has been submitted in support of the application demonstrating that the proposed scheme achieves the BASIX targets.

The BASIX certificate was issued no earlier than 3 months before the date on which the development application was lodged.

3.1.3 STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009

<u>Division 3 Boarding houses</u>
26 Land to which Division applies <i>This Division applies to land within any of the following land use zones or within a land use zone that is equivalent to any of those zones:</i> ... <i>(b) Zone R2 Low Density Residential,</i>
Comment: The land is zoned R2 Low Density Residential pursuant to the WLEP 2009. As such, this division applies to the subject land.
27 Development to which Division applies

- (1) *This Division applies to development, on land to which this Division applies, for the purposes of boarding houses.*
- (2) *Despite subclause (1), this Division does not apply to development on land within Zone R2 Low Density Residential or within a land use zone that is equivalent to that zone in the Sydney region unless the land is within an accessible area.*
- (3) *Despite subclause (1), this Division does not apply to development on land within Zone R2 Low Density Residential or within a land use zone that is equivalent to that zone that is not in the Sydney region unless all or part of the development is within 400 metres walking distance of land within Zone B2 Local Centre or Zone B4 Mixed Use or within a land use zone that is equivalent to any of those zones.*

Comment:

The subject site is zoned R2 and is not located within the Sydney Region.

The site is not located within 400m walking distance of land within the B2 or B4 zone.

As such, this division does not apply to the proposed development.

Part 4 Miscellaneous

54C Savings and transitional provisions—2019 amendment

- (1) *This clause applies to a development application that was made before the commencement of the amending SEPP and was not determined by a consent authority or, if appealed, not finally determined by a court before that commencement.*
- (2) *The application must be determined by applying all provisions of this Policy as if the amending SEPP had not commenced.*
- (3) *In this clause, the **amending SEPP** means [State Environmental Planning Policy \(Affordable Rental Housing\) Amendment \(Boarding House Development\) 2019](#).*

Comment:

DA-2018/1568 was lodged on 10 December 2019, prior to the [State Environmental Planning Policy \(Affordable Rental Housing\) Amendment \(Boarding House Development\) 2019](#) on 28 February 2019.

As the subject application relates to a review of that determination, this clause requires that the SEPP be considered as if the amending SEPP had not commenced. The above outlines those considerations.

3.1.4 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Part 1 Preliminary

Clause 1.4 Definitions

Boarding house means a building that:

- (a) is wholly or partly let in lodgings, and
- (b) provides lodgers with a principal place of residence for 3 months or more, and
- (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
- (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,

but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.

Part 2 Permitted or prohibited development

Clause 2.2 – zoning of land to which Plan applies

The zoning map identifies the land as being zoned R2 Low Density Residential, as demonstrated at Figure 2 below.



Figure 2: WLEP 2009 zoning map

Clause 2.3 – Zone objectives and land use table

The objectives of the zone are as follows:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

The proposal would be considered generally satisfactory with regard to the above objectives as the boarding house would provide for additional residential accommodation options in a low density environment.

The land use table permits the following uses in the zone.

*Attached dwellings; Bed and breakfast accommodation; **Boarding houses**; Boat launching ramps; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home-based child care; Hospitals; Hostels; Information and education facilities; Jetties; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Signage; Tank-based aquaculture; Veterinary hospitals*

The proposal is categorised as a **Boarding house** as defined above and is permissible in the zone with development consent.

Clause 2.7 Demolition requires development consent

Consent for the demolition of the existing structures is sought as part of the subject application.

Part 4 Principal development standards

Clause 4.3 Height of buildings

The proposed building height of 7.995m does not exceed the maximum of 9m permitted for the site.

Clause 4.4 Floor space ratio

Maximum FSR permitted for the zone:	0.5:1		
Site area:	1113 m ²		
GFA:	Building A	Ground floor	124.1
		First floor	96.6
		Exclusions	5.2+8.1 (13.3 stairs)
	Building B	Ground floor	43.8
		First floor	77.4
		Exclusions	5.2+4.8 (10)
	Building C	Ground floor	148.3
	GFA	467.1	
	FSR:	467.1/1113 0.42:1	

Part 5 Miscellaneous provisions

Not applicable

Part 6 Urban release areas

Not applicable

Part 7 Local provisions – general

Clause 7.1 Public utility infrastructure

It is anticipated that public utility infrastructure could be extended where required to service the development.

Clause 7.6 Earthworks

The proposal would comprise minimal cut and fill, generally of less than 500mm to achieve the proposed building platform. The earthworks would not be expected to have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features surrounding land.

Clause 7.9 Airspace operations

The proposal is identified as being located on land within the flight path of the Illawarra Regional Airport, 52m -127m height limitation. The maximum height of the proposal is RL 30.395m AHD and would not penetrate the Limitation or Operations Surface in this area and would therefore considered acceptable.

3.2 SECTION 4.15(1)(A)(II) ANY PROPOSED INSTRUMENT

STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) AMENDMENT (BOARDING HOUSE DEVELOPMENT) 2009 [NSW]

On 28 February 2019, an amendment to SEPP ARH was gazetted which resulted in the introduction of a new development standard for boarding houses within the R2 Low Density Residential Zone. Clause 30AA was introduced which restricts boarding houses within the R2 zone to 12 boarding rooms per site.

This amendment was exhibited for public comment between 28 November 2018 to 19 December 2018 and as such, would have been a proposed instrument at the time of lodgement of the development application on 10 December 2018.

The explanation of intended effect provided as part of the exhibition of the change provided the following:

Limit on number of boarding houses rooms for development in the R2 Low Density Residential Zone

The proposed amendment to the Affordable Rental Housing SEPP will provide for a new provision that limits the number of boarding rooms in a boarding house development in the R2 zone to a maximum of 12 boarding rooms.

The intention of the proposed amendment is to ensure that the built form of boarding house development in the R2 zone is compatible with the built form of other development in the local area.

The proposed introduction of a maximum room number for boarding houses is considered to assist in ensuring that amenity impacts of boarding house development on adjoining and nearby properties, such as overlooking, overshadowing and car parking impacts, are able to be better managed.

Clause 30AA was introduced as per the following:

30AA Boarding houses in Zone R2 Low Density Residential

A consent authority must not grant development consent to a boarding house on land within Zone R2 Low Density Residential or within a land use zone that is equivalent to that zone unless it is satisfied that the boarding house has no more than 12 boarding rooms.

The application submission indicates that application for the proposed development is made pursuant to WLEP 2009 noting that Division 3 of the SEPP (Affordable Rental Housing) 2009 does not apply to the proposed development given the site is located outside of the Sydney Region and is not within 400m of a B2 Local Centre or B4 Mixed Use zone.

However, SEPP (Affordable Rental Housing) 2009 Clause 7 indicates that this Policy applies to the State and Clause 8 indicates that where an inconsistency exists between this Policy and another Environmental Planning Instrument that this Policy prevails to the extent of the inconsistency. Therefore, although Clause 27(3) indicates that Clause 29, 30 and 30A do not apply to the proposed development it does not exclude the operation of Clause 30AA from the assessment of this application.

The subject site is zoned R2 Low density Residential. The submitted plans indicate that the boarding house as proposed comprises of 15 boarding rooms and 1 on-site managers room.

Council's interpretation of Clause 30AA is that it applies to all Boarding House Development Applications lodged in respect of land in an R2 zone, regardless of whether or not a given Development Application relies on the SEPP (Affordable Rental Housing) 2009 concessions.

An explanation of the intent of the amendment is provided on the Department of Planning website which states:

“In February 2019 the ARHSEPP was amended so boarding houses are limited to 12 boarding rooms per site within the R2 Low Density Residential zone to better reflect the scale and built form of the surrounding area.

The changes will help manage impacts on neighbouring properties such as overlooking, overshadowing and car parking.

These changes reflect consultation and feedback from communities, councils and industry.”

This position was confirmed by a Wollongong Local Planning Panel decision to refuse DA-2019/506 for a 19 room boarding house in an R2 zone on the 14 August 2019.

The application would therefore be considered inconsistent with the proposed instrument, as the site is zoned R2 Low Density Residential and 15 boarding rooms are proposed.

3.3 SECTION 4.15(1)(A)(III) ANY DEVELOPMENT CONTROL PLAN

3.3.1 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

The development has been assessed against the relevant chapters of WDCP 2009 and compliance tables can be found at Attachment 8 to this report.

The submitted request for review of determination acknowledges that the proposal does not comply with the setback controls provided within part 3.2 of Chapter C03 – Boarding Houses. Despite identifying the variation, no variation request statement has been provided in this regard.

The review is also considered to be non-complaint with regard to the following controls:

- Chapter C03: Boarding Houses - 4.1.3.General Boarding House Controls,
- Chapter E02: Crime Prevention to Environmental Design - 3.2 Natural Surveillance and sightlines, 3.3 Signage and 3.4 Building design as discussed at Attachment 8, which has also not been addressed;
- Chapter E3: Car Parking, Access, Servicing/Loading Facilities and Traffic Management – 10 Pedestrian access and 11 Safety and Security; and
- Chapter E14: Stormwater Management.

The above areas of non-compliance have not been appropriately addressed.

Despite the subject site being located within 400m of a bus stop, the application for a review of determination is not considered to have adequately demonstrated that the site is suitable for the proposed development. The outstanding concerns with regard to the overall design of the boarding house and location of the communal room, ambiguity as to the proposed room capacities, non-compliant setbacks, concerns with the submitted Social Impact Assessment and Plan of Management, result in the conclusion that the development as proposed, is not appropriate for the subject site.

3.3.2 WOLLONGONG CITY-WIDE DEVELOPMENT CONTRIBUTIONS PLAN 2018

The estimated cost of works is >\$100,000 (\$880,000) and a levy of 1% would be applicable under this plan as the threshold value is \$200,000. However this is not applicable in this case as the proposed development is recommended for refusal.

3.4 SECTION 4.15(1)(A)(IIIA) ANY PLANNING AGREEMENT THAT HAS BEEN ENTERED INTO UNDER SECTION 7.4, OR ANY DRAFT PLANNING AGREEMENT THAT A DEVELOPER HAS OFFERED TO ENTER INTO UNDER SECTION 7.4

There are no planning agreements entered into or any draft agreement offered to enter into under S7.4 which affect the development.

3.5 SECTION 4.15(A)(IV) THE REGULATIONS (TO THE EXTENT THAT THEY PRESCRIBE MATTERS FOR THE PURPOSES OF THIS PARAGRAPH)

92 What additional matters must a consent authority take into consideration in determining a development application?

Conditions of consent could be recommended with regard to demolition including asbestos management.

93 Fire safety and other considerations

Conditions of consent could be recommended requiring compliance with the BCA/National Construction Code with regard to fire safety.

94 Consent authority may require buildings to be upgraded

Not applicable.

3.6 SECTION 4.15(1)(B) THE LIKELY IMPACTS OF DEVELOPMENT

Context and Setting:

Generally, the built form and bulk and scale of the development would not be considered inconsistent with the context and setting of the surrounding area with regard to the street presentation. However, the extent of the development on the lot and the built form remain generally consistent with the original development application. Proposed Building A has been designed with the main entry to the street, and the retention of the two street trees will assist in minimising the impact of the works.

Access, Transport and Traffic:

The development provides for the required number of car parking spaces and adequate manoeuvring areas. Councils Traffic Officer has considered the development with regard to impacts on the wider traffic network, and raised no objections to the proposal.

Public Domain:

The development is considered to provide for a positive contribution to the public domain with Building A presenting to Avondale Road, similar to that which would be expected from a single dwelling house. The footpath is now shown as connecting to the footpath along Avondale Road.

Utilities:

The proposal would not be envisaged to place an unreasonable demand on utilities supply. It is anticipated that the existing utilities could be extended to service the proposal.

Heritage:

The site is not located in the visual catchment of any nearby built form heritage items

Other land resources:

The proposal would not be envisaged to impact upon valuable land resources.

Water:

The site is presently serviced by Sydney Water, which would be expected to be capable of extension to meet the requirements of the proposed development. A BASIX certificate has been provided for the proposal as discussed at section 3.1.2 above.

The proposal would not be envisaged to have unreasonable water consumption.

Soils:

The site is not identified as contaminated land and minimal earthworks are proposed.

Air and Microclimate:

The proposal would not be expected to result in negative impacts on air or microclimate.

Flora and Fauna:

Councils Landscape Officer has reviewed the proposal with regard to tree removal and provided a conditionally satisfactory referral response. Conditions could be recommended with regard to tree removal, fauna management and compensatory planting.

Waste:

A condition could be recommended requiring that an appropriate receptacle be in place for any waste generated during the construction. On street collection is proposed to be relied upon.

Energy:

The proposal would not be envisaged to have unreasonable energy consumption. See BASIX considerations at section 3.1.2 above.

Noise and vibration:

Conditions could be recommended requiring that nuisance be minimised during any construction, demolition, or works.

Natural hazards:

There are no natural hazards affecting the site which would preclude the proposal.

Technological hazards:

The site is not affected by any technological hazard which would preclude the proposal.

Safety, Security and Crime Prevention:

It is considered that further improvements could be made to the design of the proposal to reduce opportunities for criminal or antisocial behaviour.

Social Impact:

A Social Impact Assessment (SIA) and amended Plan of Management (PoM) have been provided and are considered at Attachment 8. There remain concerns regarding the adequacy of the submitted reports. The submitted SIA is not considered to have provided appropriate justification for the key social impacts associated with the development, and the submitted PoM is not considered to have appropriately addressed the requirements of Part 5 of Chapter C3 or relevant caselaw.

There remain concerns regarding the potential for social impacts to result from the development.

Economic Impact:

The proposal would not be envisaged to result in negative economic impacts.

Site Design and Internal Design:

The application does not result in any departures development standards as discussed throughout the report. The proposal would result in variations to development controls as discussed above, which have not been addressed.

The site falls away from the street and as such, stormwater disposal is reliant upon obtaining a drainage easement through the property to the north. The applicant has not demonstrated that in principle approval from the adjoining properties has been obtained for the creation of the easement.

The review request submission is not considered to have appropriately responded to the Design Review Panel comments with regard to the overall site design and internal amenity.

The site and internal design are therefore considered unsatisfactory.

Construction:

Conditions could be recommended in relation to construction impacts for hours of work, erosion and sedimentation controls, works in the road reserve, excavation, demolition and use of any crane, hoist, plant or scaffolding.

A condition could be attached to any consent granted that all works are to be in compliance with the Building Code of Australia.

Cumulative Impacts:

Considering the matters as outlined throughout this report and Attachments, Council cannot be satisfied that the proposal would not result in adverse cumulative impacts.

Ecologically Sustainable Development Considerations

The proposed development would not be considered to be inconsistent with ESD principles.

3.7 SECTION 4.15(1)(C) THE SUITABILITY OF THE SITE FOR DEVELOPMENT

Does the proposal fit in the locality?

The design of the proposal is not considered an appropriate response to the site constraints. Insufficient information has been provided to demonstrate that the development would not result in adverse impacts on the character and amenity of adjoining developments, or increased negative social impacts on the surrounding area.

Are the site attributes conducive to development?

The site falls to the south and as such, stormwater disposal is reliant on an easement through an adjoining downstream property. The applicant has not demonstrated that in principle agreement from the adjoining properties has been obtained for the creation of the easement.

3.8 SECTION 4.15(1)(D) ANY SUBMISSIONS MADE IN ACCORDANCE WITH THIS ACT OR THE REGULATIONS

See section 1.5 above.

3.9 SECTION 4.15(1)(E) THE PUBLIC INTEREST

The application is considered to have the potential to result in negative impacts on the amenity of the locality. The proposal is considered inappropriate with consideration to site constraints is contrary to the relevant planning controls and in the current form, approval would not be considered to be in the public interest.

4 CONCLUSION

This application has been assessed having regard to the Heads of Consideration under Section 4.15 and Division 8.2 of the Environmental Planning and Assessment Act 1979, the provisions of the Wollongong Local Environmental Plan 2009 and all relevant Councils Development Control Plan, Codes and Policies.

Whilst the need for additional housing options in low density environments is acknowledged, it is not considered that the review has appropriately responded to the concerns raised through the original development assessment process and has not demonstrated that the development would not result in an adverse development outcome or that the site is suitable for the design presented.

The proposal is non-compliant with a number of controls relating to Boarding Houses, Crime Prevention Through Environmental Design, Pedestrian Access and Stormwater Management. Variation justification statements have not been provided for these non-compliances in accordance the requirements of Chapter A1 of WDCP2009. The non-compliances are not supported.

The revised plans are also not considered to have adequately addressed the comments and recommendations made by the Wollongong Design Review Panel and as such, the development fails to provide reasonable outcomes in the areas of landscaping, internal amenity and safety. The submitted Social Impact Assessment and Plan of Management are considered inadequate to address the concerns raised.

The proposal would be considered inconsistent with the development standard at 30AA introduced by way of an amendment to SEPP (Affordable Rental Housing) 2009 on 28 February 2019, a proposed instrument at the time of lodgement of the original development application which limits boarding houses to 12 rooms only in R2 zones.

Some issues raised in the public submissions remain unresolved and/or unsatisfactory, and a number of internal referrals are unsatisfactory with outstanding issues identified.

It is considered that the application has failed to adequately demonstrate that the impacts of the development on the amenity of the surrounding area, environment and adjoining development will not be adverse.

5 RECOMMENDATION

It is recommended that RD-2018/1568/A be refused for the following reasons:

1. Pursuant to the provisions of Section 4.15 1(a)(ii) of the Environmental Planning and Assessment Act 1979, the development would be considered inconsistent with the amendments to the State Environmental Planning Policy (Affordable Rental Housing) 2009 proposed at the time of lodgement of the original development application, in clause 30AA.
2. Pursuant to the provisions of Section 4.15 (1)(a)(iii) of the Environmental Planning and Assessment Act 1979, it is considered the proposal fails to demonstrate consistency with the provisions of the Wollongong Development Control Plan 2009:
 - Chapter C3: Boarding Houses;
 - Chapter E1: Access for People with a Disability
 - Chapter E2: Crime Prevention through Environmental Design; and
 - Chapter E14: Stormwater Management.
3. Pursuant to the provisions of Section 4.15 (1)(b) of the Environmental Planning and Assessment Act, 1979, it is considered the proposal fails to demonstrate that the likely impacts of the development will not be adverse.

4. Pursuant to the provisions of Section 4.15 (1)(c) of the Environmental Planning and Assessment Act, 1979, it is considered the proposal fails to demonstrate that the site is suitable for the development.
5. Pursuant to the provisions of Section 4.15 (1)(d) & (e) of the Environmental Planning and Assessment Act, 1979, it is considered that with the submission received and the circumstances of the case, the application fails to demonstrate that proposal is in the public interest.

Attachments:

Attachment 1	WLPP Determination and Statement of Reasons – 1 May 2019
Attachment 2	Section 8.2 Review Statement of Environmental Effects
Attachment 3	Architectural Plans, landscape plan, drainage plan and site survey
Attachment 4	Social Impact Statement
Attachment 5	Plan of Management
Attachment 6	Design Review Panel comments – 29 January 2019
Attachment 7	Council consideration of DRP comments
Attachment 8	WDCP 2009 compliance table
Attachment 9	DA-2018/1568 WLPP Report and Notice of Determination -1 May 2019

ES Engineering & Design
LEVEL 1 SUITE 10
1 Cooks Ave
CANTERBURY NSW 2193

APPLICATION	DA-2018/1568
Determination	Refusal
Authority	Wollongong Local Planning Panel
Date	1 May 2019

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION

Issued under Section 4.16 of the Environmental Planning and Assessment Act 1979

The development application described below has been determined:

Description	Demolition of existing dwelling house, associated structures, tree removals and construction of a boarding house comprising sixteen rooms and one (1) manager's room
Location	Lot 1 DP 413039 124 Avondale Road, AVONDALE NSW 2530

The application has been determined by **refusing of consent**.

The reasons for the refusal of the proposed development are:

- Pursuant to the provisions of Section 4.15 (1)(a)(i) of the Environmental Planning and Assessment Act, 1979, it is considered the proposal fails to demonstrate compliance with:
 - State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.
- Pursuant to the provisions of Section 4.15 (1)(a)(iii) of the Environmental Planning and Assessment Act 1979, it is considered the proposal fails to demonstrate consistency with the provisions of the Wollongong Development Control Plan 2009:
 - Chapter C3: Boarding Houses;
 - Chapter E1: Access for People with a Disability;
 - Chapter E6: Landscaping;
 - Chapter E2: Crime Prevention through Environmental Design;
 - Chapter E7: Waste Management; and
 - Chapter E14: Stormwater Management.
- Pursuant to the provisions of Section 4.15 (1)(b) of the Environmental Planning and Assessment Act, 1979, it is considered the proposal fails to demonstrate that the likely impacts of the development will not be adverse.
- Pursuant to the provisions of Section 4.15 (1)(c) of the Environmental Planning and Assessment Act, 1979, it is considered the proposal fails to demonstrate that the site is suitable for the development.
- Pursuant to the provisions of Section 4.15 (1)(d) & (e) of the Environmental Planning and Assessment Act, 1979, it is considered that with the submission received and the circumstances of the case, the application fails to demonstrate that proposal is in the public interest.
- The design of the development is unsatisfactory in relation to building form, relationship to surrounding residential properties and streetscape.

REFUSAL

- 7 The design and configuration of the boarding rooms is likely to create poor amenity for the future occupants of those rooms.

Notes

- 1 Section 8.7 of the Environmental Planning and Assessment Act 1979 confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court exercisable within six (6) months from the date of this letter.
- 2 Section 8.4 of the Environmental Planning and Assessment Act 1979 confers on an applicant who is dissatisfied with the determination of a consent authority a right to request the consent authority to review the determination. The request for review of the determination must be made within six (6) months from the date of receipt of this notice. In the absence of a pending appeal before the Land and Environment Court, the request for review, and the review by Council, must all be completed within the abovementioned six (6) month time period. Accordingly, applicants are advised to provide Council with sufficient time to complete the review within this period, failing which the determination cannot be reviewed. The request must be accompanied by the fees set by the Environmental Planning and Assessment Regulation. A right of review of determination does not exist for a determination made in respect of a Designated Development.

This letter is authorised by

Nicole Ashton

Senior Development Project Officer

Wollongong City Council

Telephone (02) 4227 7111

enc

DETERMINATION AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF DETERMINATION	1 May 2019
PANEL MEMBERS	Robert Montgomery (Chair), Steven Layman, Scott Lee, Edger du Bois (Community Representative)

Public meeting held at Wollongong City Council, Level 9 Function Room, 41 Burelli Street, Wollongong on 1 May 2019 opened at 5:00pm and closed at 6:21pm.

MATTER DETERMINED

DA-2018/1568 - Lot 1 DP 413039 No 124 Avondale Road, Avondale (as described in detail in schedule 1).

PUBLIC SUBMISSIONS

The Panel was addressed by three submitters.

The Panel also heard from the applicant's town planner.

PANEL CONSIDERATION AND DECISION

The Panel considered the matters listed at item 7, and the material presented at the meeting and the matters observed at site inspections listed at item 8 in Schedule 1.

The applicant's town planner responded to the issues raised by the submitters at the meeting. The Panel raised a number of questions in relation to the required drainage easement, car parking, building design and configuration, internal amenity, plan of management (in particular with the relevant Court Planning Principle and to establish a resident liaison group) and streetscape. It was noted that the applicant's town planner indicated that it would be possible to provide two additional car parking spaces and to consider relocation of the communal room and manager's residence to the centre of the site. The Panel considers these to be positive responses.

The applicant requested that the Panel defer consideration of the application pending submission of further information, however, the Panel considers that the scope of amendments likely to be required goes beyond deferral. The Panel members expressed differing views in relation to whether or not a deferred commencement consent would be a satisfactory mechanism to deal with the absence of a downstream drainage easement being created or an in principle agreement from the relevant property owner. The Panel is of the view that the development should be refused irrespective of the issue of the drainage easement.

The Panel determined to refuse the development application as described in Schedule 1 pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*, subject to the following additional reasons for refusal:

- 1 The design of the development is unsatisfactory in relation to building form, relationship to surrounding residential properties and streetscape.
- 2 The design and configuration of the boarding rooms is likely to create poor amenity for the future occupants of those rooms.

The decision was unanimous.

REASONS FOR THE DECISION

The reasons for the decision of the Panel are contained within the officer's report and the additional reasons detailed above.

PANEL MEMBERS



Robert Montgomery
(Chair)



Steven Layman



Scott Lee



Edger du Bois
(Community Representative)

SCHEDULE 1		
1	DA NO.	DA-2018/1568
2	PROPOSED DEVELOPMENT	Demolition of existing dwelling house, associated structures, tree removals and construction of a boarding house comprising sixteen rooms and one (1) manager's room
3	STREET ADDRESS	No 124 Avondale Road Avondale
4	APPLICANT	ES Engineering & Design
5	REASON FOR REFERRAL	Application is the subject of 10 or more unique submissions by way of objection
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> · Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy No 55 – Remediation of Land ○ State Environmental Planning Policy – Affordable Rental Housing 2009 ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ Wollongong Local Environment Plan 2009 · Wollongong Section 94A Development Contributions Plan · Development control plans: <ul style="list-style-type: none"> ○ Wollongong Development Control Plan 2009 · Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Clause 92 (demolition matters) · The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality · The suitability of the site for the development · Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations · The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> · Council assessment report dated 1 May 2019 · Written submissions during public exhibition: 18 unique submissions · Verbal submissions at the public meeting: three
8	SITE INSPECTIONS BY THE PANEL	<p>Site inspection 1 May 2019. Attendees:</p> <ul style="list-style-type: none"> ○ <u>Panel members</u>: Robert Montgomery (Chair), Steven Layman, Scott Lee, Edger du Bois (Community Representative) ○ <u>Council assessment staff</u>: Nicole Ashton
9	COUNCIL RECOMMENDATION	Refuse
10	DRAFT CONDITIONS	Attached to the council assessment report

Attachment 2: Section 8.2 Review Statement of Environmental Effects



Statement of Environmental Effects

Section 8.2 Review | DA-2018/1568 | 124 Avondale Road, Avondale

This Section 8.2 Review follows the refusal of DA-2018/1568, determined at the Local Planning Panel meeting on 1 May, 2019. This submission accompanies amended plans for the proposed or demolition of the existing dwelling house and construction of a boarding house contain 15 boarding rooms, with five (5) car parking spaces, at Lot 1 in DP 413039, commonly known as 124 Avondale Road, Avondale.

The revised design is identified in the following plans and reports:

ES Engineering and Design – consulting architects

- Sheet 17235-01 – Rev D, dated 22.08.2019 – Site Analysis Plan and Streetscape Analysis
- Sheet 17235-02 – Rev D, dated 22.08.2019 – Demolition Plan
- Sheet 17235-03 – Rev D, dated 22.08.2019 – Proposed Site Plan
- Sheet 17235-04 – Rev D, dated 22.08.2019 – Proposed Ground Floor Plan/ Courtyard Plan
- Sheet 17235-05 – Rev D, dated 22.08.2019 – Proposed First Floor Plan/ Courtyard Plan
- Sheet 17235-06 – Rev D, dated 22.08.2019 – Western & Eastern Elevation
- Sheet 17235-07 – Rev D, dated 22.08.2019 – Building A – Proposed Ground Floor Plan
- Sheet 17235-08 – Rev D, dated 22.08.2019 – Building A – Proposed First Floor Plan
- Sheet 17235-09 – Rev D, dated 22.08.2019 – Building A – South and West Elevation
- Sheet 17235-10 – Rev D, dated 22.08.2019 – Building A – North and East Elevation
- Sheet 17235-11 – Rev D, dated 22.08.2019 – Building A – Section View A
- Sheet 17235-12 – Rev D, dated 22.08.2019 – Building B – Proposed Ground Floor Plan
- Sheet 17235-13 – Rev D, dated 22.08.2019 – Building B – Proposed First Floor Plan
- Sheet 17235-14 – Rev D, dated 22.08.2019 – Building B – South and West Elevation
- Sheet 17235-15 – Rev D, dated 22.08.2019 – Building B – North and East Elevation
- Sheet 17235-16 – Rev D, dated 22.08.2019 – Building B – Section View B
- Sheet 17235-17 – Rev D, dated 22.08.2019 – Building C – Proposed Ground Floor Plan
- Sheet 17235-18 – Rev D, dated 22.08.2019 – Building C – South and West Elevation
- Sheet 17235-19 – Rev D, dated 22.08.2019 – Building C – North and East Elevation
- Sheet 17235-20 – Rev D, dated 22.08.2019 – Building C – Section View C

- Sheet 17235-21 – Rev D, dated 22.08.2019 – Schedule of External materials Colours and Finishes
- Sheet 17235-22 – Rev D, dated 22.08.2019 – Front Fence Details
- Sheet 17235-23 – Rev D, dated 22.08.2019 – Shadow Diagram – 22nd June
- Sheet 17235-24 – Rev D, dated 22.08.2019 – Signage Plan
- Sheet 17235-25 – Rev D, dated 22.08.2019 – Waste Management Plan

Online Landscaping – consultant landscape architects

- Sheet L01 – Rev F, dated 22.08.2019 – Proposed Landscape Plan
- Sheet L02 – Rev F, dated 22.08.2019 – Details and Plant Specification
- Sheet L03 – Rev B, dated 11.07.2019 – Details and Plant Specification

TAA Consulting Engineers – consulting stormwater engineers

- Sheet H901 – SW01 – Rev C, dated 05.08.2019 – Stormwater Concept Design Cover Sheet
- Sheet H901 – SW02 – Rev C, dated 05.08.2019 – Ground Floor Plan
- Sheet H901 – SW03 – Rev C, dated 05.08.2019 – First Floor & Roof Drainage Plan
- Sheet H901 – SW04 – Rev C, dated 05.08.2019 – Details Sheet
- Sheet H901 – SW05 – Rev C, dated 05.08.2019 – Erosion and Sediment Control Plan

BASIX/ ABSA

Noura Al Hazzouri ABSA Assessor No. VIC/BDAV/18/1891

- BASIX Certificate No. 970842M_02, dated 14.08.2019
- ABSA Certificate No. 0004114710, dated 14.08.2019

Rodney Stevens Acoustic

- Noise Assessment – Proposed Boarding House Development, Revision 2 – 2.08.2019

ML Traffic Engineers

- Traffic and Parking Impact Report, Revision 1B, July 2019

Design Right Consulting

- National Construction Code Report, 15 August 2019

Access Solutions

- Disability Access Report, 22.08.2019

Mills Oakley

- Legal Advice letter, dated 25.07.2019

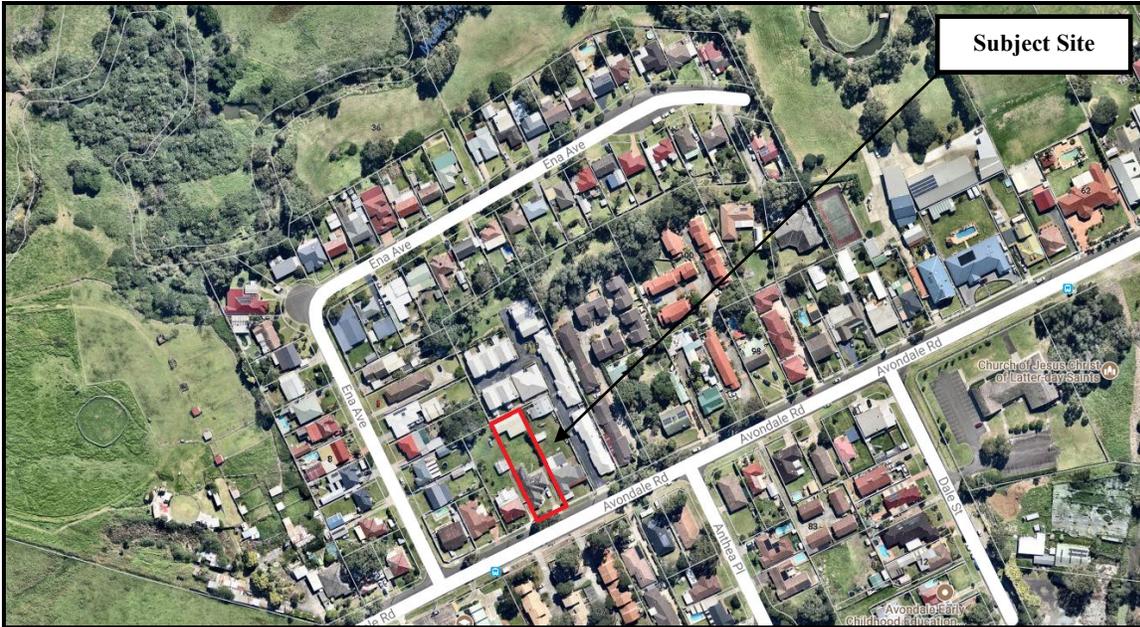


Figure 1: Aerial photo showing location of subject site

The amended plans and the following assessment are considered to address each of the reasons of refusal.

The following assessment provides a response to the respective reasons of refusal contained within the Wollongong Local Planning Panel Assessment Report, dated 1 May 2019:

1. Insufficient information

The amended proposal includes the following information to address the reason of refusal:

- Amended architectural plans including Landscape Plan
- Social Impact Assessment
- Acoustic Report
- BASIX Certificate and ABSA stamped plans are provided:

2. Compliance with Wollongong Development Control Plan 2009

2.1 Development controls for Boarding Houses

2.2.1 Setbacks

Council Comment

The building setbacks do not comply with the required side boundary setbacks. A variation justification statement has not been provided in regards to reduced boundary setbacks.

Response

The proposal is to use the setback controls for multi-unit housing in the R2 zone, including side setbacks being 0.8 x the ceiling height, as no balconies or windows of living areas to first floors face rear or side boundaries.

Setback	Minimum Setback	Proposed	Complies
Wollongong DCP 2009			
Building A			
Southern setback (front)	6m	6m plus, articulation zone	✓
Eastern	Ground - 2.28m First Floor - 4.88m	Ground - 4.91 First floor - 4.91m	✓ ✓
Western	Ground - 2.32 First Floor - 4.88m	Ground - 2.34m First floor - 4.0m	Justified Proposed setbacks are considered justified as they are a minor variation from the control, with no significant impact onto the privacy or from overshadowing of adjoining neighbours.
Building B			
Eastern	Ground - 2.16m First Floor - 4.88m	Ground - 11.81m First floor - 5.71m	✓ ✓
Western	Ground - 2.16 First Floor - 4.79m	Ground - 1.5m First floor - 4.69m	Justified Proposed side setbacks are considered justified as no significant impact to privacy amenity or from overshadowing of adjoining neighbours. The first-floor window to the western elevation is proposed as a 'high-window', with a sill height of 1.8m to a stairwell. The proposed setbacks accommodate off-street parking for 3 cars plus 2 accessible car parking space, and provide for the manoeuvring to access and egress the site in a forward direction.
Building C			
Eastern	2.24m	1.51m	Justified The proposed side setback is

Setback	Minimum Setback	Proposed	Complies
			considered justified as single storey with no significant impact to privacy amenity or from overshadowing of adjoining neighbours is expected. Adequate building separations to comply with the BCA is proposed.
Western	2.34m	1.5m	Justified The proposed side setback is considered justified as given the single-storey built form no significant impact to privacy amenity or from overshadowing of adjoining neighbours is expected. Adequate building separation to comply with the BCA is proposed.
Northern (rear)	2.28m	4.8m	✓

2.3 Minimum facilities for boarding houses – Building Code of Australia

2.3.1 Class 3 Boarding Houses

Council Comment

The proposal generally contains the minimum facilities as required by the BCA. Included in the proposal are bedrooms, laundry facilities, toilet facilities, a communal kitchen/living/dining area, manager's residence, individual storage and garbage and recycling facilities.

There does not appear to be any communal storage available, including that for outdoor gardening equipment. The common area also does not have any sanitary facilities, requiring occupants and their visitors to return to rooms to use these facilities.

Response

Outdoor gardening equipment storage as has been provided within Building B.

The primary communal room within Building C comprises communal kitchen and living area, being sufficient in size for the proposed number of residents, and is provided with an adjoining accessible toilet, containing basin and WC.

The secondary communal room within Building B is not proposed with sanitary facilities. However, this is considered acceptable as this communal room is associated with the laundry

room adjacent to this communal room, being an area to congregate while using the laundry facilities.

The combined communal areas are sufficient for these small-scale boarding house developments.

2.3.2 General Boarding House Controls

- **Shared Areas**

Council Comment

A large combined kitchen/dining/living room is provided in the rear building. This room opens onto the communal open space at front, and a landscaped area at the rear. The plans indicate that both of these areas are turfed, which is impractical for the use of outdoor furniture, BBQs and so on. It is considered that further work is required for these areas to provide for functional outdoor spaces.

Response

The primary communal room contained with Building C is provided with a landscaped rear backyard and a secondary POS area to the front of the building, both directly accessible from the communal room. The POS areas include paved patios, and deep soil plantings including trees, shrubs, grasses and groundcovers, providing useable POS in a landscaped setting.

- **Communal Living Room**

Council Comment

The communal living room does not receive three hours sunlight.

Response

Amended plans are submitted with this proposal that include a new highlight window to the eastern elevation of the communal room proposed to provide for increased solar access, with the communal room achieving three hours of sunlight between 9am and 3pm during mid-winter.

- **Private Open Space**

Council Comment

A private open space area is provided in the rear setback with an area of approximately 15m² (excluding the landscaped area). The space does achieve a minimum dimension of 3 metres. It is noted that additional private open space is provided more centrally to the site as recommended by DRP, however the applicant has not supported the submission with a variation justification statement in this regard.

Private open space provided for manager of 9.23m², however this includes a landscaped area which impacts on the functionality of the area.

Response

Usable POS areas, to rear and to the front of the primary communal room with minimum 3m dimensions, in the form of paved, turfed, and landscaped areas with deep soil plantings including trees, shrubs, grasses and groundcovers are proposed and directly accessible from the communal room. The provision of two POS outdoor recreation areas improves amenity for boarding house residents.

- **Landscaping**

Council Comment

Landscaping proposed in the front setback appears to be grassed area only, which provides little softening to the built form. The amended application has not been supported by a Landscaping Plan.

Response

In accordance with the submitted Landscape Plan, prepared by Online Landscaping, the front setback is proposed with turfed and landscaped areas of deep soil plantings including trees, shrubs, grasses and groundcovers, that will provide opportunities for infiltration of rainwater, and soften the appearance of the built form, contributing to a positive streetscape visual impact over time.

- **Statement of Justification**

Council Comment

Boarding house application shall include a statement of justification. The Statement of Environmental Effects considers that social impacts will be positive. However, given the location and proposed size of the boarding house, it is considered that a Social Impact Assessment should be provided identifying key social impacts.

Response

A Social Impact assessment has been prepared and is submitted with this Section 8.2 Review.

2.4 Management Plan

Council Comment

The Plan of Management does not reflect the amended proposal in that the number of rooms, beds and occupants is not consistent. The Plan also does not provide a parking statement, an emergency evacuation plan or safety and security measures to be employed in the boarding house.

Response

An updated Plan of Management, has been submitted with this Section 8.2 Review that reflects the current design and the issues raised by Council. A Traffic and Parking Impact Report is submitted with this proposal.

2.5 Chapter E2 Crime Prevention Through Environmental Design

2.5.1 Natural surveillance and sightlines

Council Comment

There are few opportunities for hiding within the site, however pedestrian and vehicular areas would be better co-located to enable natural surveillance. Additionally, improved surveillance from within the buildings to these areas would be desirable.

Response

Windows to boarding house rooms overlooking the street and internally within the site provide opportunities for passive surveillance. New 1.2m high, open slat metal front fencing is proposed, and provides for passive surveillance of the street, while also providing for territorial reinforcement of the site. Separate pedestrian pathways and driveways, with fixed and clear lines of site to the street frontage provide for safe access within the site. Front doors and entranceways facing the street frontage, combined with footpaths, and gates and letter boxes at the boundary provide a good sense of address.

2.5.2 Signage

Council Comment

Signage details have not been provided; however, signage will be required to enable wayfinding within the complex.

Response

Wayfinding signage has been incorporated into amended plans submitted with this Section 8.2 Review.

2.5.3 Building design

Council Comment

The main entry to the front building is located on the eastern side of the building, at the opposite side to the pedestrian walkway. Access to the entry of the rear building requires some navigating throughout the site. Improvements are required to enhance the visibility of entries within the site and from the street.

Response

The main entranceway to Building A is proposed to be on the western elevation adjacent to the pedestrian pathway, providing direct accessible access to the building from the street frontage. Front doors and entranceways facing the street frontage, combined with footpaths, and gates and letter boxes at the boundary provide a good sense of address. Access to the rear of the site is provided via separate pedestrian pathway, providing accessible access throughout the site.

2.5.4 Landscaping

Council Comment

A landscaping plan has not been provided.

Response

A Landscape Plan, prepared by Online Landscaping has been submitted with this Section 8.2 Review.

2.6 Chapter E3 Car Parking, Access, Servicing/ Loading Facilities and Traffic Management

- **Pedestrian Access**

Council Comment

Suitable connection needs to be provided between the existing footpath at the front of the allotment and the proposed pedestrian path located within the site.

Response

A Site Plan, submitted with this Section 8.2 Review indicate connection between proposed pedestrian footpath and the Council footpath within Avondale Road.

- **Safety & security (Crime Prevention through Environmental Design) measures for car parking areas**

Council Comment

The proposal is unsatisfactory with regard to the principles of CPTED.

Response

Windows to boarding house rooms overlooking the street and internally within the site provide opportunities for passive surveillance. Proposed 1.2m high open metal slat front fencing provides for passive surveillance of the street, while also providing for territorial reinforcement. Separate pedestrian pathways and driveways, with fixed and clear lines of site to the street frontage provide for safe access within the site. Front doors and entranceways facing the street frontage, combined with footpaths, and gates and letter boxes at the boundary provide a good sense of address. Opportunities for concealment have been minimised in accordance with CPTED principles. A swipe card will be issued to all lodgers for secure access to the boarding house and individual boarding rooms, with no additional cards to be issued to visitors.

2.7 E14 Stormwater Management

Council Comment

The proposal was referred to Council's Engineer who found the proposal to be unsatisfactory. The proposed development does not meet the stormwater management requirements of the Chapter.

Response

Revised Stormwater Plans, incorporating Council's comments, have been prepared and submitted with this Section 8.2 Review.

2.8 Section 4.15(1)(B) The Likely Impacts of Development

- **Water**

Council Comment

The site is presently serviced by Sydney Water, which can be readily extended to meet the requirements of the proposed development. A relevant BASIX certificate has not been provided for the amended proposal, and as such it is unknown if the development can achieve BASIX water targets.

Response

A valid BASIX Certificate, is submitted with this application. The accompanying BASIX certificate incorporates appropriate water saving devices. The proposed development is capable of compliance with the State Government's environmental sustainability target including water efficiency measures such as water saving shower heads, taps, and appliances.

- **Flora and Fauna**

Council Comment

Vegetation removal is considered to be acceptable. Landscaping is required however a landscaping plan has not been provided in support of the amended proposal. The limited landscaping detail provided is not considered to be supportable.

Response

A Landscape Plan, prepared by Online Landscaping has been submitted with this Section 8.2 Review.

- **Energy**

Council Comment

Whilst the proposal is not envisaged to have unreasonable energy consumption, a relevant BASIX certificate has not been provided for the amended proposal and as such, it is uncertain if the proposal can meet the BASIX energy targets.

Response

A valid BASIX Certificate, is submitted with this application, which indicates the proposal achieves the appropriate thermal comfort, energy saving measures.

- **Noise and vibration**

Council Comment

Short term noise and vibration impacts are to be expected with any construction. A condition can be attached to any consent granted that nuisance be minimised during any construction, demolition, or works.

The ongoing noise impacts from the proposal are not known. An acoustic report was requested to support the application submission; however, this report is yet to be received.

Response

A Noise Assessment Report, prepared by Rodney Stevens Acoustics is submitted with this Section 8.2 Review.

- **Safety, Security and Crime Prevention**

Council Comment

It is considered that further improvements could be made to the design of the proposal to reduce opportunities for criminal or antisocial behaviour.

Response

Windows to boarding house rooms overlooking the street and internally within the site provide opportunities for passive surveillance. New 1.2m high, open slat metal front fencing is proposed, and provides for passive surveillance of the street, while also providing for territorial reinforcement of the site. Separate pedestrian pathways and driveways, with fixed and clear lines of site to the street frontage provide for safe access within the site. Front doors and entranceways facing the street frontage, combined with footpaths, and gates and letter boxes at the boundary provide a good sense of address.

- **Site Design and Internal Design**

Council Comment

The application does not result in any departures from development standards. There are some departures from Council's development control plans as outlined above, however they have not been justified by the applicant and are not supported.

The site does falls away from the street and as such, stormwater drainage relies on an easement through an adjoining property. The applicant has not demonstrated that in principle approval from the adjoining properties has been obtained for the creation of the easement.

Response

Revised Stormwater Plans, incorporating Council's comments, have been prepared and submitted with this Section 8.2 Review.

Furthermore, legal advice (letter Mills Oakley, dated 25.07.2019) regarding the requirement for the provision of a drainage easement and imposition of conditions has been provided and is submitted with this Section 8.2 Review.

This legal advice indicates that Council has the power to impose a condition of consent requiring the registration of a drainage easement over an adjoining property. It is an approach adopted often by numerous Council and the land and Environment Court.

2.9 Section 4.15(1)(C) The Suitability of the Site for Development

- **Does the Proposal Fit the Locality?**

Council Comment

The proposal is considered appropriate with regard to the zoning of the site, however insufficient information has been provided to demonstrate that the proposal will not have negative social impacts or negative impacts on the amenity of the locality.

Response

A Social Impact Assessment is submitted with this Section 8.2 Review.

- **Are the Site Attributes Conducive to Development?**

Council Comment

The site falls to the rear and as such, stormwater disposal requires an easement through an adjoining downstream property. The application is not supported with evidence of an in-principle agreement to this easement from the adjoining property owner(s).

Response

Revised Stormwater Plans, incorporating Council's comments, have been prepared and submitted with this Section 8.2 Review.

Furthermore, legal advice regarding the requirement for the provision of a drainage easement and imposition of conditions has been provided and is submitted with this Section 8.2 Review.

This advice indicates that Council has the power to impose a condition of consent requiring the registration of a drainage easement over an adjoining property. It is an approach adopted often by numerous Council and the land and Environment Court.

2.10 Section 4.15(1)(C) The Public Interest

Council Comment

The application contains insufficient information to demonstrate that the proposal is in the public interest.

Response

Given that the proposal is consistent with the desired future character for the area nominated by the specific controls in the LEP and DCP, and that there are no adverse or unreasonable impacts to the broader community, it is considered that there are no public interest matters which would prevent approval of the development application.

The above assessment and accompanying amended documentation are considered to adequately respond to the reasons for refusal. The amended proposal is therefore considered worthy of approval.

If you require any additional information, or clarification of any of the above points, please do not hesitate to contact the undersigned on (02) 9310 4979 or via email at anthony@abcplan.com.au.

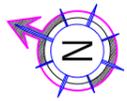
Yours sincerely,



Anthony Betros

Director- ABC Planning Pty Ltd

Bachelor of Town Planning, UNSW



PREVAILING WINTER WIND

ITEM	SYMBOL
NUMBER OF STOREYS	1 / 2
POSSIBLE OVERLOOKING	
PRIVATE OPEN SPACE	
REDUCED LEVELS	
SITE	

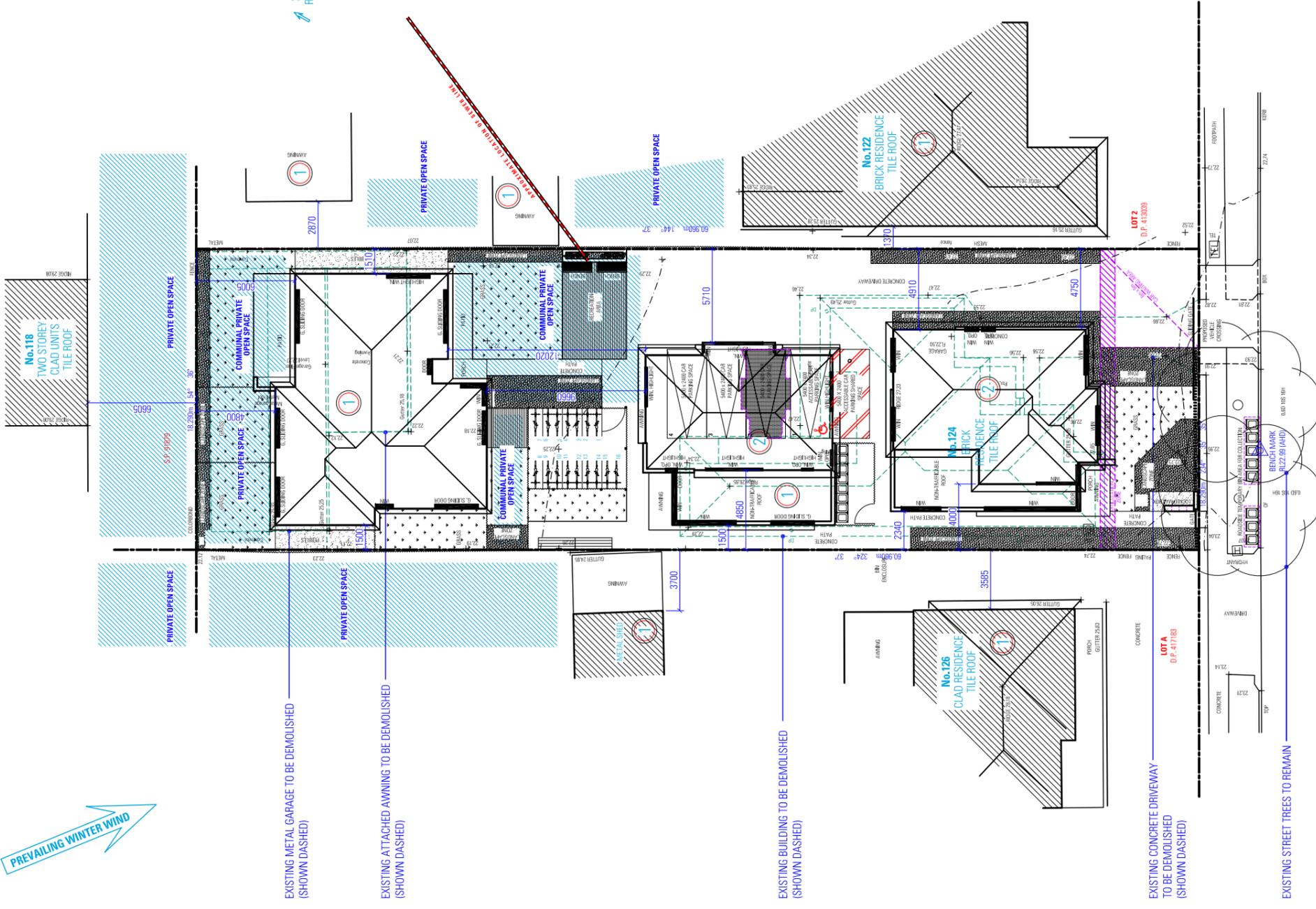
SITE DETAILS	
SITE LENGTH (APPROX.)	60.960 m
SITE WIDTH (APPROX.)	18.290 m
SITE AREA	1113.00 m ²

Attachment 3: Plans

2400m TO DAPTO RAILWAY STATION

700m TO THE TIMBERI PARK

1000m TO THE MOUNT BROWN PUBLIC SCHOOL



50m TO THE BUS STOP ROUTE 33843

1400m TO THE YALLAH TAFE COLLEGE

600m TO THE PENROSE PARK

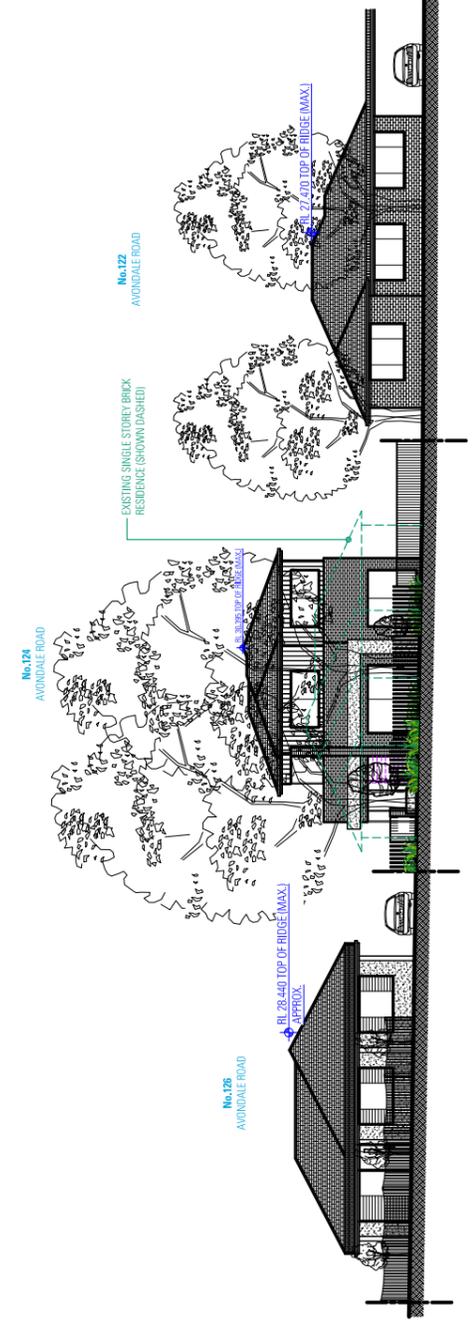
PREVAILING SUMMER WIND

AVONDALE ROAD

VEHICULAR SITE ACCESS (EXISTING/PROPOSED)

QUIET ROAD

SITE ANALYSIS PLAN



STREETSCAPE ANALYSIS

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	15/08/2024
2	ISSUED FOR PERMIT	15/08/2024
3	ISSUED FOR PERMIT	15/08/2024
4	ISSUED FOR PERMIT	15/08/2024
5	ISSUED FOR PERMIT	15/08/2024
6	ISSUED FOR PERMIT	15/08/2024
7	ISSUED FOR PERMIT	15/08/2024
8	ISSUED FOR PERMIT	15/08/2024
9	ISSUED FOR PERMIT	15/08/2024
10	ISSUED FOR PERMIT	15/08/2024

DATE	DESCRIPTION	BY	CHECKED
15/08/2024	ISSUED FOR PERMIT	[Signature]	[Signature]
15/08/2024	ISSUED FOR PERMIT	[Signature]	[Signature]
15/08/2024	ISSUED FOR PERMIT	[Signature]	[Signature]
15/08/2024	ISSUED FOR PERMIT	[Signature]	[Signature]
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15/08/2024	ISSUED FOR PERMIT	[Signature]	[Signature]

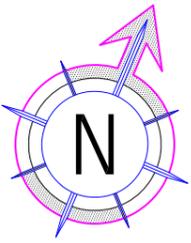
DRAWING: SITE ANALYSIS PLAN AND STREETSCAPE ANALYSIS

PROJECT: PROPOSED BOARDING HOUSE AT No. 124 AVONDALE ROAD, AVONDALE, NSW 2530

CLIENT: MR CHARLIE GERBAN

DATE: 15/08/2024

DRAWING NUMBER: 17235-01



EXISTING METAL GARAGE TO BE DEMOLISHED,
(SHOWN HATCHED)

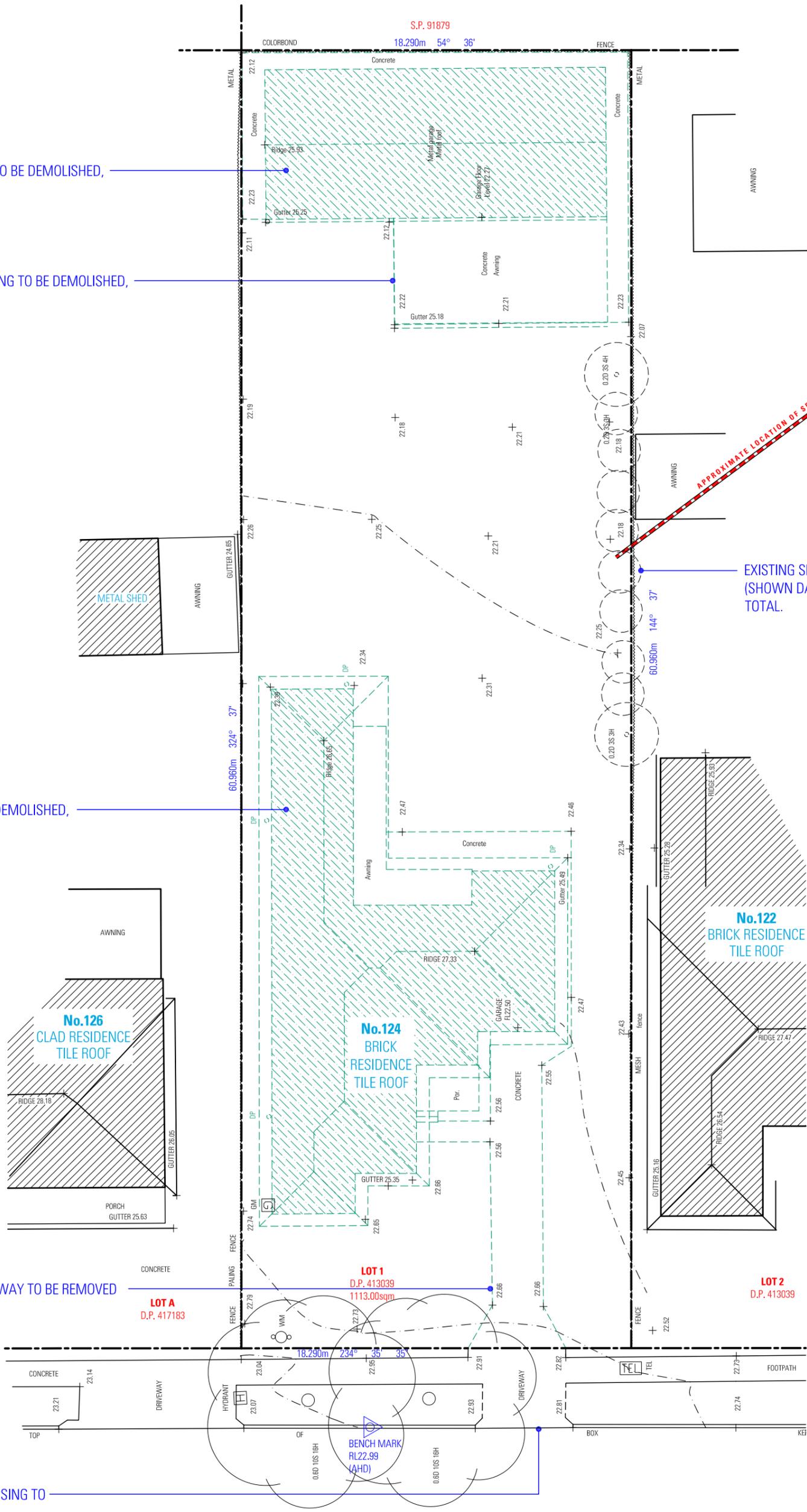
EXISTING ATTACHED AWNING TO BE DEMOLISHED,
(SHOWN DASHED)

EXISTING BUILDING TO BE DEMOLISHED,
(SHOWN HATCHED)

EXISTING CONCRETE DRIVEWAY TO BE REMOVED
(SHOWN DASHED).

EXISTING VEHICULAR CROSSING TO
BE REMOVED

EXISTING SMALL TREES TO BE REMOVED
(SHOWN DASHED)- TEN (10) TREES IN
TOTAL.



AVONDALE ROAD DEMOLITION PLAN

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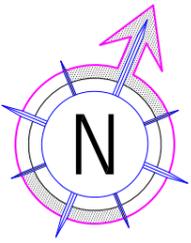
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PROJ: PROPOSED BOARDING HOUSE AT
No. 124 AVONDALE ROAD,
AVONDALE, NSW 2530
CLIENT: MR CHARLIE GEBRAN

SCALE: 1:200
SHEET: A3
DESIGN: Sheng Zhuang
DRAWN: Sheng Zhuang
ES ENGINEERING & DESIGN
P 0488 100 100 W www.eseng.com.au

ISS.	ISSUE DETAILS	DATE
A	ISSUED FOR PRE-LODGEEMENT MEETING	02.03.18
B	ISSUED FOR DEVELOPMENT APPLICATION	06.12.18
C	RESPONSE TO LETTER OF ASSESSMENT	02.04.19
D	ISSUED FOR DIVISION B.2 REVIEW	22.08.19

DRAWING:
DEMOLITION PLAN
DRAWING NUMBER: 17235-02



FOR PIT LOCATIONS & SPECIFICATIONS REFER TO STORMWATER PLAN

A SOLID BARRIER FENCE AT A HEIGHT OF 2100mm ABOVE NGL TO BE INSTALLED ALONG THE OUTDOOR COMMUNAL AREA BOUNDARIES. REFER TO ACOUSTIC REPORT FOR DETAILS.

4690 MIN. F.F. SIDE SETBACK
1500 MIN. G.F. SIDE SETBACK

ALL BOUNDARY FENCING TO BE MAINTAINED OR CONSTRUCTED AS COLORBOND AT A HEIGHT OF 1800mm ABOVE NGL

PROPOSED LANDSCAPE ZONES. REFER TO LANDSCAPE PLAN FOR MORE DETAILS

PROPOSED OUTDOOR CLOTHES DRYING FACILITY (TYPICAL)

PROPOSED ENCLOSED BICYCLE STORAGE



Certificate no.: 0004114710
Assessor Name: Noura Al Hazzouri
Accreditation no.: VIC/BDAV/18/1891
Certificate date: 14 August 2019
Dwelling Address: 124 Avondale Road, Avondale, NSW 2530

BINS ENCLOSURE (4 x 240L) + (4 x 240L) RECYCLING BINS (TYPICAL)

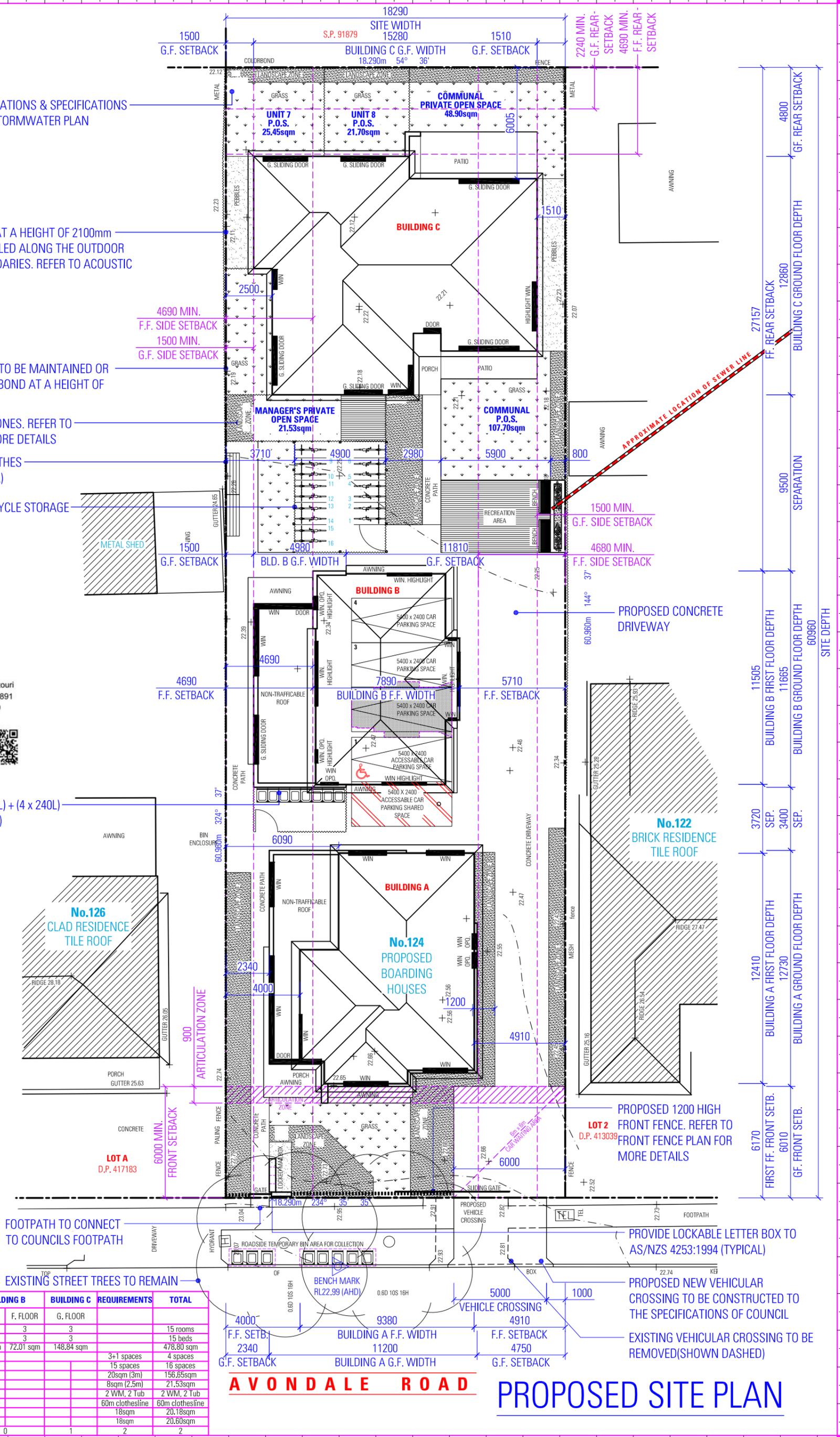
SITE CALCULATIONS	
TOTAL SITE AREA	1113.00 sqm
TOTAL FLOOR AREA	329.96 sqm
FLOOR SPACE RATIO	0.296 : 1.0
DEEP SOIL AREA	262.46 sqm
DEEP SOIL AREA RATIO	0.236 : 1.0
LANDSCAPE AREA	378.42 sqm
LANDSCAPE AREA RATIO	0.340 : 1.0
PRIVATE OPEN SPACE	156.64 sqm
P.O.S. (MANAGER)	21.52 sqm
IMPERVIOUS AREA	736.40 sqm
IMPERVIOUS AREA RATIO	0.662 : 1.0

BUILDING A DETAILS	
GROUND FLOOR AREA	123.99 sqm
FIRST FLOOR AREA	91.25 sqm
TOTAL UNIT AREA	215.24 sqm

BUILDING B DETAILS	
GROUND FLOOR AREA	42.72 sqm
FIRST FLOOR AREA	72.01 sqm
TOTAL UNIT AREA	114.73 sqm

BUILDING C DETAILS	
GROUND FLOOR AREA	148.84 sqm
TOTAL UNIT AREA	148.84 sqm

	BUILDING A		BUILDING B		BUILDING C		REQUIREMENTS	TOTAL
	G. FLOOR	F. FLOOR	G. FLOOR	F. FLOOR	G. FLOOR	F. FLOOR		
UNITS	5	4	0	3	3			15 rooms
BEDS	5	4	0	3	3			15 beds
FLOOR AREA	123.99 sqm	91.25 sqm	42.72 sqm	72.01 sqm	148.84 sqm			478.80 sqm
CAR PARKING						3+1 spaces		4 spaces
BICYCLE PARKING						15 spaces		16 spaces
PRIVATE OPEN SPACE						20sqm (3m)		156.65sqm
MANAGER POS						8sqm (2.5m)		21.53sqm
LAUNDRY						2 WM, 2 Tub		2 WM, 2 Tub
CLOTHESLINE						60m clothesline		60m clothesline
COMMUNAL LIVING ROOM						18sqm		20.18sqm
COMMUNAL KITCHEN						18sqm		20.60sqm
ADAPTABLE UNIT	1		0		1	2		



AVONDALE ROAD PROPOSED SITE PLAN

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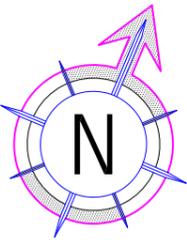
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PROJ: PROPOSED BOARDING HOUSE AT No.124 AVONDALE ROAD, AVONDALE, NSW 2530
CLIENT: MR CHARLIE GEBRAN

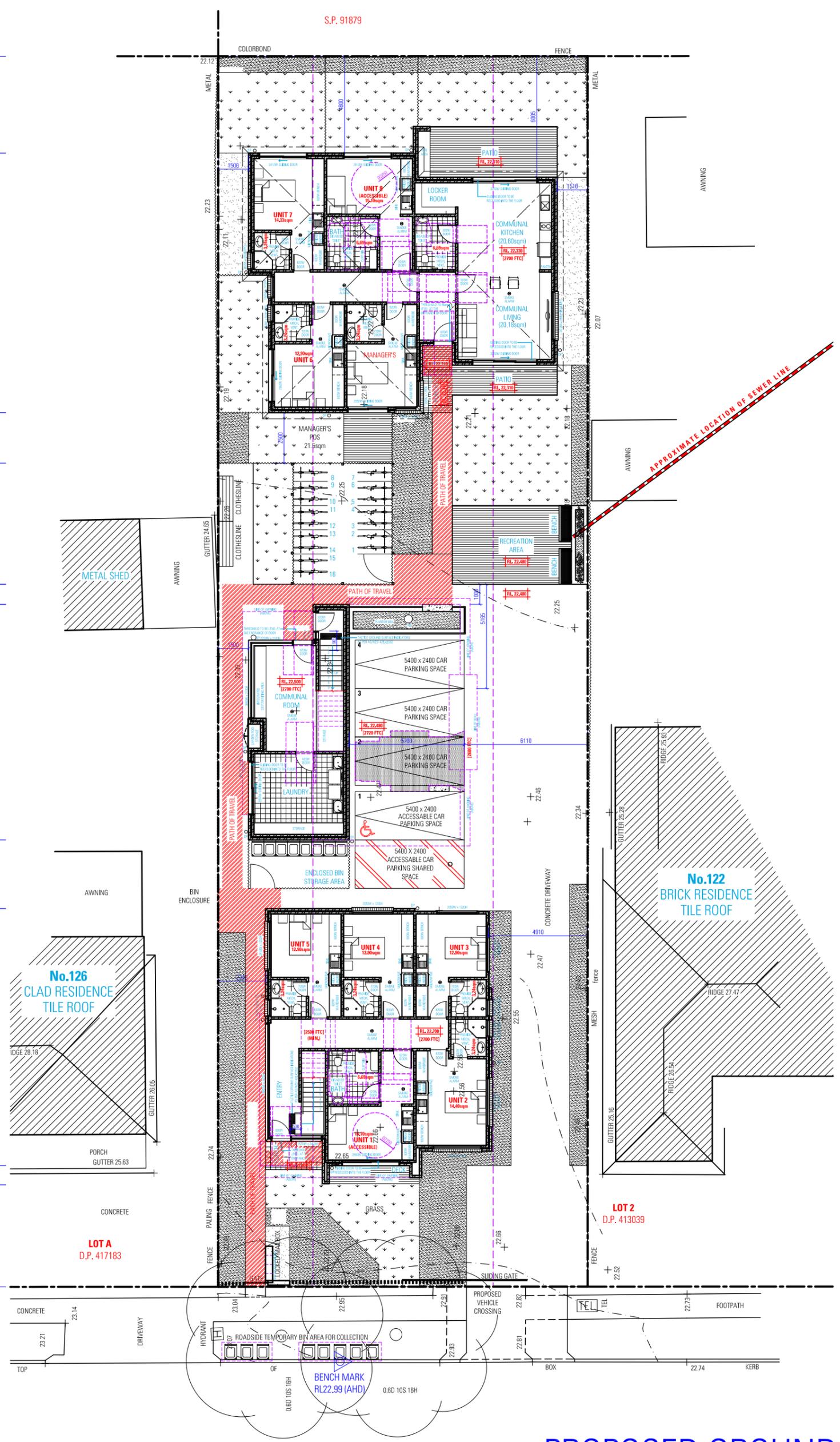
SCALE: 1:200
DESIGN: Sheng Zhuang
DRAWN: Sheng Zhuang
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ISS.	ISSUE DETAILS	DATE
A	ISSUED FOR PRE-LODGE MEETING	02.03.18
B	ISSUED FOR DEVELOPMENT APPLICATION	06.12.18
C	RESPONSE TO LETTER OF ASSESSMENT	02.04.19
D	ISSUED FOR DIVISION B.2 REVIEW	22.08.19

DRAWING: PROPOSED SITE PLAN
DRAWING NUMBER: 17235-03



4800
12860 BUILDING C GROUND FLOOR DEPTH
2500 POS
6000 BICYCLE CAGE
1000
11665 BUILDING B GROUND FLOOR DEPTH
3400
12730 BUILDING A GROUND FLOOR DEPTH
5045 960



AVONDALE ROAD

**PROPOSED GROUND FLOOR
PLAN/COURTYARD PLAN**

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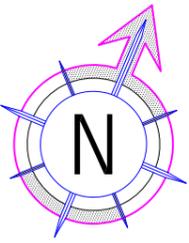
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No. 124 AVONDALE ROAD,
AVONDALE, NSW 2530
CLIENT: MR CHARLIE GEBRAN

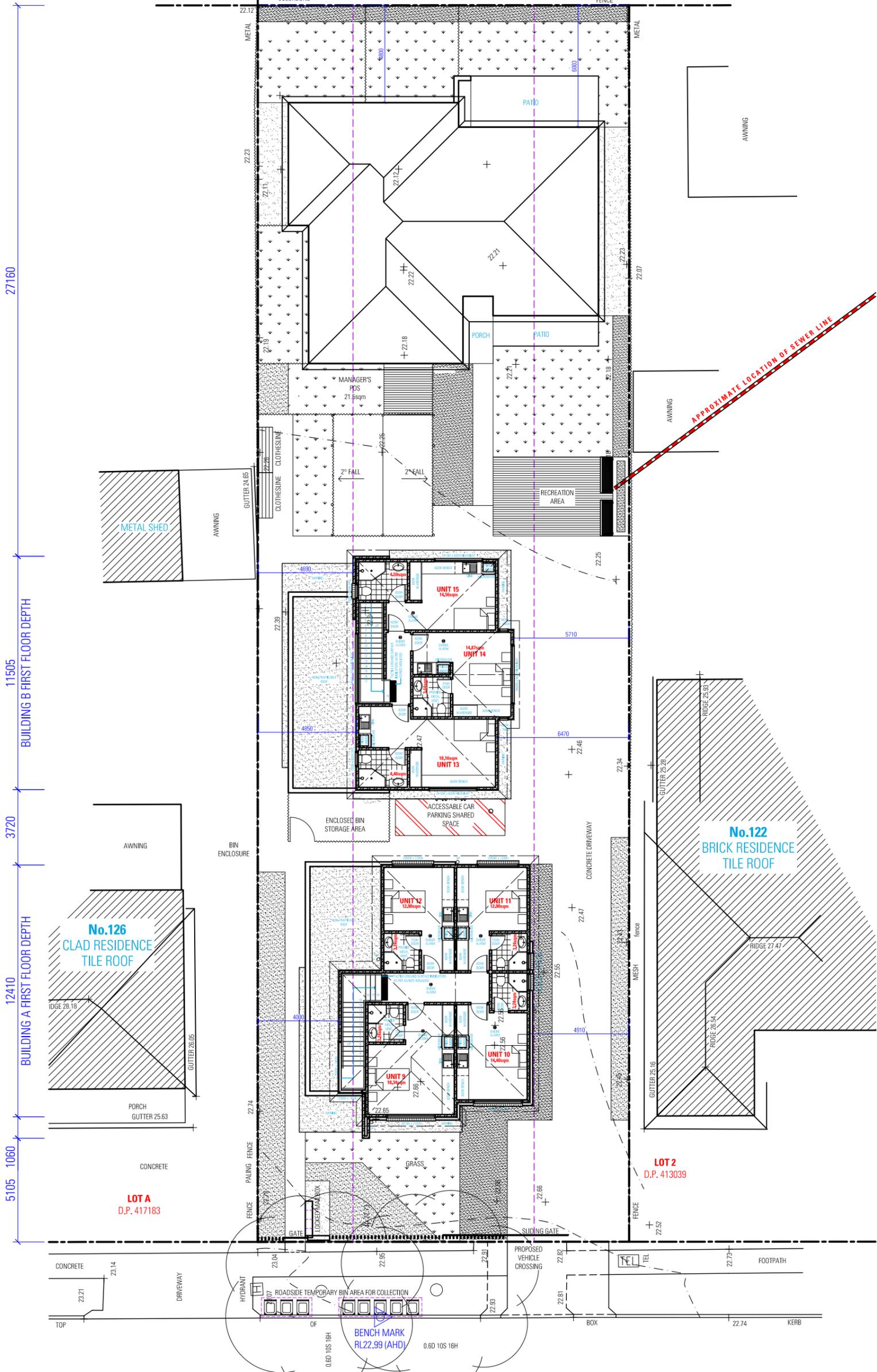
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SHEET: A3
DESIGN: Sheng Zhuang
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C	RESPONSE TO LETTER OF ASSESSMENT	02.04.19
D	ISSUED FOR DIVISION B.2 REVIEW	22.08.19

DRAWING:
PROPOSED GROUND FLOOR PLAN
/COURTYARD PLAN
DRAWING NUMBER: 17235-04



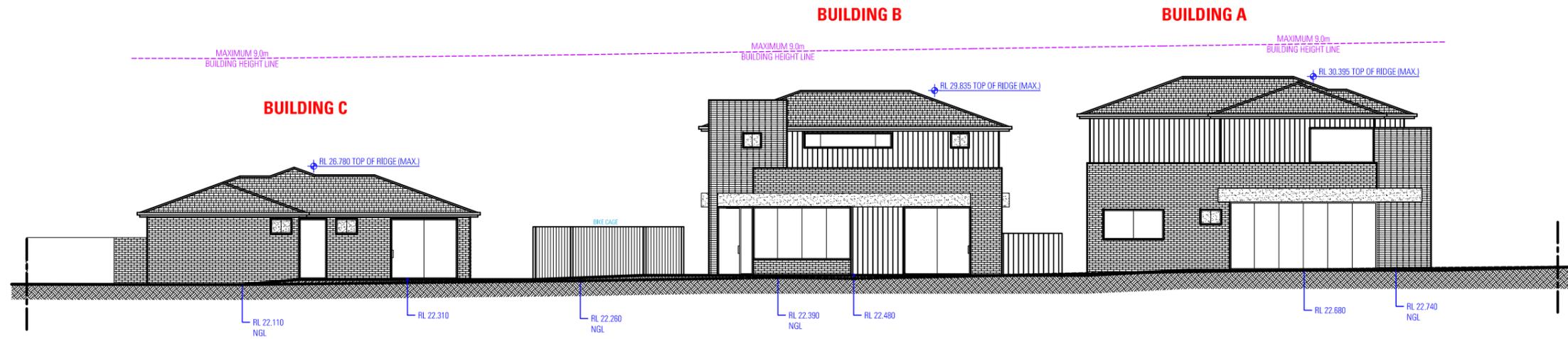
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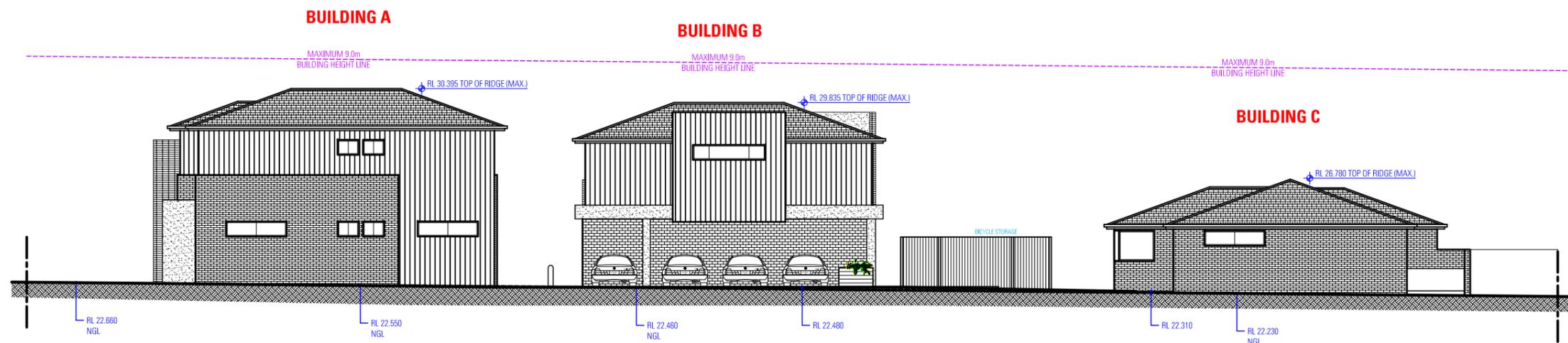
AVONDALE ROAD

**PROPOSED FIRST FLOOR
PLAN/COURTYARD PLAN**

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		CLIENT: MR CHARLIE GEBRAN		P 0488 100 100 W www.eseng.com.au	DRAWING NUMBER: 17235-05	



WEST ELEVATION



EAST ELEVATION

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PROJ: PROPOSED BOARDING HOUSE AT No.124 AVONDALE ROAD, AVONDALE, NSW 2530

CLIENT: MR CHARLIE GEBRAN

SCALE: 1:200
SHEET: A3

DESIGN: Sheng Zhuang
DRAWN: Sheng Zhuang



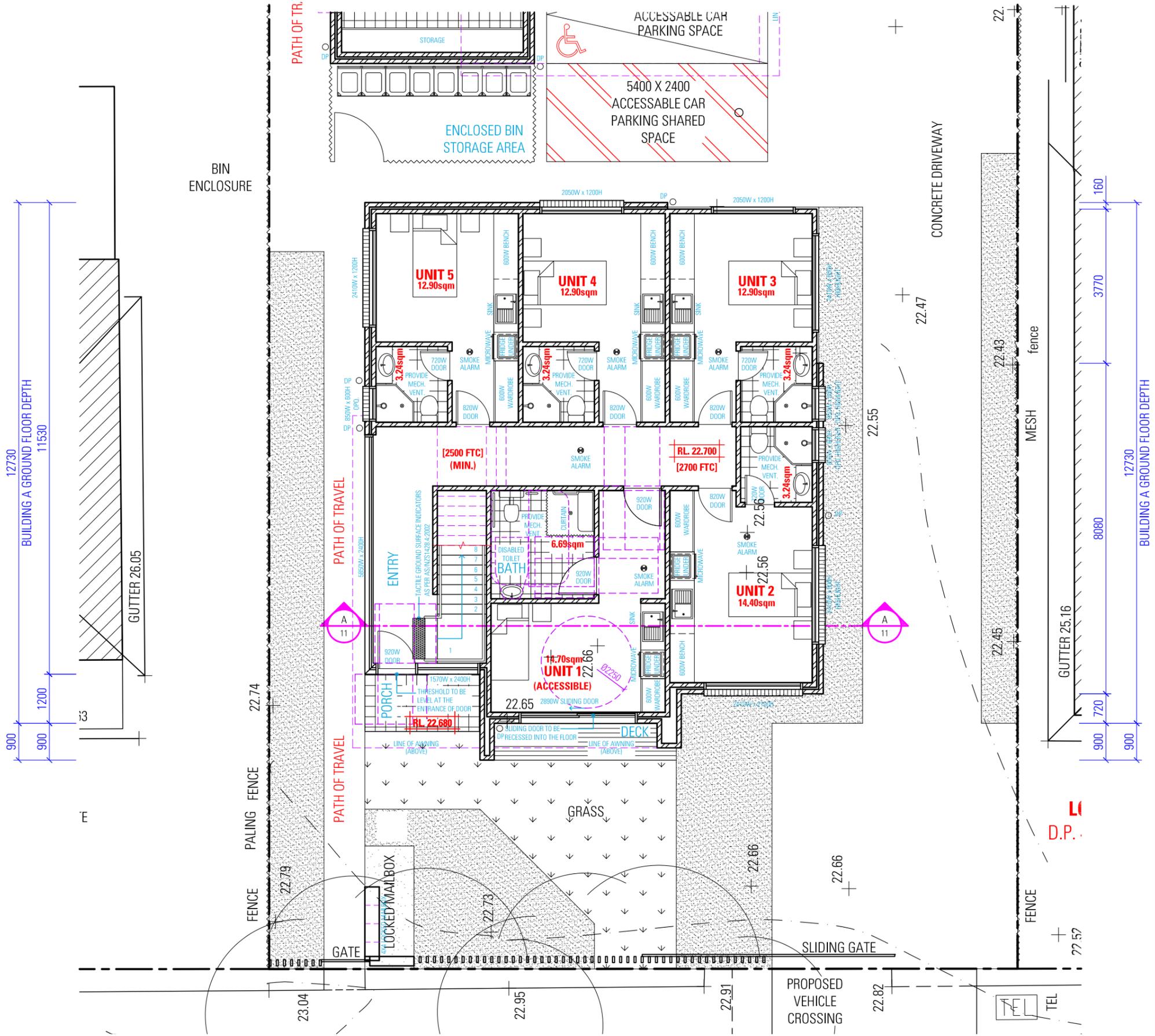
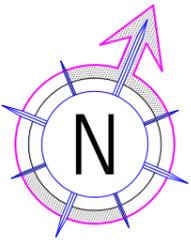
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ISS.	ISSUE DETAILS	DATE
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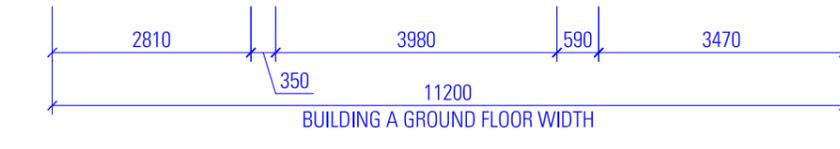
DRAWING: WEST & EAST ELEVATION

DRAWING NUMBER: 17235-06

BUILDING A



Certificate no.: 0004114710
 Assessor Name: Noura Al Hazzouri
 Accreditation no.: VIC/BDAV/18/1891
 Certificate date: 14 August 2019
 Dwelling Address:
 124 Avondale Road
 Avondale, NSW
 2530

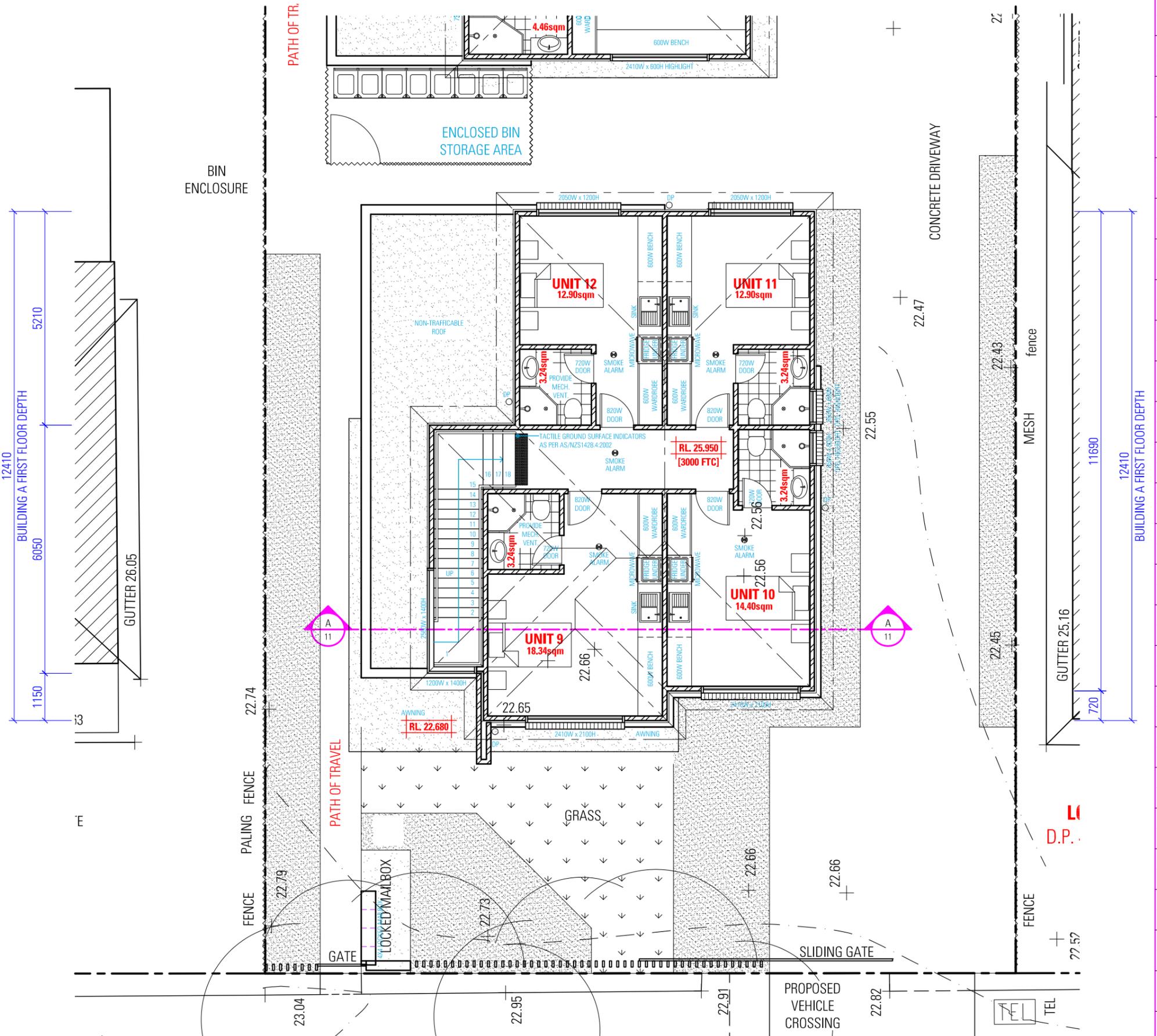
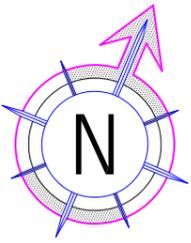


PROPOSED GROUND FLOOR PLAN



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		CLIENT: MR CHARLIE GEBRAN		P 0488 100 100 W www.eseng.com.au				

BUILDING A



1150 350 4290 3590 9380
PROPOSED FIRST FLOOR PLAN



Certificate no.: 0004114710
 Assessor Name: Noura Al Hazzouri
 Accreditation no.: VIC/BDAV/18/1891
 Certificate date: 14 August 2019
 Dwelling Address:
 124 Avondale Road
 Avondale, NSW
 2530



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PROJ: PROPOSED BOARDING HOUSE AT
 No.124 AVONDALE ROAD,
 AVONDALE, NSW 2530
 CLIENT: MR CHARLIE GEBRAN

SCALE: 1:100
 SHEET: A3
 DESIGN: Sheng Zhuang
 DRAWN: Sheng Zhuang

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ISS.	ISSUE DETAILS	DATE
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C	RESPONSE TO LETTER OF ASSESSMENT	02.04.19
D	ISSUED FOR DIVISION B.2 REVIEW	22.08.19

DRAWING:
 BUILDING A -
 PROPOSED FIRST FLOOR PLAN
 DRAWING NUMBER: 17235-08

BUILDING A

Certificate no.: 0004114710
 Assessor Name: Noura Al Hazzouri
 Accreditation no.: VIC/BDAV/18/1891
 Certificate date: 14 August 2019
 Dwelling Address: 124 Avondale Road, Avondale, NSW 2530

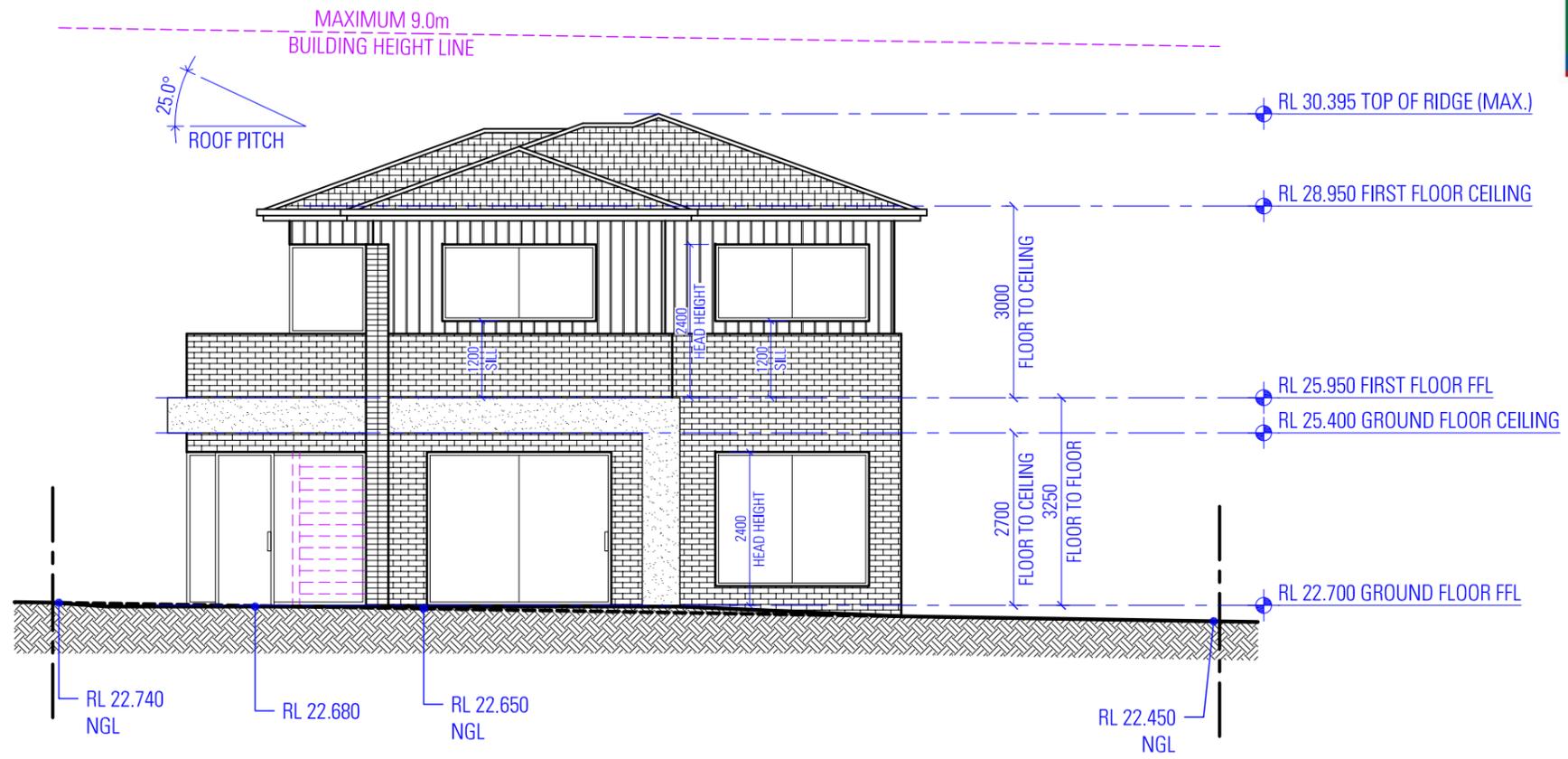
6.3
 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
 www.nathers.gov.au



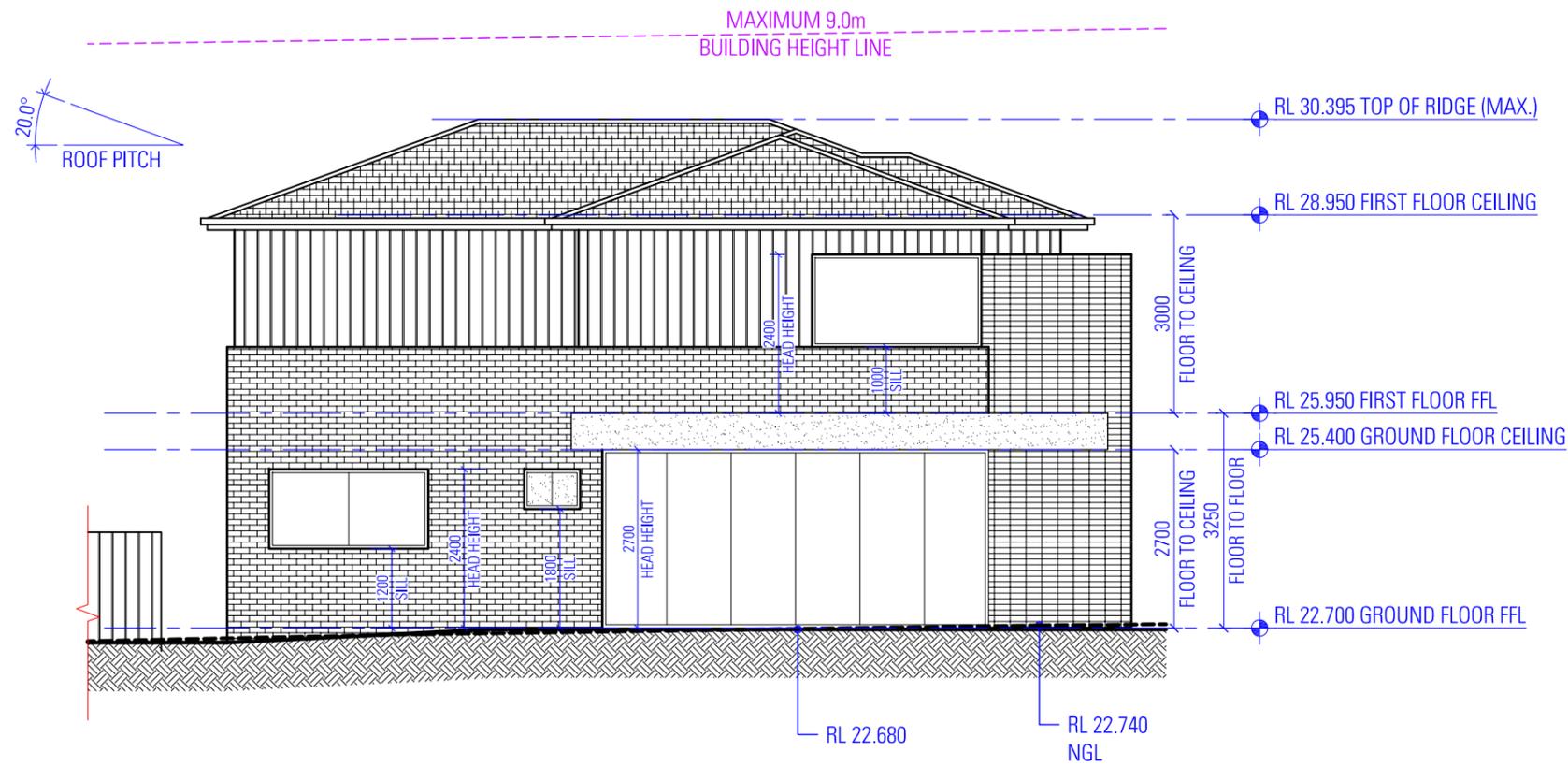
ABSA
 Australian Building Sustainability Association

Accreditation Number: 2010-2020
 Assessor Name: Noura Al Hazzouri
 Assessor Number: 20814
 Assessor Signature: [Signature]

ABSA Accreditation complies with the accreditation protocol and is part of the ABSA quality mark system.



SOUTH ELEVATION
 AS SEEN FROM AVONDALE ROAD



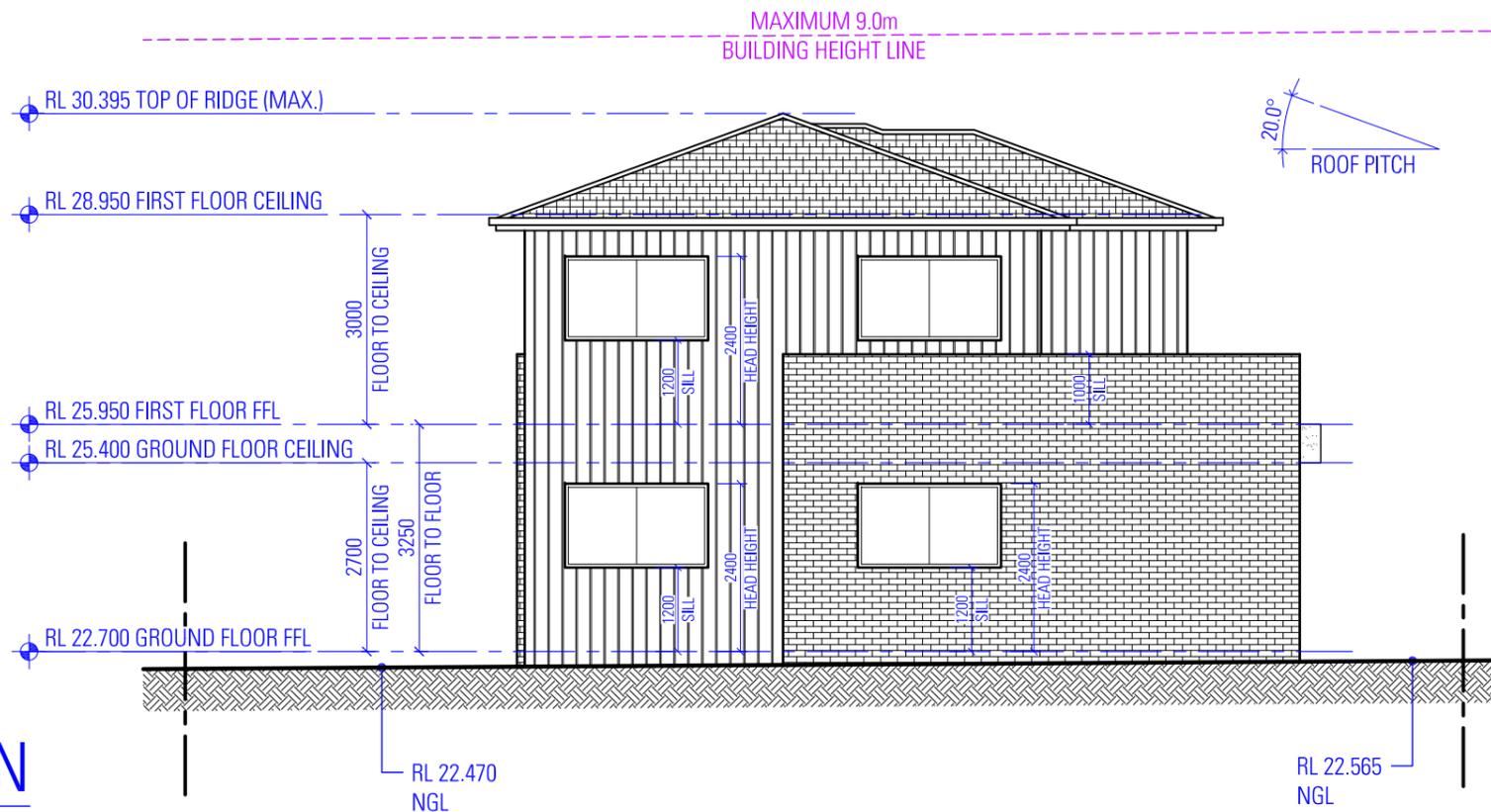
WEST ELEVATION

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			<p>A 02.03.18</p>	<p>ISSUED FOR PRE-LODGE MEETING</p>		
			<p>B 06.12.18</p>	<p>ISSUED FOR DEVELOPMENT APPLICATION</p>		
			<p>C 02.04.19</p>	<p>RESPONSE TO LETTER OF ASSESSMENT</p>		
<p>D 22.08.19</p>	<p>ISSUED FOR DIVISION 8.2 REVIEW</p>					
<p>ES ENGINEERING & DESIGN P 0488 100 100 W www.eseng.com.au</p>		<p>DRAWING: BUILDING A - SOUTH AND WEST ELEVATION DRAWING NUMBER: 17235-09</p>				

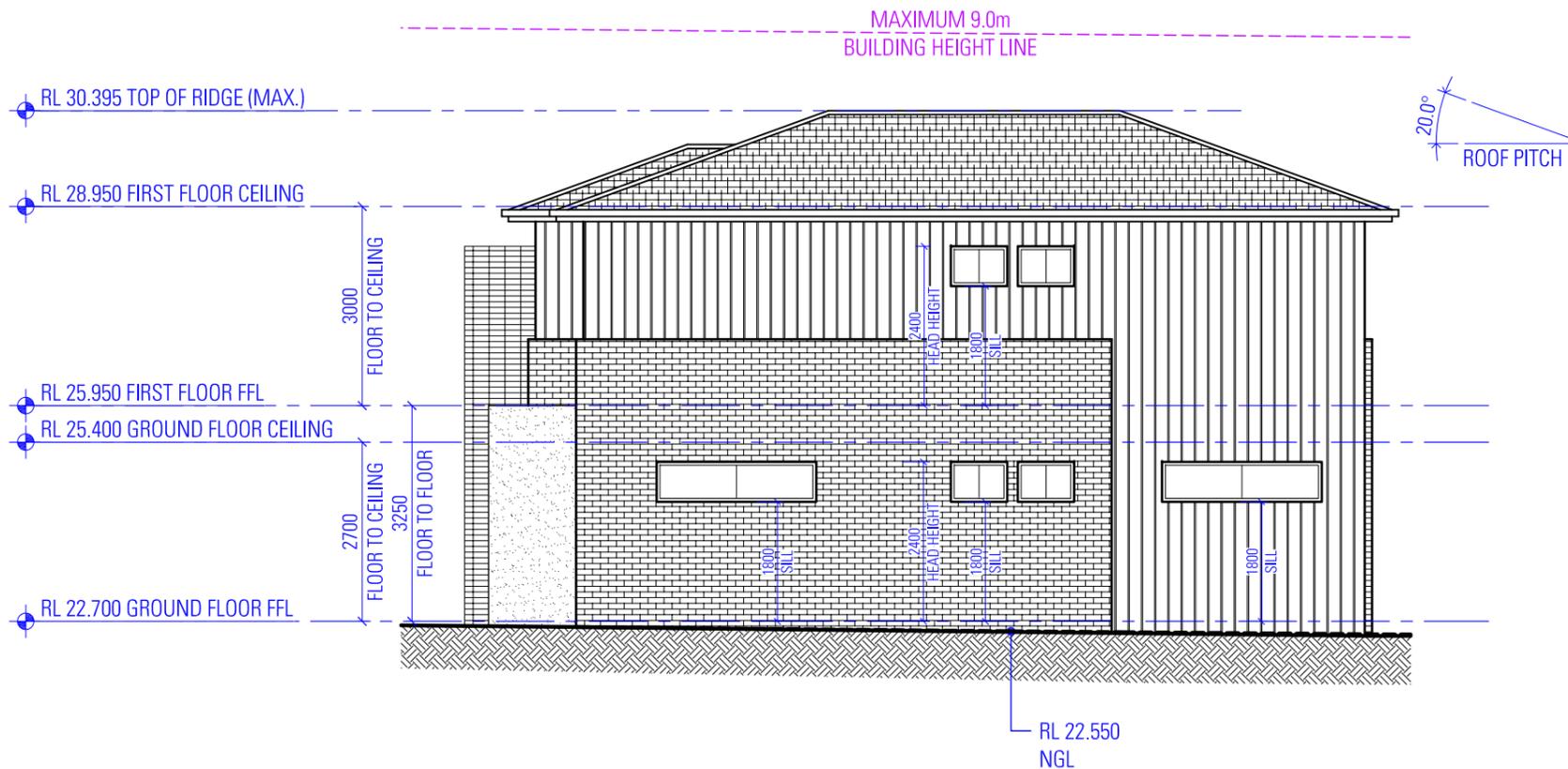
BUILDING A



Certificate no.: 0004114710
 Assessor Name: Noura Al Hazzouri
 Accreditation no.: VIC/BDAV/18/1891
 Certificate date: 14 August 2019
 Dwelling Address:
 124 Avondale Road
 Avondale, NSW
 2530
www.nathers.gov.au



NORTH ELEVATION



EAST ELEVATION

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PROJ: PROPOSED BOARDING HOUSE AT
 No.124 AVONDALE ROAD,
 AVONDALE, NSW 2530
 CLIENT: MR CHARLIE GEBRAN

SCALE: 1:100 DESIGN: Sheng Zhuang
 SHEET: A3 DRAWN: Sheng Zhuang

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ISS.	ISSUE DETAILS	DATE
A	ISSUED FOR PRE-LODGE MEETING	02.03.18
B	ISSUED FOR DEVELOPMENT APPLICATION	06.12.18
C	RESPONSE TO LETTER OF ASSESSMENT	02.04.19
D	ISSUED FOR DIVISION 8.2 REVIEW	22.08.19

DRAWING:
 BUILDING A - NORTH AND
 EAST ELEVATION
 DRAWING NUMBER: 17235-10

WALL SCHEDULE								
270mm CAVITY BRICK 110mm BRICK SKIN 50mm CAVITY 110mm BRICK SKIN	230mm DOUBLE BRICK 110mm BRICK SKIN 10mm MORTAR 110mm BRICK SKIN	110mm SINGLE BRICK 110mm BRICK SKIN	250mm BRICK VENEER 110mm BRICK SKIN 50mm CAVITY 90mm STUD	140mm EXTERIOR STUD 50mm CLADDING 90mm STUD	90mm INTERNAL STUD 90mm STUD	190mm RETAINING WALL 190mm CONCRETE BLOCK	400mm HABITABLE BASEMENT 190mm CONCRETE BLOCK 100mm CAVITY 110mm BRICK SKIN	320mm DOUBLE BRICK 50mm CLADDING 110mm BRICK SKIN 50mm CAVITY 110mm BRICK SKIN

NOTES
 1. THIS SCHEDULE DETAILS MAIN WALL COMPONENTS ONLY AND THE MEASUREMENTS GIVEN DO NOT INCLUDE RENDER, PLASTER OR THE LIKE. THEY ARE PROVIDED FOR 'CONSTRUCTION' PURPOSES AND SUCH DO NOT REPRESENT THE FINAL WALL THICKNESS.
 2. EXISTING WALLS SHOWN SOLID HATCHED.
 3. THE ITEMS PROVIDED ABOVE ARE A GENERAL LIST OF WALL TYPES. VERIFY ALL DISCREPANCIES WITH THE DESIGNER BEFORE COMMENCING CONSTRUCTION

BUILDING A

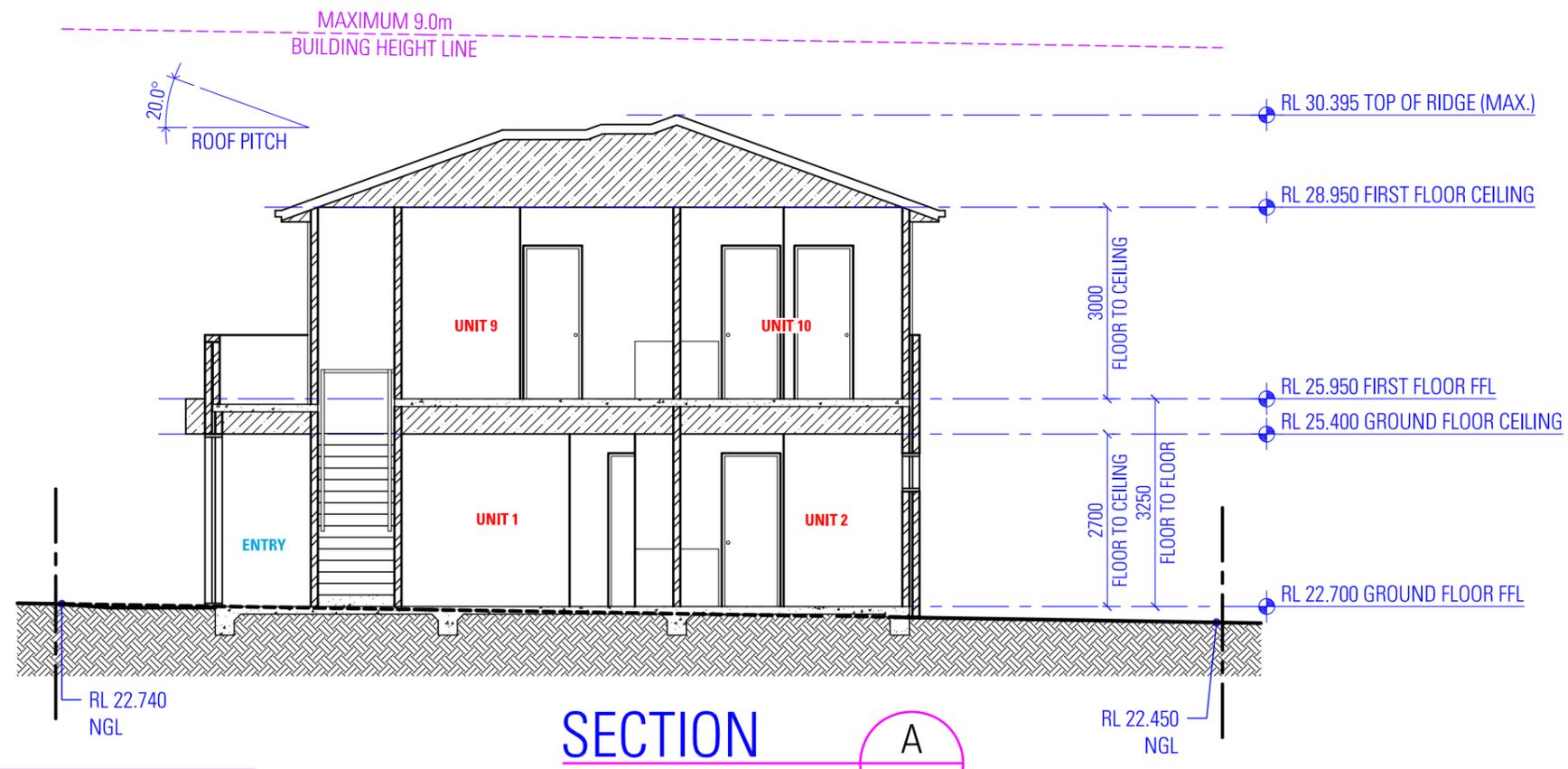
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 Accreditation no.: VIC/BDAV/18/1891
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 Dwelling Address: 124 Avondale Road, Avondale, NSW 2530

6.3
 Average star rating
NATIONWIDE HOUSE
 ENERGY RATING SCHEME
 www.nathers.gov.au

ABSA
 Australian Building Sustainability Association

2018-2020
 Assessor Name: Noura Al Hazzouri
 Assessor Number: 28814
 Assessor Signature: [Signature]

ABSA Accredited Assessor within the accreditation period and part of the ABSA quality audit system.



- WATER COMMITMENTS**
FIXTURES
 • ALL SHOWERHEADS TO HAVE A MINIMUM RATING OF 3 STARS (> 4.5 BUT <= 6 L/MIN)
 • ALL TOILETS TO HAVE A MINIMUM RATING OF 5 STARS
 • KITCHEN AND BATHROOM TAPS TO HAVE A MINIMUM RATING OF 5 STARS
- THERMAL COMFORT**
 • UNIT 1: AREA ADJUSTED HEATING LOAD (IN MJ/M²/YR)= 40.4; AREA ADJUSTED COOLING LOAD (IN MJ/M²/YR)= 26.4
 • UNIT 2: AREA ADJUSTED HEATING LOAD (IN MJ/M²/YR)= 36.3; AREA ADJUSTED COOLING LOAD (IN MJ/M²/YR)= 26.4
 • UNIT 3: AREA ADJUSTED HEATING LOAD (IN MJ/M²/YR)= 25.1; AREA ADJUSTED COOLING LOAD (IN MJ/M²/YR)= 11.3
 • UNIT 4: AREA ADJUSTED HEATING LOAD (IN MJ/M²/YR)= 0.7; AREA ADJUSTED COOLING LOAD (IN MJ/M²/YR)= 25.9
 • UNIT 5: AREA ADJUSTED HEATING LOAD (IN MJ/M²/YR)= 32.5; AREA ADJUSTED COOLING LOAD (IN MJ/M²/YR)= 18.5
 • UNIT 9: AREA ADJUSTED HEATING LOAD (IN MJ/M²/YR)= 21.1; AREA ADJUSTED COOLING LOAD (IN MJ/M²/YR)= 29.1
 • UNIT 10: AREA ADJUSTED HEATING LOAD (IN MJ/M²/YR)= 43.7; AREA ADJUSTED COOLING LOAD (IN MJ/M²/YR)= 26.7
 • UNIT 11: AREA ADJUSTED HEATING LOAD (IN MJ/M²/YR)= 16.8; AREA ADJUSTED COOLING LOAD (IN MJ/M²/YR)= 28.1
 • ALL OTHER DWELLINGS: AREA ADJUSTED HEATING LOAD (IN MJ/M²/YR)= 19.8; AREA ADJUSTED COOLING LOAD (IN MJ/M²/YR)= 21.3
- ENERGY COMMITMENTS**
HOT WATER
 • HOT WATER SYSTEM TO BE 'GAS INSTANTANEOUS' WITH A PERFORMANCE OF 3 STARS
- COOLING/HEATING SYSTEM**
 • ALL BUILDINGS TO HAVE 1-PHASE AIRCONDITIONING (4 STAR) ONLY IN LIVING AREAS
- VENTILATION**
 • BATHROOM TO HAVE INDIVIDUAL FAN, DUCTED TO FAÇADE OR ROOF, MANUAL SWITCH ON/OFF
 • KITCHEN TO HAVE INDIVIDUAL FAN, DUCTED TO FAÇADE OR ROOF, MANUAL SWITCH ON/OFF
 • LAUNDRY TO HAVE INDIVIDUAL FAN, DUCTED TO FAÇADE OR ROOF, MANUAL SWITCH ON/OFF
- ARTIFICIAL LIGHTING**
 • FLUORESCENT OR LIGHT EMITTING DIODE (LED) LIGHTING IN AT LEAST 1 OF THE BEDROOMS / STUDY, 1 OF THE LIVING / DINING ROOMS, THE KITCHEN, ALL BATHROOMS/TOILETS, THE LAUNDRY AND ALL HALLWAYS (DEDICATED)
- NATURAL LIGHTING**
 • WINDOW AND/OR SKYLIGHT TO BE INSTALLED IN 1 BATHROOMS/TOILETS TO PROVIDE NATURAL LIGHTING.
- OTHER**
 • GAS COOKTOP AND AN ELECTRIC OVEN TO BE INSTALLED.
 • WELL VENTILATED FRIDGE SPACE, FRIDGE TO BE 2.5 STAR (NEW RATING), AS DEFINED IN 'BASIX DEFINITIONS'
 • DISHWASHER TO BE 3 STAR
 • A FIXED OUTDOOR CLOTHES DRYING LINE IS TO BE INSTALLED AS PART OF THE DEVELOPMENT
- COMMON AREAS**
 • ALL COMMON AREAS TO HAVE MINIMUM TAPS RATING OF 3 STARS
- VENTILATION**
 • COMMON AREA TO HAVE NO MECHANICAL VENTILATION
- LIGHTING**
 • PRIMARY TYPE OF ARTIFICIAL LIGHTING: METAL HALIDE
 • LIGHTING EFFICIENCY MEASURE: DAYLIGHT SENSORS
 • NO LIGHTING CONTROL/BMS
- ABSA REQUIREMENTS**
 • ALL WINDOWS AND SLIDING DOORS SHALL BE: ALUMINIUM STANDARD SINGLE-GLAZED; CLEAR GLASS: U = 6.708, SHGC = 0.70
 • EXTERNAL WALLS TO BE CAVITY BRICK AND 230 BRICK TO GARAGE WALLS
 • FOIL SISALATION TO UNIT 3 BEDROOM WEST CAVITY BRICK EXTERNAL WALL ONLY
 • INTERNAL WALLS TO BE BRICK PLASTERED
 • CONCRETE GROUND AND FIRST FLOORS TO BE COVERED WITH CERAMIC TILE/CARPET
 • CEILING TO BE PLASTERBOARD WITH R3.5 INSULATION
 • FOIL SARKING UNDERNEATH ROOF TILES
 • WINDOWS TO BE INSTALLED WITH HOLLAND BLINDS THROUGHOUT
 • 300mm EAVES THROUGHOUT U.N.O
 • WEATHER STRIPPING & DRAUGHT CONTROL TO ALL EXTERNAL DOORS & WINDOWS

- EARTHWORKS**
NATIONAL CONSTRUCTION CODE (NCC)
 • EARTHWORKS AND EXCAVATIONS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.1.1
- STORM WATER**
 • POWDER COATED ALUMINIUM GUTTERS & DOWNPIPES.
 • STORM WATER TO DISCHARGE TO PROPOSED EASEMENT IN ACCORDANCE WITH STORM WATER PLANS PREPARED BY TAA CONSULTING ENGINEERS.
- NATIONAL CONSTRUCTION CODE (NCC)**
 • DRAINAGE IS TO BE IN ACCORDANCE WITH PART 3.1.2
 • ROOF, WALL CLADDING, GUTTERS & DOWNPIPES ARE TO COMPLY WITH PART 3.5
- AUSTRALIAN STANDARD (AS)**
 • PLUMBING & DRAINAGE - AS 3500
- TERMITE PROTECTION**
NATIONAL CONSTRUCTION CODE (NCC)
 • PROTECTION MUST BE IN ACCORDANCE WITH PART 3.1.3
- AUSTRALIAN STANDARD (AS)**
 • TERMITE PROTECTION - AS 3660.1
- FOOTINGS**
 • PROPOSED FOOTINGS TO THE SPECIFICATIONS OF A QUALIFIED PRACTISING ENGINEER
- NATIONAL CONSTRUCTION CODE (NCC)**
 • FOOTINGS AND SLABS ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH PART 3.2
- AUSTRALIAN STANDARD (AS)**
 • RESIDENTIAL SLABS & FOOTINGS - AS 2870
- FLOORING**
 • PROPOSED GROUND AND FIRST FLOORS TO BE REINFORCED CONCRETE CONSTRUCTION TO THE SPECIFICATIONS OF A QUALIFIED PRACTISING ENGINEER.
 • ALL PORCHES, VERANDAHS & THE LIKE TO HAVE A MINIMUM 85mm STEPODOWN FROM LIVING AREAS.
 • FOR ALL REDUCED LEVELS REFER TO FLOOR PLANS (ENGINEERS DETAILS TO SUPERSEED-CONFIRM WITH DESIGNER)
- AUSTRALIAN STANDARD (AS)**
 • RESIDENTIAL SLABS & FOOTINGS - AS 2870
 • CONCRETE STRUCTURES - AS 3600
- WALLS**
 • PROPOSED WALLS TO BE OF CAVITY BRICK CONSTRUCTION
- NATIONAL CONSTRUCTION CODE (NCC)**
 • ALL FRAMING IS TO BE IN ACCORDANCE WITH PART 3.4
 • ALL MASONRY IS TO COMPLY WITH PART 3.3
 • SOUND INSULATION IS TO BE IN ACCORDANCE WITH PART 3.8.6
- AUSTRALIAN STANDARD (AS)**
 • MASONRY CONSTRUCTION - AS3700
 • RESIDENTIAL TIMBER FRAMED CONSTRUCTION - AS 1684
 • TIMBER STRUCTURES - AS 1720
 • DOMESTIC METAL FRAMING - AS 3623
- STRUCTURE**
NATIONAL CONSTRUCTION CODE (NCC)
 • STAIR CONSTRUCTION IS TO COMPLY WITH PART 3.9.1
 • STRUCTURAL DESIGN TO BE IN ACCORDANCE WITH ACCEPTABLE CONSTRUCTION MANUALS AS LISTED IN PART 3.11
- AUSTRALIAN STANDARD (AS)**
 • SAA LOADING CODE - AS 1170
 • DAMP PROOF COURSES AND FLASHINGS - AS/NZS 2904
 • STEEL STRUCTURES - AS 410
 • ALUMINIUM STRUCTURES - AS 1664
 • SAA MASONRY CODE - AS 3700
- GLAZING**
 • POWDER COATED ALUMINIUM FRAMED GLASS WINDOWS & DOORS.
- NATIONAL CONSTRUCTION CODE (NCC)**
 • ALL GLAZING IS TO BE IN ACCORDANCE WITH PART 3.6
- AUSTRALIAN STANDARD (AS)**
 • WINDOWS IN BUILDINGS - AS 2047
 • GLASS IN BUILDINGS - AS 1288
- ROOFING**
 • ROOF TO BE CONSTRUCTED OF CONCRETE ROOF TILES ON TIMBER ROOF STRUCTURE
- NATIONAL CONSTRUCTION CODE (NCC)**
 • ROOF CLADDING SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.5.1
 • INSTALLATION OF ROOF TILES - AS 2050
 • DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING - AS 1562.1
- FIRE**
NATIONAL CONSTRUCTION CODE (NCC)
 • FIRE SAFETY IN ACCORDANCE WITH PART 3.7
 • FIRE SEPARATION IS TO BE IN ACCORDANCE WITH PART 3.7.1
 • SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH PART 3.7.2
- AUSTRALIAN STANDARD (AS)**
 • SMOKE ALARMS - AS 3786
- HEALTH & AMENITY**
 • ALL BATHROOM, ENSUITES AND LAUNDRIES TO HAVE FLOOR WASTES AND BE SETDOWN AND WATERPROOFED.
- NATIONAL CONSTRUCTION CODE (NCC)**
 • WET AREAS ARE TO BE WATERPROOFED IN ACCORDANCE WITH PART 3.8.1
 • AREAS REQUIRING VENTILATION, WHICH ARE NOT NATURALLY VENTILATED, ARE TO BE PROVIDED WITH MECHANICAL VENTILATION IN ACCORDANCE WITH PART 3.8.5
- AUSTRALIAN STANDARD (AS)**
 • WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS - AS 3740
 • ELECTRICAL & LIGHTING - AS/NZS 3000:2007 AND AS1680.0:2009
 • THE USE OF MECHANICAL VENTILATION AND AIR-CONDITIONING IN BUILDINGS - AS 1668
- SAFE MOVEMENT & ACCESS**
NATIONAL CONSTRUCTION CODE (NCC)
 • STAIRS SHALL BE CONSTRUCTED SO AS TO COMPLY WITH PART 3.9.1
 • ALL BALUSTRADES TO BE A MINIMUM 1000mm ABOVE FINISHED FLOOR LEVEL AND RAILS TO BE SPACED SO AS TO PREVENT A 125mm SPHERE PENETRATING THROUGH AND TO COMPLY WITH PART 3.9.2
- AUSTRALIAN STANDARD (AS)**
 • WINDOW BARRIERS ARE REQUIRED FOR OPENABLE WINDOWS IN EARLY CHILDHOOD CENTRES AND IN BEDROOMS OF RESIDENTIAL BUILDINGS, WHERE THE FLOOR BELOW THE WINDOW IS MORE THAN 2m ABOVE THE SURFACE BENEATH TO MEET BCA 3.9.2.5.
 • THE WINDOW IS TO BE FITTED WITH EITHER A DEVICE TO RESTRICT THE WINDOW OPENING, OR A SUITABLE SCREEN, SO A 125mm SPHERE CANNOT PASS THROUGH.
 • THE DEVICE OR SCREEN CAN HAVE A CHILD RESISTANT RELEASE MECHANISM (E.G. A KEY LOCK) WHICH CAN ENABLE THE DEVICE OR SCREEN TO BE REMOVED, UNLOCKED OR OVERRIDDEN. (SO FOR EXAMPLE, THE WINDOW CAN BE CLEANED)
 • A BARRIER IS NOT REQUIRED FOR WINDOWS 1.7m OR MORE ABOVE THE FLOOR LEVEL.
- AUSTRALIAN STANDARD (AS)**
 • BALUSTRADES - AS 1170.1
 • SLIP RESISTANCE OF PEDESTRIAN SURFACES - AS/NZS 3661.2
 • FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS - AS 1657
- EXTERNAL FINISHES**
 • EXTERNAL FACE OF WHICH IS TO BE SELECTED FACE BRICK AND TIMBER CLADDING.
 • REFER TO SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES FOR MORE DETAILS.
- NATIONAL CONSTRUCTION CODE (NCC)**
 • ROOF, WALL CLADDING, GUTTERS & DOWNPIPES ARE TO COMPLY WITH PART 3.5
- AUSTRALIAN STANDARD (AS)**
 • GUIDE TO THE PAINTING OF BUILDINGS - AS 2311
- INTERNAL FINISHES**
NATIONAL CONSTRUCTION CODE (NCC)
 • HEATING APPLIANCES ARE TO BE INSTALLED IN ACCORDANCE WITH PART 3.7.3
- AUSTRALIAN STANDARD (AS)**
 • CERAMIC TILES - AS 3958
 • INTERIOR LIGHTING - AS 1680
- LANDSCAPE**
 • REFER TO LANDSCAPE PLAN FOR ALL PLANTING AND OUTDOOR SURFACE TREATMENTS
- GENERAL**
 FOR SEDIMENT FENCING DETAILS REFER TO "STORMWATER DRAINAGE & SEDIMENT CONTROL DETAILS" PREPARED BY TAA CONSULTING ENGINEERS
- AUSTRALIAN STANDARD (AS)**
 • ELECTRICAL SERVICES - AS/NZS 3000
 • GAS INSTALLATIONS - AS 5601
 • OFF STREET CAR PARKING - AS 2890.1
 • PLIABLE BUILDING MEMBRANES & UNDERLAYS - AS/NZS 4200.1
- THE DEVELOPMENT HAS BEEN DESIGNED TO BEST MEET THE GUIDELINES OF COUNCIL & THE NATIONAL CONSTRUCTION CODE (ALL WORK ON SITE SHALL BE CARRIED OUT IN A SIMILAR MANNER TO ADHERE TO THE REQUIREMENTS OF COUNCIL AND THE NCC)**

INSULATION/ENERGY EFFICIENCY REQUIREMENTS
 PROVIDE TO BUILDING (IN ACCORDANCE WITH AS 2627:1-1996)

REFER TO BASIX AND ABSA CERTIFICATES FOR COMPREHENSIVE LIST OF ENERGY EFFICIENCY COMMITMENTS. ALL COMMITMENTS DETAILED IN THE APPROVED BASIX CERTIFICATE MUST BE INSTALLED TO THE BUILDING.

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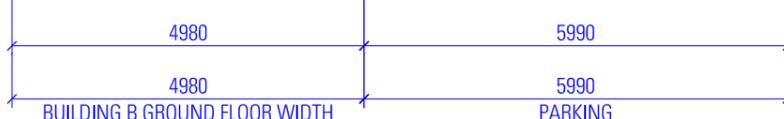
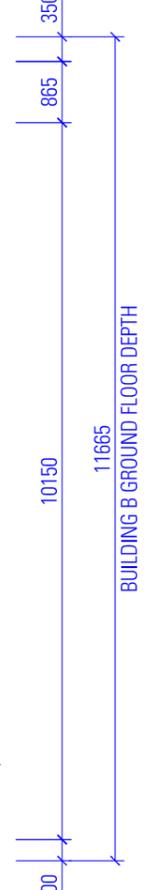
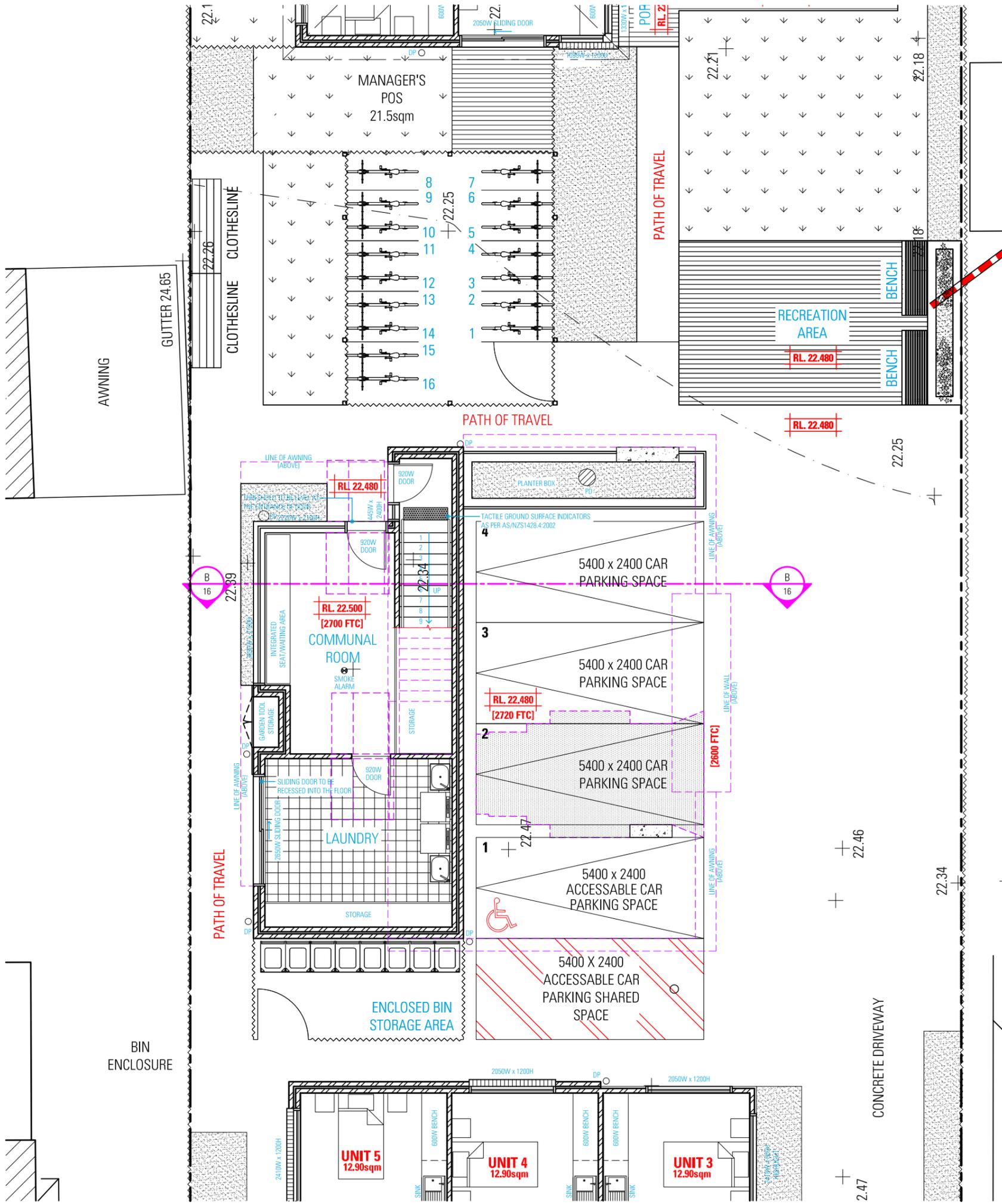
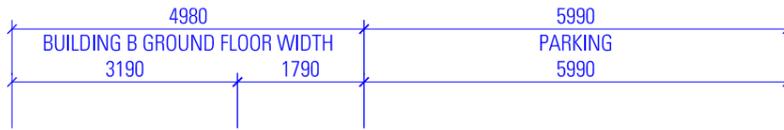
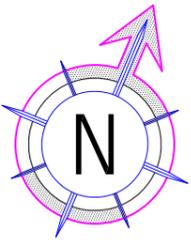
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C	RESPONSE TO LETTER OF ASSESSMENT	02.04.19
D	ISSUED FOR DIVISION 8.2 REVIEW	22.08.19

DRAWING: BUILDING A - SECTION VIEW A
 DRAWING NUMBER: 17235-11

BUILDING B



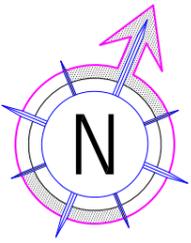
PROPOSED GROUND FLOOR PLAN

6.3
 Average star rating
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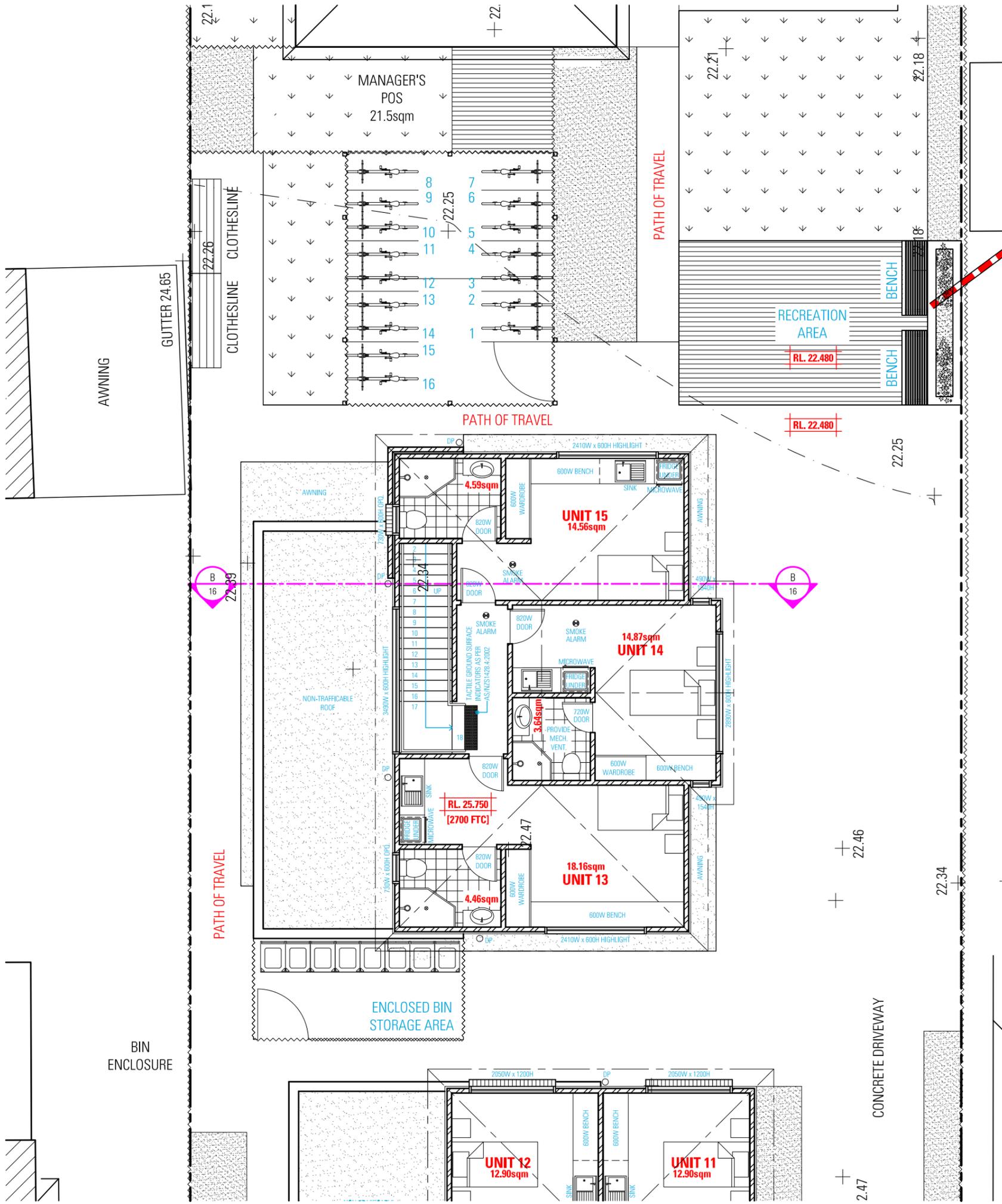
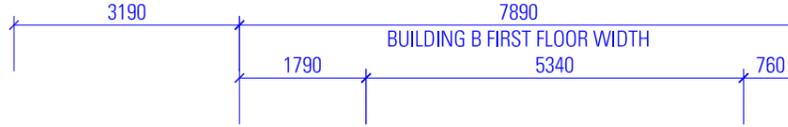
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ABSA
 Australian Building Sustainability Association
 Accreditation Period: 2019-2023
 Assessor Name: Noura Al Hazzouri
 Assessor Number: 20844
 Assessor Signature: [Signature]

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		ES ENGINEERING & DESIGN P 0488 100 100 W www.eseng.com.au			



BUILDING B



11505
BUILDING B FIRST FLOOR DEPTH
8395

160
3480
4385
11505
BUILDING B FIRST FLOOR DEPTH



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Assessor Name: Noura Al Hazzouri
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124 Avondale Road
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PROPOSED FIRST FLOOR PLAN



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DRAWING:
BUILDING B -
PROPOSED FIRST FLOOR PLAN
DRAWING NUMBER: 17235-13

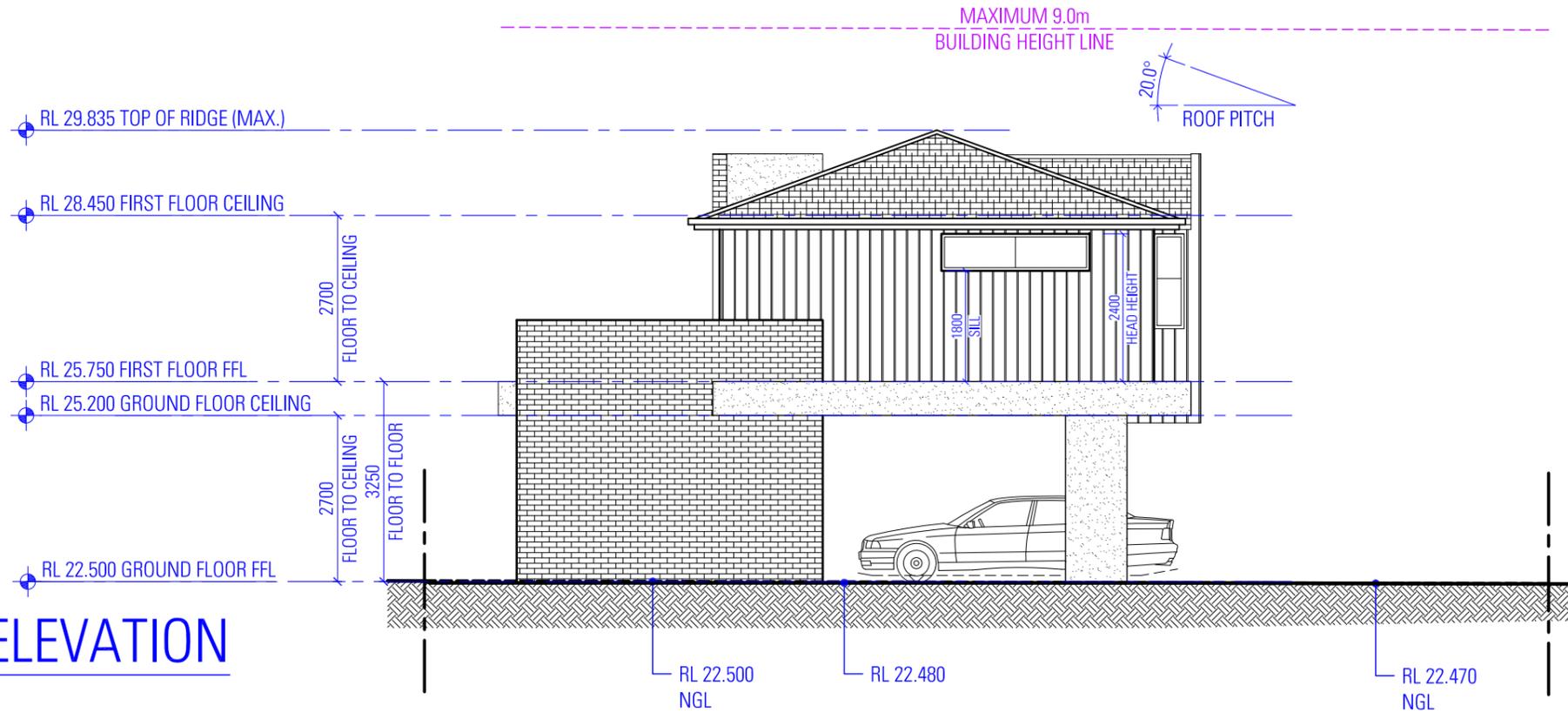
BUILDING B



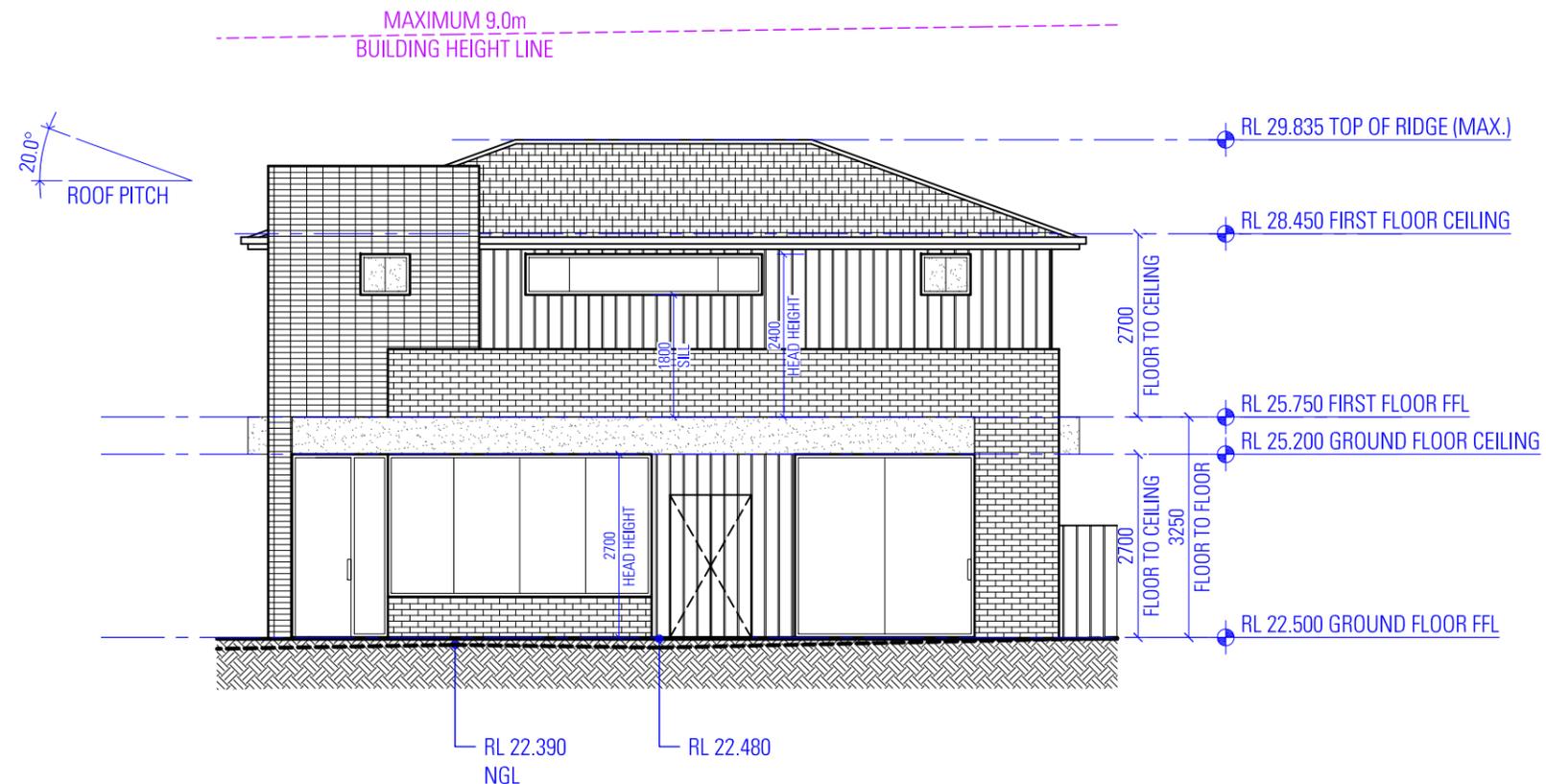
Certificate no.: 0004114710
 Assessor Name: Noura Al Hazzouri
 Accreditation no.: VIC/BDAV/18/1891
 Certificate date: 14 August 2019
 Dwelling Address:
 124 Avondale Road
 Avondale, NSW
 2530
www.nathers.gov.au



SOUTH ELEVATION



WEST ELEVATION



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PROJ: PROPOSED BOARDING HOUSE AT
 No.124 AVONDALE ROAD,
 AVONDALE, NSW 2530
 CLIENT: MR CHARLIE GEBRAN

SCALE: 1:100
 SHEET: A3
 DESIGN: Sheng Zhuang
 DRAWN: Sheng Zhuang

 P 0488 100 100 W www.eseng.com.au

ISS.	ISSUE DETAILS	DATE
A	ISSUED FOR PRE-LODGE MEETING	02.03.18
B	ISSUED FOR DEVELOPMENT APPLICATION	06.12.18
C	RESPONSE TO LETTER OF ASSESSMENT	02.04.19
D	ISSUED FOR DIVISION 8.2 REVIEW	22.08.19

DRAWING:
 BUILDING B - SOUTH AND
 WEST ELEVATION
 DRAWING NUMBER: 17235-14

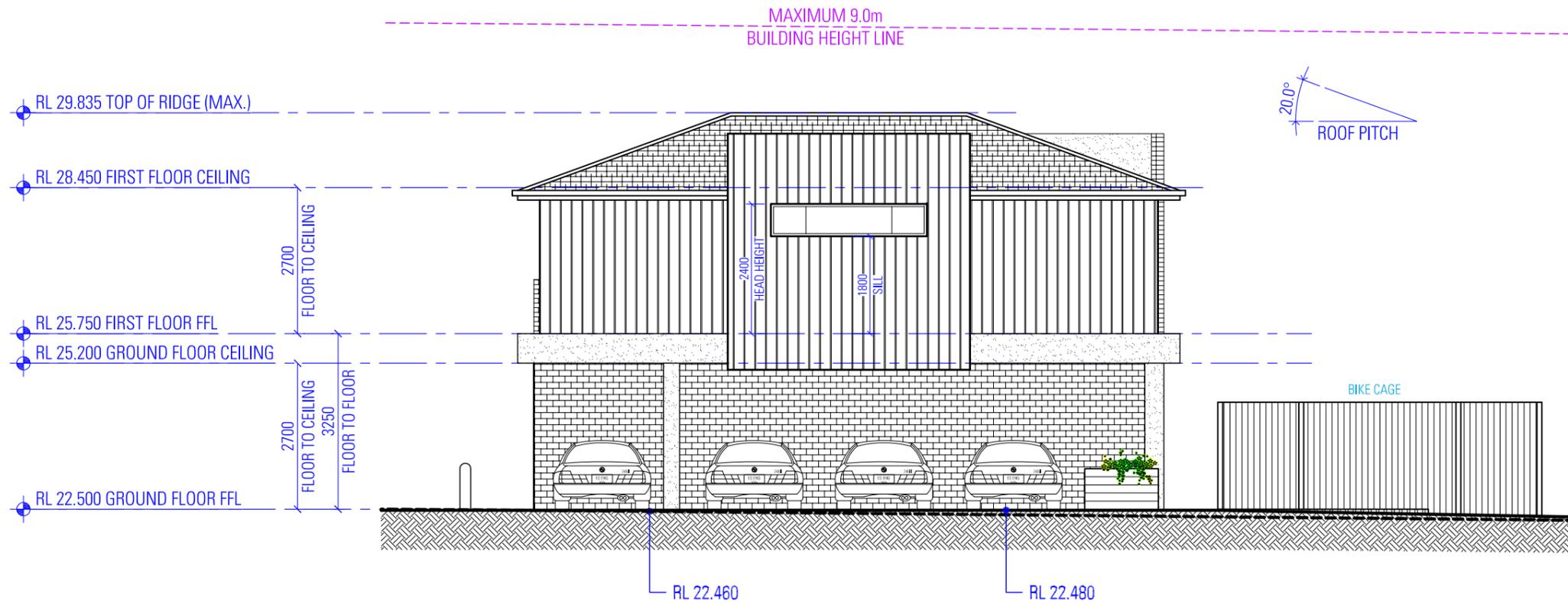
BUILDING B



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NORTH ELEVATION



EAST ELEVATION

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DRAWING: BUILDING B - NORTH AND EAST ELEVATION
 DRAWING NUMBER: 17235-15

WALL SCHEDULE								
270mm CAVITY BRICK 110mm BRICK SKIN 50mm CAVITY 110mm BRICK SKIN	230mm DOUBLE BRICK 110mm BRICK SKIN 10mm MORTAR 110mm BRICK SKIN	110mm SINGLE BRICK 110mm BRICK SKIN	250mm BRICK VENEER 110mm BRICK SKIN 50mm CAVITY 90mm STUD	140mm EXTERIOR STUD 50mm CLADDING 90mm STUD	90mm INTERNAL STUD 90mm STUD	190mm RETAINING WALL 190mm CONCRETE BLOCK	400mm HABITABLE BASEMENT 190mm CONCRETE BLOCK 100mm CAVITY 110mm BRICK SKIN	320mm DOUBLE BRICK 50mm CLADDING 110mm BRICK SKIN 50mm CAVITY 110mm BRICK SKIN

NOTES
 1. THIS SCHEDULE DETAILS MAIN WALL COMPONENTS ONLY AND THE MEASUREMENTS GIVEN DO NOT INCLUDE RENDER, PLASTER OR THE LIKE. THEY ARE PROVIDED FOR 'CONSTRUCTION' PURPOSES AND SUCH DO NOT REPRESENT THE FINAL WALL THICKNESS.
 2. EXISTING WALLS SHOWN SOLID HATCHED.
 3. THE ITEMS PROVIDED ABOVE ARE A GENERAL LIST OF WALL TYPES. VERIFY ALL DISCREPANCIES WITH THE DESIGNER BEFORE COMMENCING CONSTRUCTION

BUILDING B

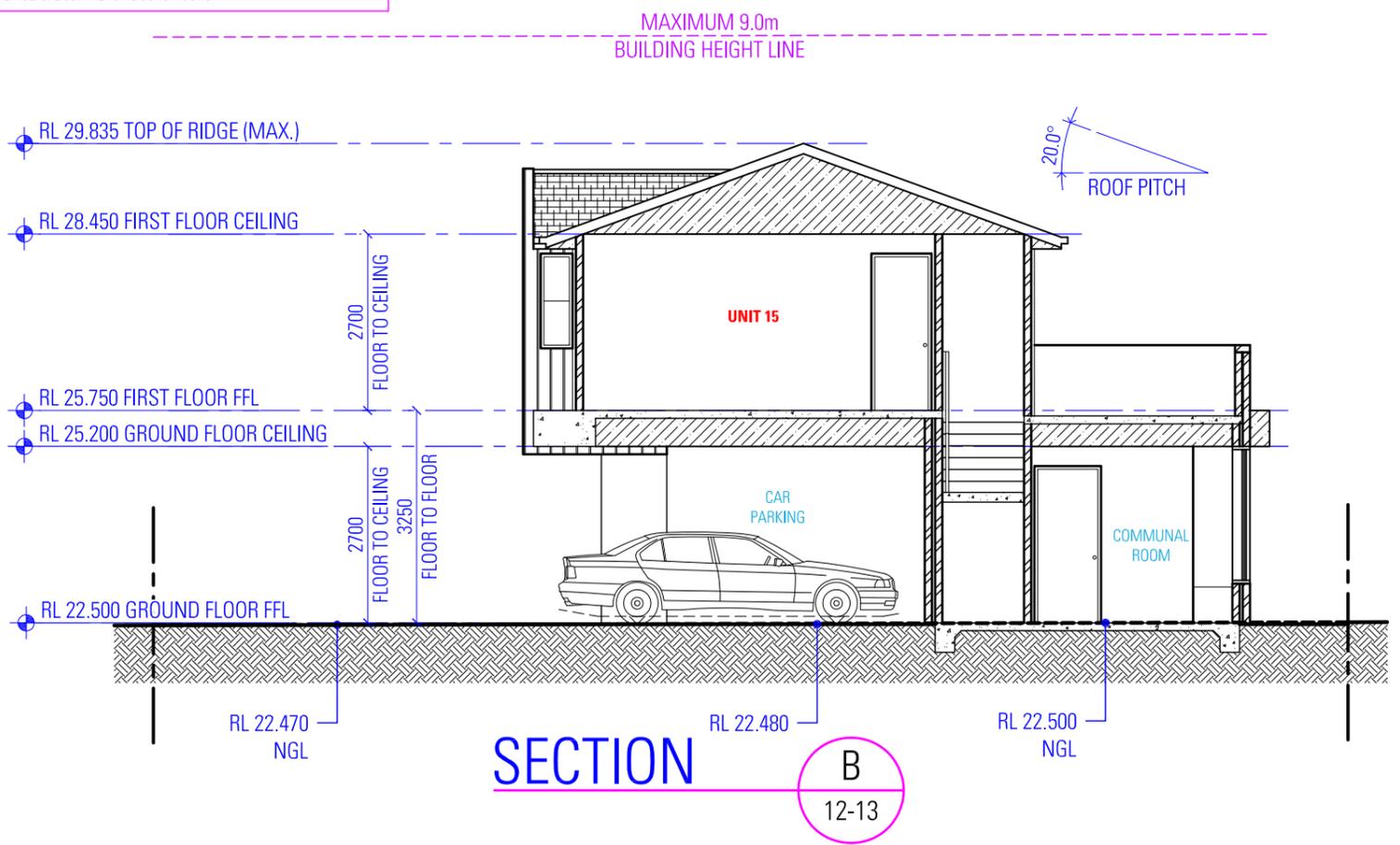
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6.3
 Average star rating
NATIONWIDE HOUSE
 ENERGY RATING SCHEME
 www.nathers.gov.au

ABSA
 Australian Building Sustainability Association

2018-2020
 Assessor Name: Noura Al Hazzouri
 Assessor Number: 28814
 Assessor Signature: [Signature]

ABSA is a not-for-profit organisation that is a member of the Australian Quality Standard for Building Sustainability (AQSBS) and is a member of the ABSE quality mark system.



WATER COMMITMENTS
FIXTURES
 • ALL SHOWERHEADS TO HAVE A MINIMUM RATING OF 3 STARS (> 4.5 BUT <= 6 L/MIN)
 • ALL TOILETS TO HAVE A MINIMUM RATING OF 5 STARS
 • KITCHEN AND BATHROOM TAPS TO HAVE A MINIMUM RATING OF 5 STARS

THERMAL COMFORT
 • UNIT 13: AREA ADJUSTED HEATING LOAD (IN MJ/M²/YR)= 43.4; AREA ADJUSTED COOLING LOAD (IN MJ/M²/YR)= 15.5
 • UNIT 14: AREA ADJUSTED HEATING LOAD (IN MJ/M²/YR)= 28.8; AREA ADJUSTED COOLING LOAD (IN MJ/M²/YR)= 14.7
 • ALL OTHER DWELLINGS: AREA ADJUSTED HEATING LOAD (IN MJ/M²/YR)= 15.9; AREA ADJUSTED COOLING LOAD (IN MJ/M²/YR)= 16.3

ENERGY COMMITMENTS
HOT WATER
 • HOT WATER SYSTEM TO BE 'GAS INSTANTANEOUS' WITH A PERFORMANCE OF 3 STARS

COOLING/HEATING SYSTEM
 • ALL BUILDINGS TO HAVE 1-PHASE AIRCONDITIONING (4 STAR) ONLY IN LIVING AREAS

VENTILATION
 • BATHROOM TO HAVE INDIVIDUAL FAN, DUCTED TO FAÇADE OR ROOF, MANUAL SWITCH ON/OFF
 • KITCHEN TO HAVE INDIVIDUAL FAN, DUCTED TO FAÇADE OR ROOF, MANUAL SWITCH ON/OFF
 • LAUNDRY TO HAVE INDIVIDUAL FAN, DUCTED TO FAÇADE OR ROOF, MANUAL SWITCH ON/OFF

ARTIFICIAL LIGHTING
 • FLUORESCENT OR LIGHT EMITTING DIODE (LED) LIGHTING IN AT LEAST 1 OF THE BEDROOMS / STUDY, 1 OF THE LIVING / DINING ROOMS, THE KITCHEN, ALL BATHROOMS/TOILETS, THE LAUNDRY AND ALL HALLWAYS (DEDICATED)

NATURAL LIGHTING
 • WINDOW AND/OR SKYLIGHT TO BE INSTALLED IN 1 BATHROOMS/TOILETS TO PROVIDE NATURAL LIGHTING.

OTHER

COMMON AREAS
 • ALL COMMON AREAS TO HAVE MINIMUM TAPS RATING OF 3 STARS

VENTILATION
 • COMMON AREA TO HAVE NO MECHANICAL VENTILATION

LIGHTING
 • PRIMARY TYPE OF ARTIFICIAL LIGHTING: METAL HALIDE
 • LIGHTING EFFICIENCY MEASURE: DAYLIGHT SENSORS
 • NO LIGHTING CONTROL/BMS

ABSA REQUIREMENTS
 • ALL WINDOWS AND SLIDING DOORS SHALL BE: ALUMINIUM STANDARD SINGLE-GLAZED; CLEAR GLASS: U = 6.70 & SHGC = 0.70
 • EXTERNAL WALLS TO BE CAVITY BRICK AND 230 BRICK TO GARAGE WALLS
 • INTERNAL WALLS TO BE BRICK PLASTERED
 • CONCRETE GROUND AND FIRST FLOORS TO BE COVERED WITH CERAMIC TILE/CARPET
 • CEILING TO BE PLASTERBOARD WITH R3.5 INSULATION
 • FOIL SARKING UNDERNEATH ROOF TILES
 • WINDOWS TO BE INSTALLED WITH HOLLAND BLINDS THROUGHOUT
 • 300mm EAVES THROUGHOUT U.N.O
 • WEATHER STRIPPING & DRAUGHT CONTROL TO ALL EXTERNAL DOORS & WINDOWS

REFER TO BASIX AND ABSA CERTIFICATES FOR COMPREHENSIVE LIST OF ENERGY EFFICIENCY COMMITMENTS. ALL COMMITMENTS DETAILED IN THE APPROVED BASIX CERTIFICATE MUST BE INSTALLED TO THE BUILDING.

EARTHWORKS
NATIONAL CONSTRUCTION CODE (NCC)
 • EARTHWORKS AND EXCAVATIONS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.1.1

STORM WATER
 • POWDER COATED ALUMINIUM GUTTERS & DOWNPIPES.
 • STORM WATER TO DISCHARGE TO PROPOSED EASEMENT, IN ACCORDANCE WITH STORM WATER PLANS PREPARED BY TAA CONSULTING ENGINEERS.

NATIONAL CONSTRUCTION CODE (NCC)
 • DRAINAGE IS TO BE IN ACCORDANCE WITH PART 3.1.2
 • ROOF, WALL CLADDING, GUTTERS & DOWNPIPES ARE TO COMPLY WITH PART 3.5

AUSTRALIAN STANDARD (AS)
 • PLUMBING & DRAINAGE - AS 3500

TERMITE PROTECTION
NATIONAL CONSTRUCTION CODE (NCC)
 • PROTECTION MUST BE IN ACCORDANCE WITH PART 3.1.3

AUSTRALIAN STANDARD (AS)
 • TERMITES PROTECTION - AS 3660.1

FOOTINGS
 • PROPOSED FOOTINGS TO THE SPECIFICATIONS OF A QUALIFIED PRACTISING ENGINEER

NATIONAL CONSTRUCTION CODE (NCC)
 • FOOTINGS AND SLABS ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH PART 3.2

AUSTRALIAN STANDARD (AS)
 • RESIDENTIAL SLABS & FOOTINGS - AS 2870

FLOORING
 • PROPOSED GROUND AND FIRST FLOORS TO BE REINFORCED CONCRETE CONSTRUCTION TO THE SPECIFICATIONS OF A QUALIFIED PRACTISING ENGINEER.
 • ALL PORCHES, VERANDAH'S & THE LIKE TO HAVE A MINIMUM 85mm STEPODOWN FROM LIVING AREAS.
 • FOR ALL REDUCED LEVELS REFER TO FLOOR PLANS (ENGINEERS DETAILS TO SUPERSEED-CONFIRM WITH DESIGNER)

AUSTRALIAN STANDARD (AS)

RESIDENTIAL SLABS & FOOTINGS - AS 2870
CONCRETE STRUCTURES - AS 3600

WALLS
 • PROPOSED WALLS TO BE OF CAVITY BRICK CONSTRUCTION

NATIONAL CONSTRUCTION CODE (NCC)
 • ALL FRAMING IS TO BE IN ACCORDANCE WITH PART 3.4
 • ALL MASONRY IS TO COMPLY WITH PART 3.3
 • SOUND INSULATION IS TO BE IN ACCORDANCE WITH PART 3.8.6

AUSTRALIAN STANDARD (AS)
 • MASONRY CONSTRUCTION - AS3700
 • RESIDENTIAL TIMBER FRAMED CONSTRUCTION - AS 1684
 • TIMBER STRUCTURES - AS 1720
 • DOMESTIC METAL FRAMING - AS 3623

STRUCTURE
NATIONAL CONSTRUCTION CODE (NCC)
 • STAIR CONSTRUCTION IS TO COMPLY WITH PART 3.9.1
 • STRUCTURAL DESIGN TO BE IN ACCORDANCE WITH ACCEPTABLE CONSTRUCTION MANUALS AS LISTED IN PART 3.11

AUSTRALIAN STANDARD (AS)
 • SAA LOADING CODE - AS 1170
 • DAMP PROOF COURSES AND FLASHINGS - AS/NZS 2904
 • STEEL STRUCTURES - AS 410
 • ALUMINIUM STRUCTURES - AS 1664
 • SAA MASONRY CODE - AS 3700

GLAZING
 • POWDER COATED ALUMINIUM FRAMED GLASS WINDOWS & DOORS.

NATIONAL CONSTRUCTION CODE (NCC)
 • ALL GLAZING IS TO BE IN ACCORDANCE WITH PART 3.6

AUSTRALIAN STANDARD (AS)
 • WINDOWS IN BUILDINGS - AS 2047
 • GLASS IN BUILDINGS - AS 1288

ROOFING
 • ROOF TO BE CONSTRUCTED OF CONCRETE ROOF TILES ON TIMBER ROOF STRUCTURE

NATIONAL CONSTRUCTION CODE (NCC)

ROOF CLADDING SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.5.1

AUSTRALIAN STANDARD (AS)
 • INSTALLATION OF ROOF TILES - AS 2050
 • DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING - AS 1562.1

FIRE
NATIONAL CONSTRUCTION CODE (NCC)
 • FIRE SAFETY IN ACCORDANCE WITH PART 3.7
 • FIRE SEPARATION IS TO BE IN ACCORDANCE WITH PART 3.7.1
 • SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH PART 3.7.2

AUSTRALIAN STANDARD (AS)
 • SMOKE ALARMS - AS 3786

HEALTH & AMENITY
 • ALL BATHROOM, ENSUITES AND LAUNDRIES TO HAVE FLOOR WASTES AND BE SETDOWN AND WATERPROOFED.

NATIONAL CONSTRUCTION CODE (NCC)
 • WET AREAS ARE TO BE WATERPROOFED IN ACCORDANCE WITH PART 3.8.1
 • AREAS REQUIRING VENTILATION, WHICH ARE NOT NATURALLY VENTILATED, ARE TO BE PROVIDED WITH MECHANICAL VENTILATION IN ACCORDANCE WITH PART 3.8.5

AUSTRALIAN STANDARD (AS)
 • WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS - AS 3740
 • ELECTRICAL & LIGHTING - AS/NZS 3000:2007 AND AS1680.0:2009
 • THE USE OF MECHANICAL VENTILATION AND AIR-CONDITIONING IN BUILDINGS - AS 1668

SAFE MOVEMENT & ACCESS
NATIONAL CONSTRUCTION CODE (NCC)
 • STAIRS SHALL BE CONSTRUCTED SO AS TO COMPLY WITH PART 3.9.1
 • ALL BALUSTRADES TO BE A MINIMUM 1000mm ABOVE FINISHED FLOOR LEVEL AND RAILS TO BE SPACED SO AS TO PREVENT A 125mm SPHERE PENETRATING THROUGH AND TO COMPLY WITH PART 3.9.2

EXTERNAL FINISHES
 • EXTERNAL FACE OF WHICH IS TO BE SELECTED FACE BRICK AND TIMBER CLADDING.
 • REFER TO SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES FOR MORE DETAILS.

NATIONAL CONSTRUCTION CODE (NCC)
 • ROOF, WALL CLADDING, GUTTERS & DOWNPIPES ARE TO COMPLY WITH PART 3.5

AUSTRALIAN STANDARD (AS)
 • GUIDE TO THE PAINTING OF BUILDINGS - AS 2311

INTERNAL FINISHES
NATIONAL CONSTRUCTION CODE (NCC)
 • HEATING APPLIANCES ARE TO BE INSTALLED IN ACCORDANCE WITH PART 3.7.3

AUSTRALIAN STANDARD (AS)
 • CERAMIC TILES - AS 3958
 • INTERIOR LIGHTING - AS 1680

LANDSCAPE
 • REFER TO LANDSCAPE PLAN FOR ALL PLANTING AND OUTDOOR SURFACE TREATMENTS

GENERAL
 FOR SEDIMENT FENCING DETAILS REFER TO 'STORMWATER DRAINAGE & SEDIMENT CONTROL DETAILS' PREPARED BY TAA CONSULTING ENGINEERS.

AUSTRALIAN STANDARD (AS)
 • ELECTRICAL SERVICES - AS/NZS 3000
 • GAS INSTALLATIONS - AS 5601
 • OFF STREET CAR PARKING - AS 2890.1
 • PLIABLE BUILDING MEMBRANES & UNDERLAYS - AS/NZS 4200.1

THE DEVELOPMENT HAS BEEN DESIGNED TO BEST MEET THE GUIDELINES OF COUNCIL & THE NATIONAL CONSTRUCTION CODE (ALL WORK ON SITE SHALL BE CARRIED OUT IN A SIMILAR MANNER TO ADHERE TO THE REQUIREMENTS OF COUNCIL AND THE NCC)

GENERAL REQUIREMENTS/SPECIFICATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING/WHERE RELEVANT

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PROJ: PROPOSED BOARDING HOUSE AT No.124 AVONDALE ROAD, AVONDALE, NSW 2530

CLIENT: MR CHARLIE GEBRAN

SCALE: 1:100
 SHEET: A3
 DESIGN: Sheng Zhuang
 DRAWN: Sheng Zhuang

ISS. DATE
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 B ISSUED FOR DEVELOPMENT APPLICATION 06.12.18
 C RESPONSE TO LETTER OF ASSESSMENT 02.04.19
 D ISSUED FOR DIVISION 8.2 REVIEW 22.08.19

DRAWING: BUILDING B - SECTION VIEW B
 DRAWING NUMBER: 17235-16

INSULATION/ENERGY EFFICIENCY REQUIREMENTS PROVIDE TO BUILDING (IN ACCORDANCE WITH AS 2627:1-1993)



BUILDING C

Certificate no.: 0004114710
 Assessor Name: Noura Al Hazzouri
 Accreditation no.: VIC/BDAV/18/1891
 Certificate date: 14 August 2019
 Dwelling Address:
 124 Avondale Road
 Avondale, NSW
 2530

Average star rating
6.3
NATIONWIDE HOUSE
 ENERGY RATING SCHEME
 www.nathers.gov.au

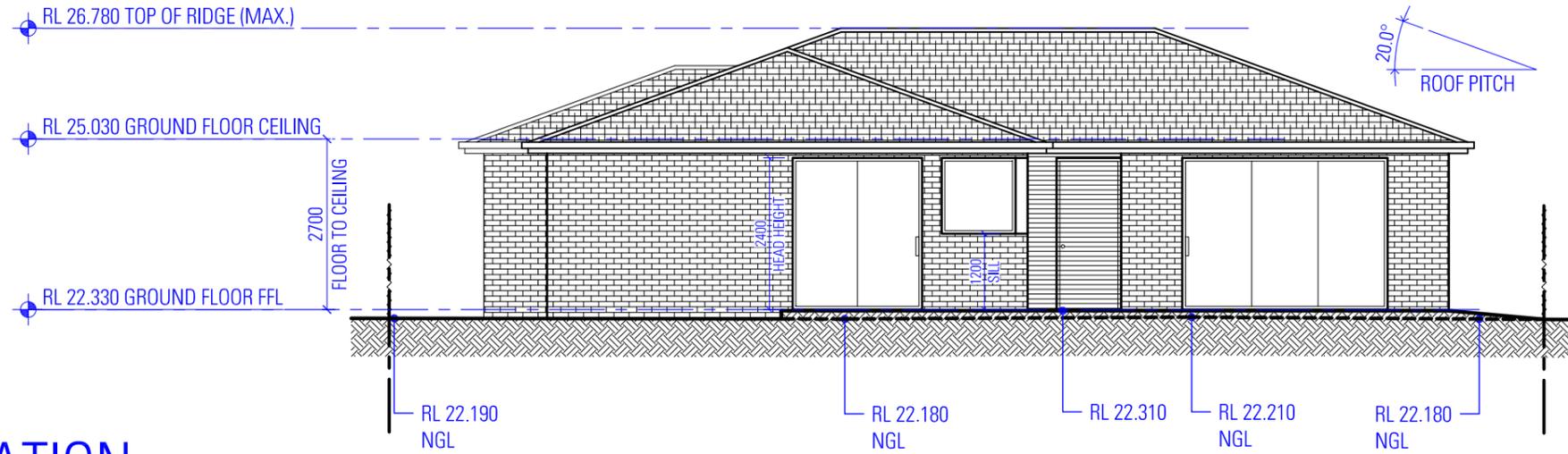


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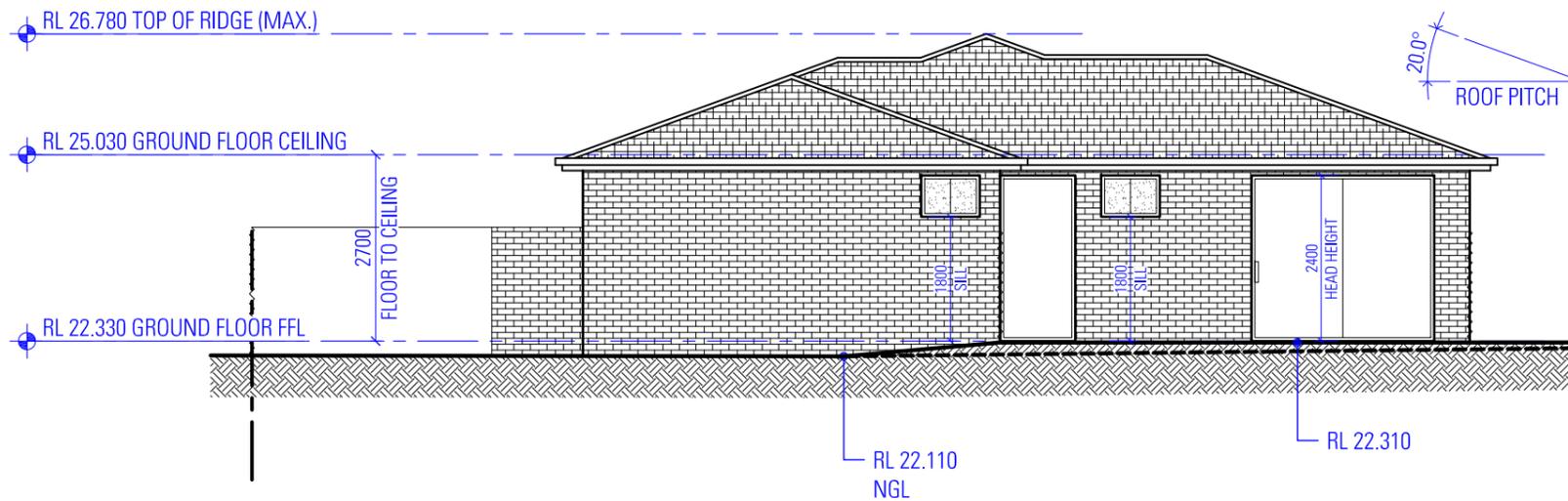
Accreditation period	2018-2020
Assessor Name	Noura Al Hazzouri
Assessor Number	20814
Assessor Signature	

ABSA Accreditation is required within the accreditation period as part of the ABSA quality mark system.
 The Accredited Assessor is certified by the National Assessment Council of Australia (NAC) and is subject to a Code of Practice and a Code of Ethics.



SOUTH ELEVATION

MAXIMUM 9.0m
BUILDING HEIGHT LINE



WEST ELEVATION

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BUILDING C

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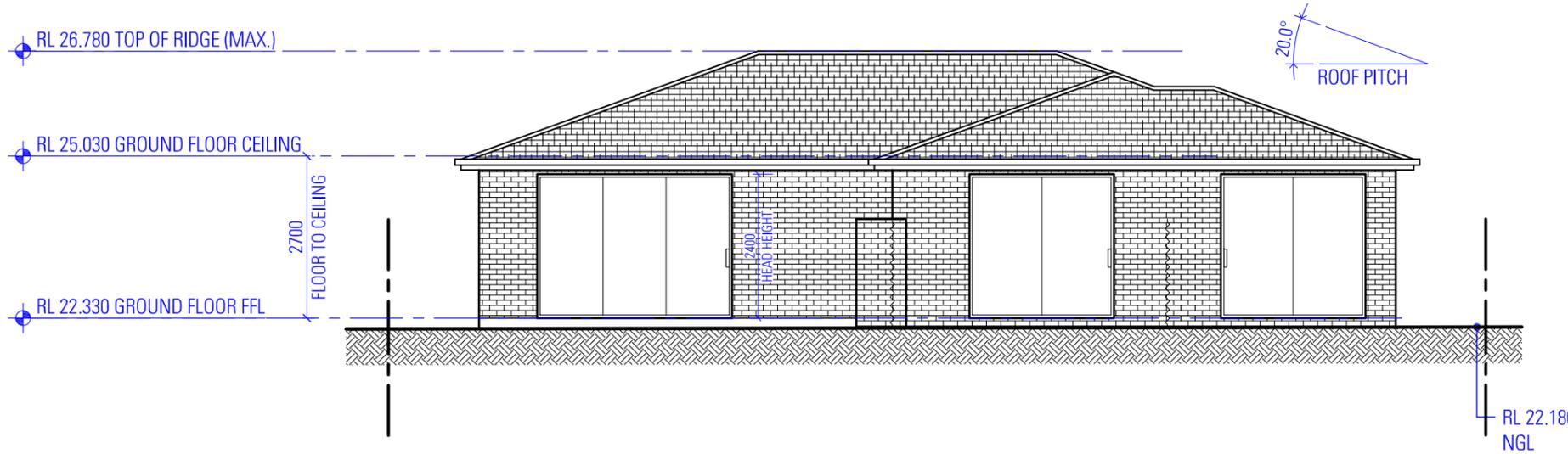


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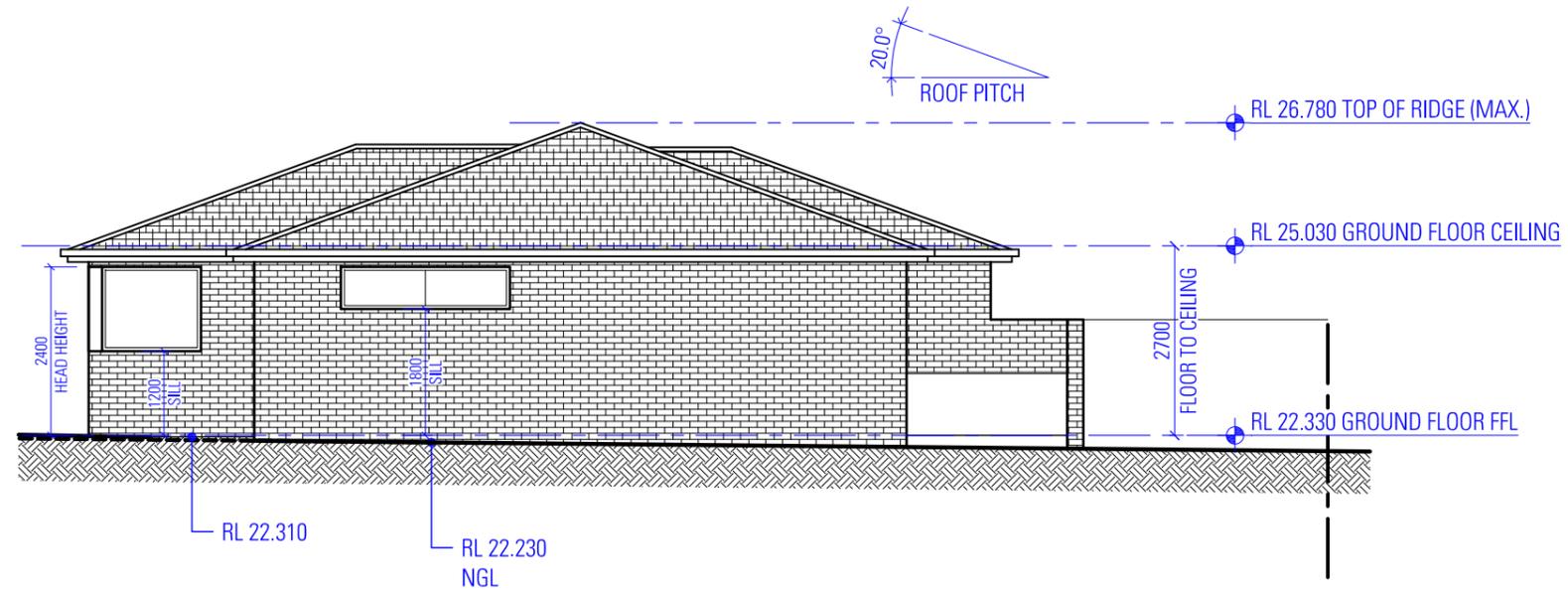
ABSA
 Australian Building Sustainability Association

Accreditation Number	2010-2020
Assessor Name	Noura Al Hazzouri
Assessor Number	2014
Assessor Signature	

ABSA Accreditation is required for the assessment process and is part of the ABSA quality mark system.

NORTH ELEVATION



EAST ELEVATION

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 BUILDING C - NORTH AND
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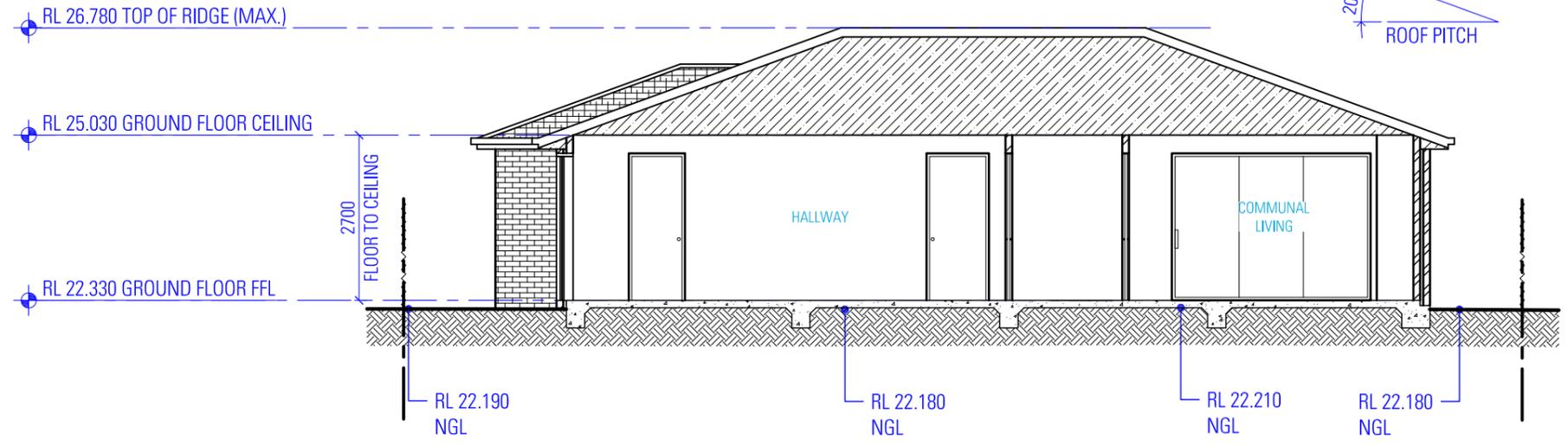
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BUILDING C

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 www.nathers.gov.au

ABSA Australian Building Sustainability Association
 Issued: 2018-2020
 Assessor Name: Noura Al Hazzouri
 Assessor Number: 28814
 Assessor Signature: [Signature]



SECTION C 17

WATER COMMITMENTS
FIXTURES
 • ALL SHOWERHEADS TO HAVE A MINIMUM RATING OF 3 STARS (> 4.5 BUT <= 6 L/MIN)
 • ALL TOILETS TO HAVE A MINIMUM RATING OF 5 STARS
 • KITCHEN AND BATHROOM TAPS TO HAVE A MINIMUM RATING OF 5 STARS

THERMAL COMFORT
 • UNIT 6: AREA ADJUSTED HEATING LOAD (IN MJ/M²/YR)= 39.4; AREA ADJUSTED COOLING LOAD (IN MJ/M²/YR)= 29.1
 • UNIT 7: AREA ADJUSTED HEATING LOAD (IN MJ/M²/YR)= 16.0; AREA ADJUSTED COOLING LOAD (IN MJ/M²/YR)= 16.0
 • UNIT 8: AREA ADJUSTED HEATING LOAD (IN MJ/M²/YR)= 14.8; AREA ADJUSTED COOLING LOAD (IN MJ/M²/YR)= 3.7
 • ALL OTHER DWELLINGS: AREA ADJUSTED HEATING LOAD (IN MJ/M²/YR)= 44.5; AREA ADJUSTED COOLING LOAD (IN MJ/M²/YR)= 21.1

ENERGY COMMITMENTS
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 • HOT WATER SYSTEM TO BE 'GAS INSTANTANEOUS' WITH A PERFORMANCE OF 3 STARS
COOLING/HEATING SYSTEM
 • ALL BUILDINGS TO HAVE 1-PHASE AIRCONDITIONING (4 STAR) ONLY IN LIVING AREAS
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 • BATHROOM TO HAVE INDIVIDUAL FAN, DUCTED TO FAÇADE OR ROOF. MANUAL SWITCH ON/OFF
 • KITCHEN TO HAVE INDIVIDUAL FAN, DUCTED TO FAÇADE OR ROOF. MANUAL SWITCH ON/OFF
 • LAUNDRY TO HAVE INDIVIDUAL FAN, DUCTED TO FAÇADE OR ROOF. MANUAL SWITCH ON/OFF
ARTIFICIAL LIGHTING
 • FLUORESCENT OR LIGHT EMITTING DIODE (LED) LIGHTING IN AT LEAST 1 OF THE BEDROOMS / STUDY, 1 OF THE LIVING / DINING ROOMS, THE KITCHEN, ALL BATHROOMS/TOILETS, THE LAUNDRY AND ALL HALLWAYS (DEDICATED)
NATURAL LIGHTING
 • WINDOW AND/OR SKYLIGHT TO BE INSTALLED IN 1 BATHROOMS/TOILETS TO PROVIDE NATURAL LIGHTING IN UNIT 13, 14, 15 ONLY.

OTHER
 • GAS COOKTOP AND AN ELECTRIC OVEN TO BE INSTALLED.
 • WELL VENTILATED FRIDGE SPACE. FRIDGE TO BE 2.5 STAR (NEW RATING), AS DEFINED IN 'BASIX DEFINITIONS'
 • DISHWASHER TO BE 3 STAR

COMMON AREAS TAPS RATING
 • ALL COMMON AREAS TO HAVE MINIMUM TAPS RATING OF 3 STARS

VENTILATION
 • COMMON AREA TO HAVE NO MECHANICAL VENTILATION

LIGHTING
 • PRIMARY TYPE OF ARTIFICIAL LIGHTING: METAL HALIDE
 • LIGHTING EFFICIENCY MEASURE: DAYLIGHT SENSORS
 • NO LIGHTING CONTROL/BMS

ABSAS REQUIREMENTS
 • ALL WINDOWS AND SLIDING DOORS SHALL BE: ALUMINIUM STANDARD SINGLE-GLAZED; CLEAR GLASS; U = 6.708 SHGC = 0.70
 • EXTERNAL WALLS TO BE CAVITY BRICK AND 230 BRICK TO GARAGE WALLS
 • INTERNAL WALLS TO BE BRICK PLASTERED
 • CONCRETE GROUND AND FIRST FLOORS TO BE COVERED WITH CERAMIC TILE/CARPET
 • CEILING TO BE PLASTERBOARD WITH R3.5 INSULATION
 • FOIL SARKING UNDERNEATH ROOF TILES
 • WINDOWS TO BE INSTALLED WITH HOLLAND BLINDS THROUGHOUT
 • 300mm EAVES THROUGHOUT U.N.O
 • WEATHER STRIPPING & DRAUGHT CONTROL TO ALL EXTERNAL DOORS & WINDOWS

REFER TO BASIX AND ABSA CERTIFICATES FOR COMPREHENSIVE LIST OF ENERGY EFFICIENCY COMMITMENTS. ALL COMMITMENTS DETAILED IN THE APPROVED BASIX CERTIFICATE MUST BE INSTALLED TO THE BUILDING.

EARTHWORKS
NATIONAL CONSTRUCTION CODE (NCC)
 • EARTHWORKS AND EXCAVATIONS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 3.1.1

STORM WATER
 • POWDER COATED ALUMINIUM GUTTERS & DOWNPIPES.
 • STORM WATER TO DISCHARGE TO PROPOSED EASEMENT IN ACCORDANCE WITH STORM WATER PLANS PREPARED BY TAA CONSULTING ENGINEERS.

NATIONAL CONSTRUCTION CODE (NCC)
 • DRAINAGE IS TO BE IN ACCORDANCE WITH PART 3.1.2
 • ROOF, WALL CLADDING, GUTTERS & DOWNPIPES ARE TO COMPLY WITH PART 3.5

AUSTRALIAN STANDARD (AS)
 • PLUMBING & DRAINAGE - AS 3600

TERMITE PROTECTION
NATIONAL CONSTRUCTION CODE (NCC)
 • PROTECTION MUST BE IN ACCORDANCE WITH PART 3.1.3

AUSTRALIAN STANDARD (AS)
 • TERMITE PROTECTION - AS 3660.1

FOOTINGS
 • PROPOSED FOOTINGS TO THE SPECIFICATIONS OF A QUALIFIED PRACTISING ENGINEER

NATIONAL CONSTRUCTION CODE (NCC)
 • FOOTINGS AND SLABS ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH PART 3.2

AUSTRALIAN STANDARD (AS)
 • RESIDENTIAL SLABS & FOOTINGS - AS 2870

FLOORING
 • PROPOSED GROUND AND FIRST FLOORS TO BE REINFORCED CONCRETE CONSTRUCTION TO THE SPECIFICATIONS OF A QUALIFIED PRACTISING ENGINEER.
 • ALL PORCHES, VERANDAHs & THE LIKE TO HAVE A MINIMUM 85mm STEPODOWN FROM LIVING AREAS.
 • FOR ALL REDUCED LEVELS REFER TO FLOOR PLANS (ENGINEERS DETAILS TO SUPERSEED-CONFIRM WITH DESIGNER)

AUSTRALIAN STANDARD (AS)
 • RESIDENTIAL SLABS & FOOTINGS - AS 2870
 • CONCRETE STRUCTURES - AS 3600

WALLS
 • PROPOSED WALLS TO BE OF CAVITY BRICK CONSTRUCTION

NATIONAL CONSTRUCTION CODE (NCC)
 • ALL FRAMING IS TO BE IN ACCORDANCE WITH PART 3.4
 • ALL MASONRY IS TO COMPLY WITH PART 3.3
 • SOUND INSULATION IS TO BE IN ACCORDANCE WITH PART 3.8.6

AUSTRALIAN STANDARD (AS)
 • MASONRY CONSTRUCTION - AS3700
 • RESIDENTIAL TIMBER FRAMED CONSTRUCTION - AS 1684
 • TIMBER STRUCTURES - AS 1720
 • DOMESTIC METAL FRAMING - AS 3623

STRUCTURE
NATIONAL CONSTRUCTION CODE (NCC)
 • STAIR CONSTRUCTION IS TO COMPLY WITH PART 3.9.1
 • STRUCTURAL DESIGN TO BE IN ACCORDANCE WITH ACCEPTABLE CONSTRUCTION MANUALS AS LISTED IN PART 3.11

AUSTRALIAN STANDARD (AS)
 • SAA LOADING CODE - AS 1170
 • DAMP PROOF COURSES AND FLASHINGS - AS/NZS 2904
 • STEEL STRUCTURES - AS 410
 • ALUMINIUM STRUCTURES - AS 1664
 • SAA MASONRY CODE - AS 3700

GLAZING
 • POWDER COATED ALUMINIUM FRAMED GLASS WINDOWS & DOORS.

NATIONAL CONSTRUCTION CODE (NCC)
 • ALL GLAZING IS TO BE IN ACCORDANCE WITH PART 3.6

AUSTRALIAN STANDARD (AS)
 • WINDOWS IN BUILDINGS - AS 2047
 • GLASS IN BUILDINGS - AS 1288

ROOFING
 • ROOF TO BE CONSTRUCTED OF CONCRETE ROOF TILES ON TIMBER ROOF STRUCTURE

NATIONAL CONSTRUCTION CODE (NCC)
 • ROOF CLADDING SHALL BE CARRIED OUT IN ACCORDANCE WITH PART 3.5.1

AUSTRALIAN STANDARD (AS)
 • INSTALLATION OF ROOF TILES - AS 2050
 • DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING - AS 1562.1

FIRE
NATIONAL CONSTRUCTION CODE (NCC)
 • FIRE SAFETY IN ACCORDANCE WITH PART 3.7
 • FIRE SEPARATION IS TO BE IN ACCORDANCE WITH PART 3.7.1
 • SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH PART 3.7.2

AUSTRALIAN STANDARD (AS)
 • SMOKE ALARMS - AS 3786

HEALTH & AMENITY
 • ALL BATHROOM, ENSUITES AND LAUNDRIES TO HAVE FLOOR WASTES AND BE SETDOWN AND WATERPROOFED.

NATIONAL CONSTRUCTION CODE (NCC)
 • WET AREAS ARE TO BE WATERPROOFED IN ACCORDANCE WITH PART 3.8.1
 • AREAS REQUIRING VENTILATION, WHICH ARE NOT NATURALLY VENTILATED, ARE TO BE PROVIDED WITH MECHANICAL VENTILATION IN ACCORDANCE WITH PART 3.8.5

AUSTRALIAN STANDARD (AS)
 • WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS - AS 3740
 • ELECTRICAL & LIGHTING - AS/NZS 3000-2007 AND AS1680.0-2009
 • THE USE OF MECHANICAL VENTILATION AND AIR-CONDITIONING IN BUILDINGS - AS 1668

SAFE MOVEMENT & ACCESS
NATIONAL CONSTRUCTION CODE (NCC)
 • STAIRS SHALL BE CONSTRUCTED SO AS TO COMPLY WITH PART 3.8.1
 • ALL BALUSTRADES TO BE A MINIMUM 1000mm ABOVE FINISHED FLOOR LEVEL AND RAILS TO BE SPACED SO AS TO PREVENT A 125mm SPHERE PENETRATING THROUGH AND TO COMPLY WITH PART 3.9.2

WINDOW BARRIERS ARE REQUIRED FOR OPENABLE WINDOWS IN EARLY CHILDHOOD CENTRES AND IN BEDROOMS OF RESIDENTIAL BUILDINGS, WHERE THE FLOOR BELOW THE WINDOW IS MORE THAN 2m ABOVE THE SURFACE BENEATH TO MEET BCA 3.9.2.5.
 • THE WINDOW IS TO BE FITTED WITH EITHER A DEVICE TO RESTRICT THE WINDOW OPENING, OR A SUITABLE SCREEN, SO A 125mm SPHERE CANNOT PASS THROUGH.
 • THE DEVICE OR SCREEN CAN HAVE A CHILD RESISTANT RELEASE MECHANISM (E.G. A KEY LOCK) WHICH CAN ENABLE THE DEVICE OR SCREEN TO BE REMOVED, UNLOCKED OR OVERRIDDEN. (SO FOR EXAMPLE, THE WINDOW CAN BE CLEANED)
 • A BARRIER IS NOT REQUIRED FOR WINDOWS 1.7m OR MORE ABOVE THE FLOOR LEVEL.

AUSTRALIAN STANDARD (AS)
 • BALUSTRADES - AS 1170.1
 • SLIP RESISTANCE OF PEDESTRIAN SURFACES - AS/NZS 3661.2
 • FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS - AS 1657

EXTERNAL FINISHES
 • EXTERNAL FACE OF WHICH IS TO BE SELECTED FACE BRICK AND TIMBER CLADDING.
 • REFER TO SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES FOR MORE DETAILS.

NATIONAL CONSTRUCTION CODE (NCC)
 • ROOF, WALL CLADDING, GUTTERS & DOWNPIPES ARE TO COMPLY WITH PART 3.5

AUSTRALIAN STANDARD (AS)
 • GUIDE TO THE PAINTING OF BUILDINGS - AS 2311

INTERNAL FINISHES
NATIONAL CONSTRUCTION CODE (NCC)
 • HEATING APPLIANCES ARE TO BE INSTALLED IN ACCORDANCE WITH PART 3.7.3

AUSTRALIAN STANDARD (AS)
 • CERAMIC TILES - AS 3958
 • INTERIOR LIGHTING - AS 1680

LANDSCAPE
 • REFER TO LANDSCAPE PLAN FOR ALL PLANTING AND OUTDOOR SURFACE TREATMENTS

GENERAL
 FOR SEDIMENT FENCING DETAILS REFER TO 'STORMWATER DRAINAGE & SEDIMENT CONTROL DETAILS' PREPARED BY TAA CONSULTING ENGINEERS.

AUSTRALIAN STANDARD (AS)
 • ELECTRICAL SERVICES - AS/NZS 3000
 • GAS INSTALLATIONS - AS 5601
 • OFF STREET CAR PARKING - AS 2890.1
 • PLIABLE BUILDING MEMBRANES & UNDERLAYS - AS/NZS 4200.1

THE DEVELOPMENT HAS BEEN DESIGNED TO BEST MEET THE GUIDELINES OF COUNCIL & THE NATIONAL CONSTRUCTION CODE (ALL WORK ON SITE SHALL BE CARRIED OUT IN A SIMILAR MANNER TO ADHERE TO THE REQUIREMENTS OF COUNCIL AND THE NCC)

INSULATION/ENERGY EFFICIENCY REQUIREMENTS PROVIDE TO BUILDING (IN ACCORDANCE WITH AS 2627:1-1995)

GENERAL REQUIREMENTS/SPECIFICATIONS BUILDING TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING/WHERE RELEVANT

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PROJ: PROPOSED BOARDING HOUSE AT No.124 AVONDALE ROAD, AVONDALE, NSW 2530
 CLIENT: MR CHARLIE GEBRAN

SCALE: 1:100
 SHEET: A3
 DESIGN: Sheng Zhuang
 DRAWN: Sheng Zhuang

P 0488 100 100 W www.eseng.com.au

ISS.	ISSUE DETAILS	DATE
A	ISSUED FOR PRE-LODGE MEETING	02.03.18
B	ISSUED FOR DEVELOPMENT APPLICATION	06.12.18
C	RESPONSE TO LETTER OF ASSESSMENT	02.04.19
D	ISSUED FOR DIVISION 8.2 REVIEW	22.08.19

DRAWING: BUILDING C - SECTION VIEW C
 DRAWING NUMBER: 17235-20

SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES



SOUTH ELEVATION

AS SEEN FROM AVONDALE ROAD

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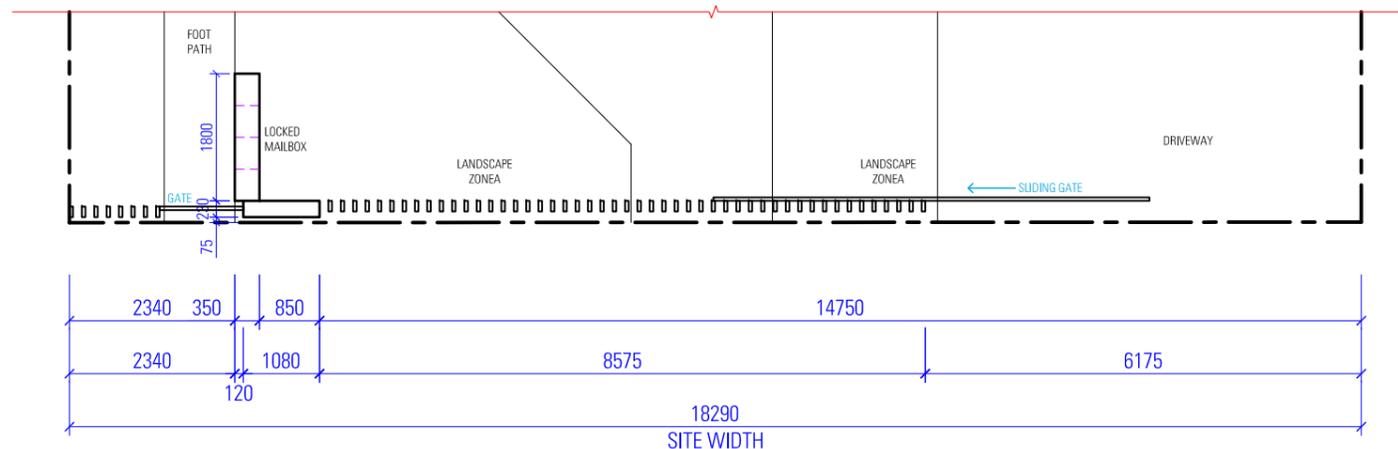
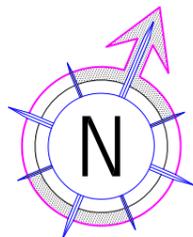
PROJ: PROPOSED BOARDING HOUSE AT
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AVONDALE, NSW 2530
CLIENT: MR CHARLIE GEBRAN

SCALE: 1:100 DESIGN: Sheng Zhuang
SHEET: A3 DRAWN: Sheng Zhuang
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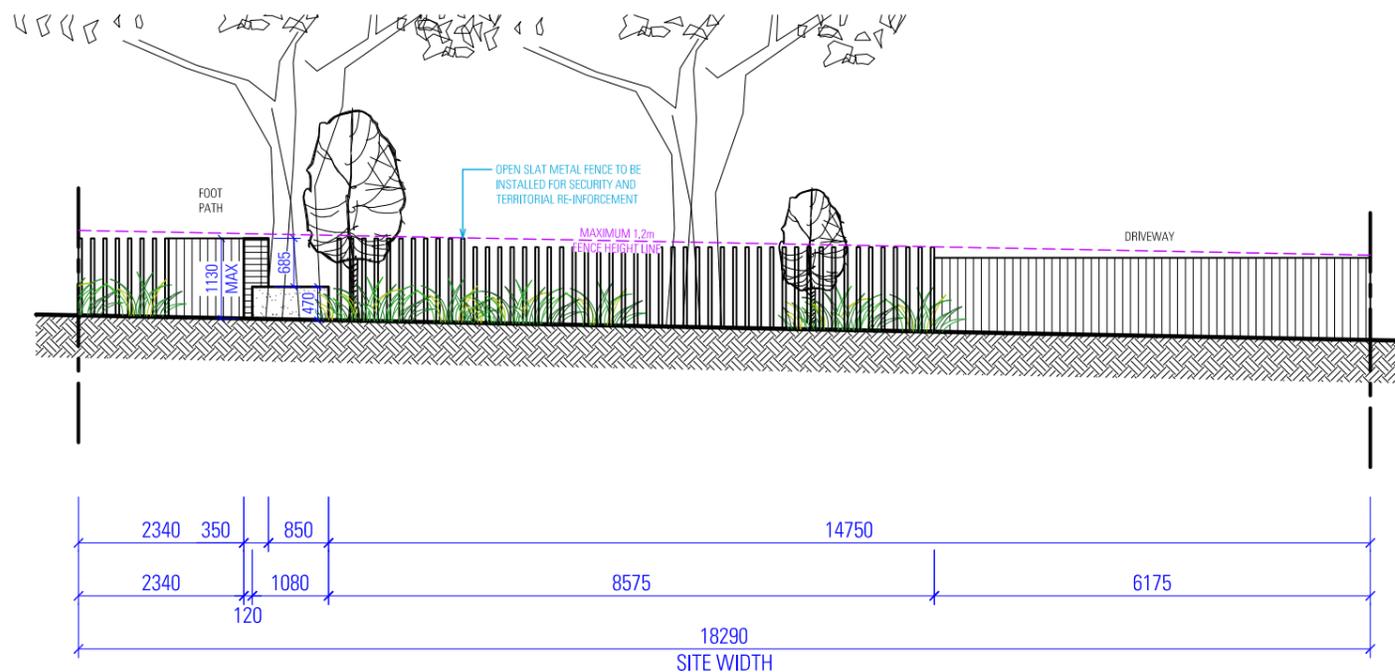
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C	RESPONSE TO LETTER OF ASSESSMENT	02.04.19
D	ISSUED FOR DIVISION 8.2 REVIEW	22.08.19

DRAWING:
SCHEDULE OF EXTERNAL MATERIALS,
COLOURS AND FINISHES
DRAWING NUMBER: 17235-21

FRONT FENCE DETAILS



PROPOSED FRONT FENCE PLAN



SOUTH ELEVATION

AS SEEN FROM AVONDALE ROAD

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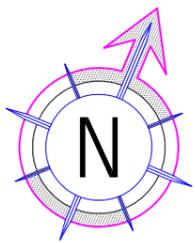
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CLIENT: MR CHARLIE GEBRAN

SCALE: 1:100 DESIGN: Sheng Zhuang
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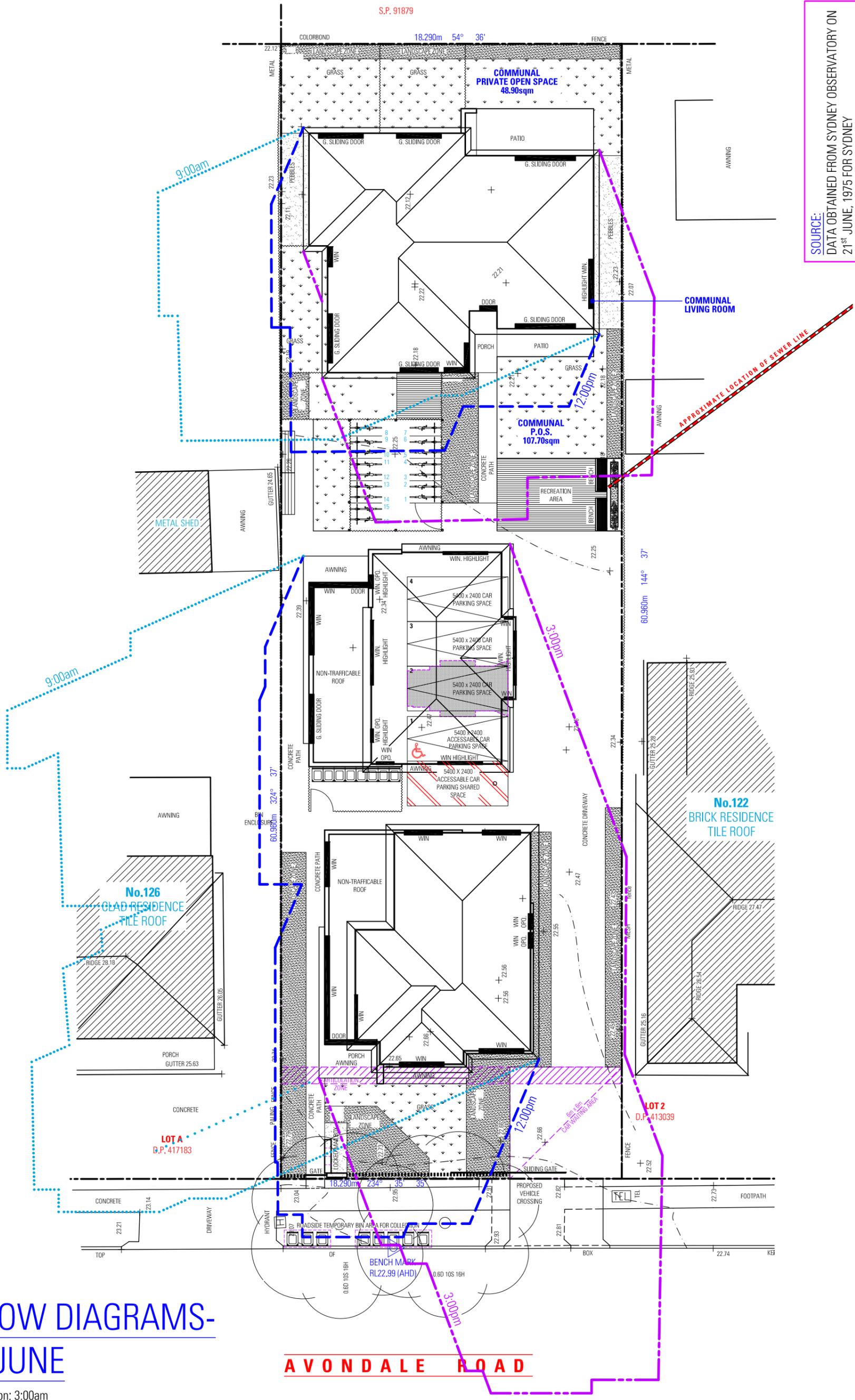
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DRAWING: FRONT FENCE DETAILS
DRAWING NUMBER: 17235-22



S.P. 91879

SOURCE:
DATA OBTAINED FROM SYDNEY OBSERVATORY ON
21st JUNE, 1975 FOR SYDNEY
(LATITUDE 33.92, LONGITUDE 151.17)



SHADOW DIAGRAMS- 22nd JUNE

9:00am; 12:00noon; 3:00am

AVONDALE ROAD

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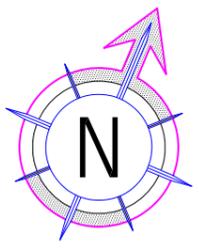
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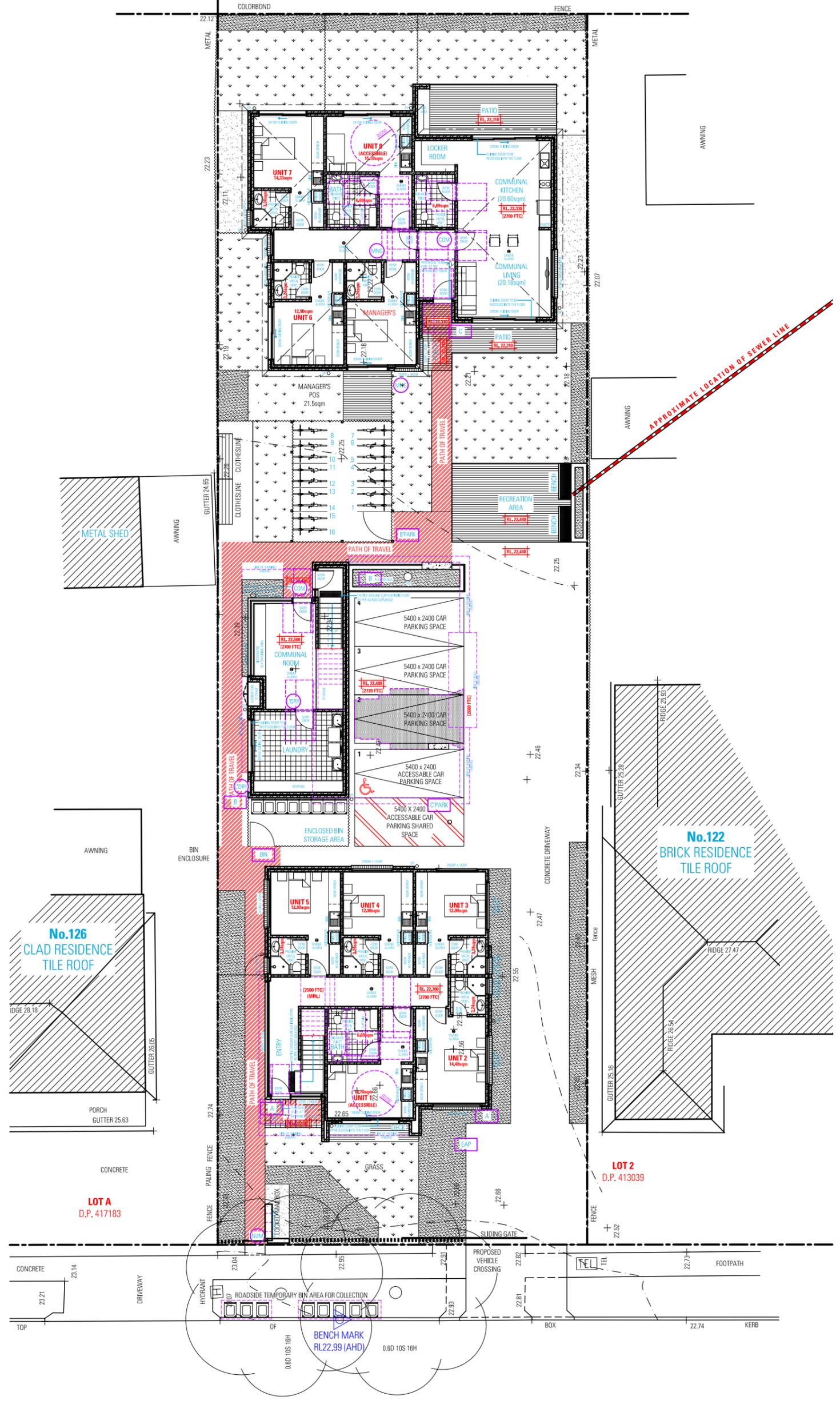
SCALE: 1:200
SHEET: A3
DESIGN: Sheng Zhuang
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D	ISSUED FOR DIVISION B.2 REVIEW	22.08.19

DRAWING:
SHADOW DIAGRAM-22nd JUNE
DRAWING NUMBER: 17235-23



S.P. 91879



SIGNAGE LEGEND	
	BUILDING A
	BUILDING B
	BUILDING C
	EMERGENCY ASSEMBLY POINT
	CAR PARKING
	BICYCLE PARKING
	BIN STORAGE
	STREET NUMBERING
	LAUNDRY
	MANAGERS ROOM
	COMMUNAL AREA

AVONDALE ROAD

SIGNAGE PLAN

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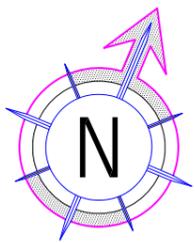
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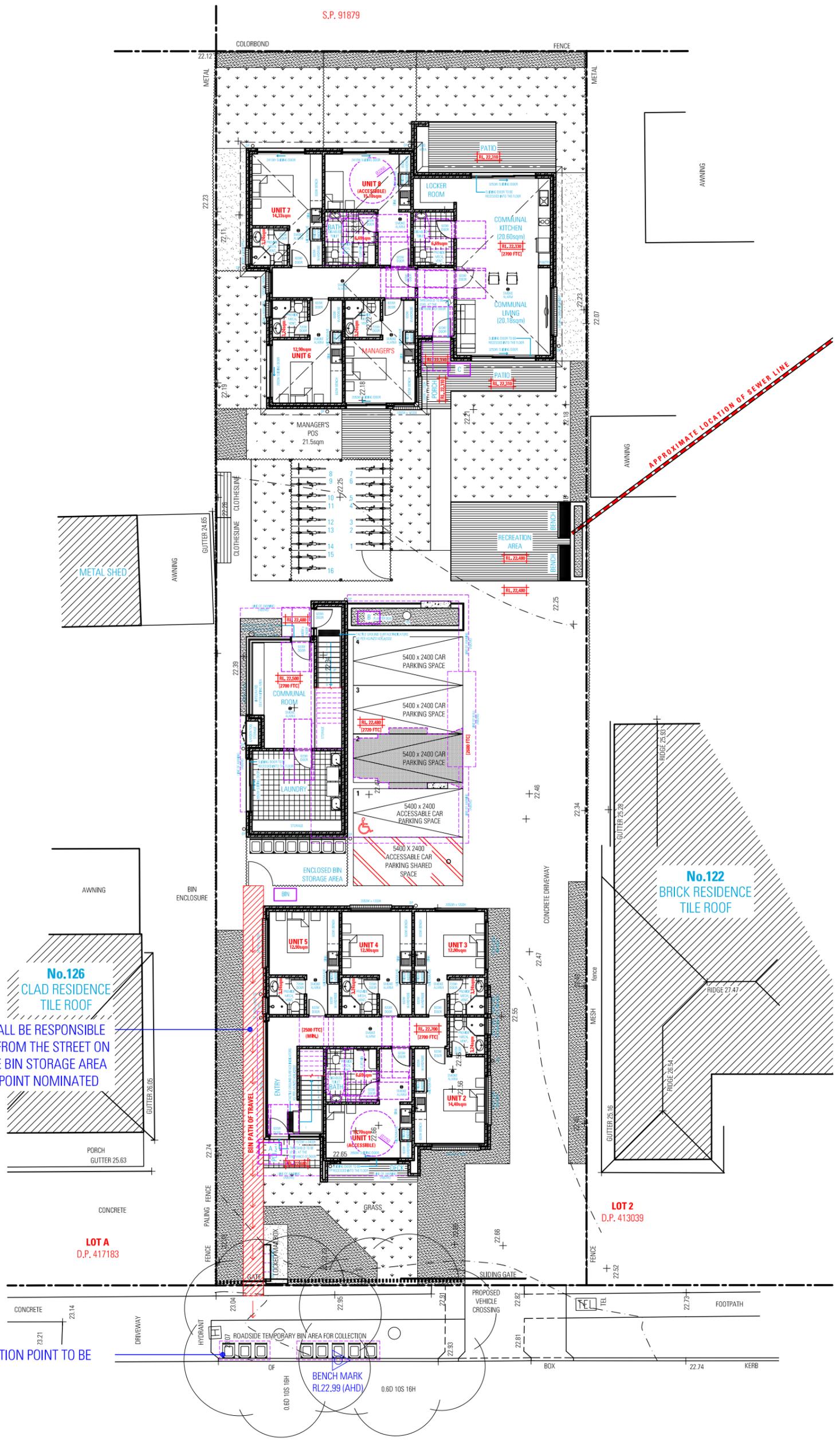
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DRAWING: SIGNAGE PLAN
 DRAWING NUMBER: 17235-24



S.P. 91879



THE CARETAKER/MANAGER SHALL BE RESPONSIBLE FOR TAKING THE BINS TO AND FROM THE STREET ON COLLECTION DAY, TO/FROM THE BIN STORAGE AREA TO THE KERB SIDE COLLECTION POINT NOMINATED

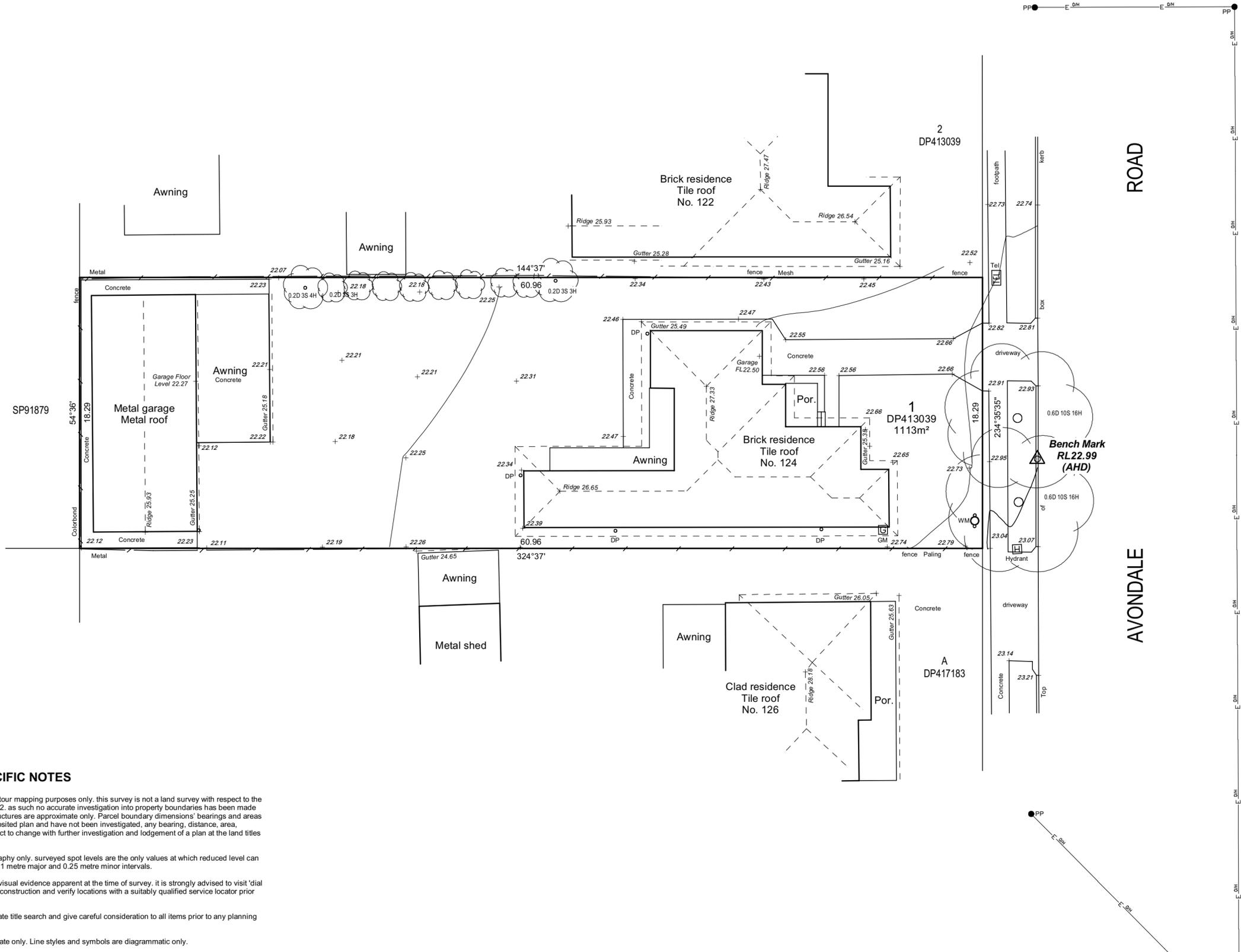
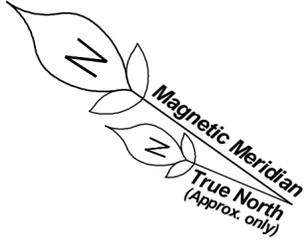
NOMINATED KERB SIDE COLLECTION POINT TO BE CLEAR OF EXISTING TREES

AVONDALE ROAD

WASTE MANAGEMENT DIAGRAM

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GENERAL & SITE SPECIFIC NOTES

This survey has been undertaken for contour mapping purposes only, this survey is not a land survey with respect to the surveying and spatial information act 2002. as such no accurate investigation into property boundaries has been made therefore any position of features and structures are approximate only. Parcel boundary dimensions, bearings and areas have been adopted from the subject deposited plan and have not been investigated, any bearing, distance, area, setback or other dimension may be subject to change with further investigation and lodgement of a plan at the land titles office.

Contours are indicative of surface topography only, surveyed spot levels are the only values at which reduced level can be relied upon. contours are displayed at 1 metre major and 0.25 metre minor intervals.

Services shown have been derived from visual evidence apparent at the time of survey, it is strongly advised to visit 'dial before you dig' prior to any excavation or construction and verify locations with a suitably qualified service locator prior to any works or critical design.

It is strongly advised to review an up to date title search and give careful consideration to all items prior to any planning or construction.

Tree and roof profile details are approximate only. Line styles and symbols are diagrammatic only.



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Belmore NSW 2192
ABN 33 904 370 131

CLIENT: -
CLIENT REF: -
ADDRESS: 124 Avondale Road
SUBURB: Avondale

OUR PROJECT REFERENCE & DETAILS:
JOB NO: 1130 L.G.A.: Wollongong
LOT: 1 SECTION: - DP: 413039
DATUM: Australian Height Datum SOURCE: SCIMS
DATUM ORIGIN: PM36956 REDUCED LEVEL: 24.16 DATE: 27-2-2017

SCHEDULE OF SYMBOLS & ABBREVIATIONS			
HYD	HYDRANT	EB	ELECTRICITY BOX
SV	STOP VALVE	LP	LIGHT POST
WM	WATER METER	EP	ELECTRICITY POLE
TAP	TAP	TELECOM	TELECOM PIT
SMH	SEWER MAINT. HOLE	COMM	COMMUNICATIONS
IP	SEWER INSPECTION	GM	GAS METER
OV	GAS VALVE	KP	KERB INLET PIT
PM	STATE OR PERMINANT SURVEY MARK	SWHM	STORMWATER MAINT. HOLE
A	ARC LENGTH	CH	CHAINAGE
H	HEIGHT	FL	FLOOR LEVEL
S	SPREAD Ø	D	DIAMETER Ø
T.R	TOP RETAINING	WH	WINDOW HEAD
WS	WINDOW SILL		

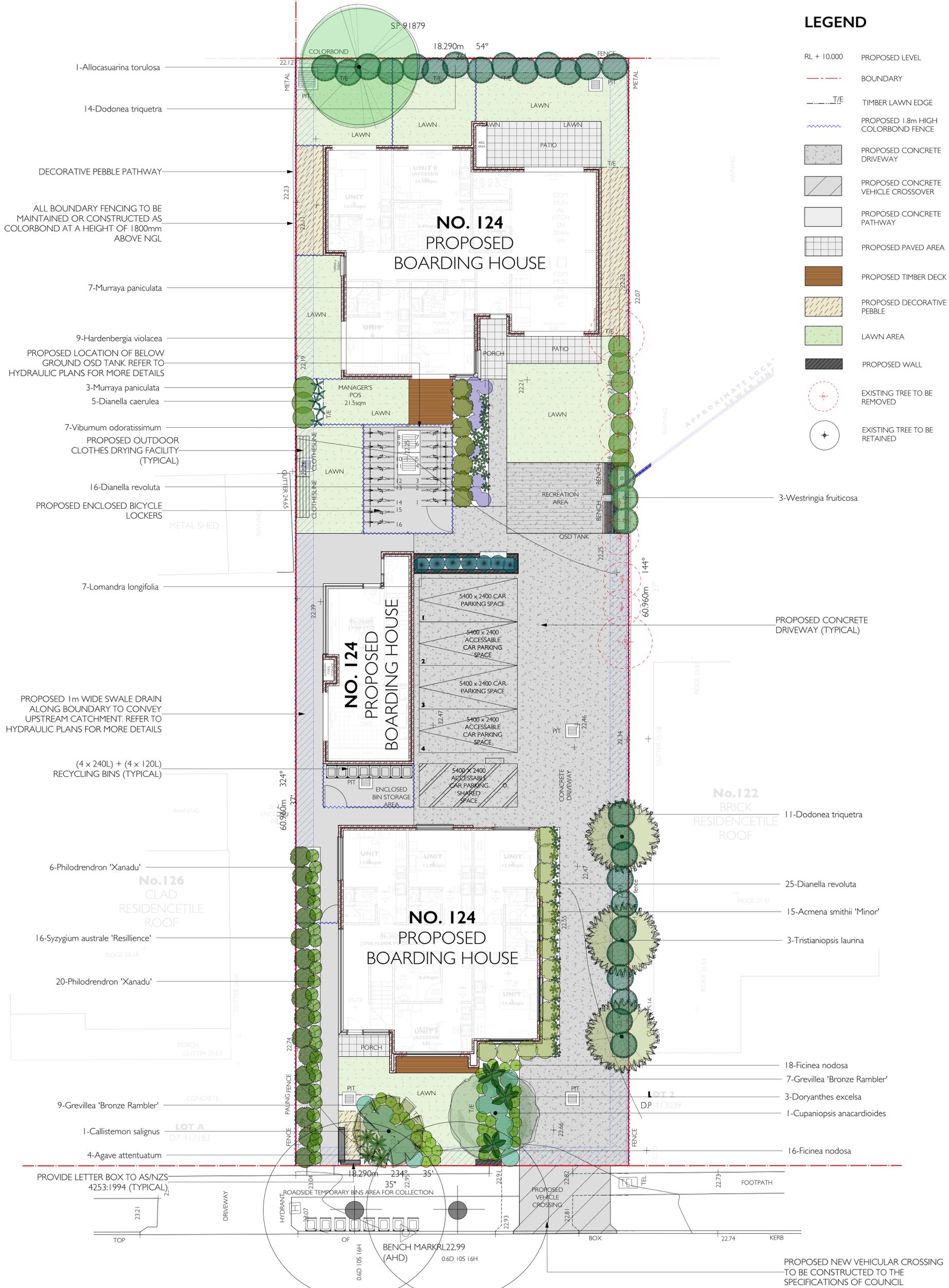
SURVEY DETAILS:
SURVEYED: M.J.B.
DATE: 23-2-2017
COMPILED: M.J.B.
DATE: 28-2-2017
REVIEWED: C.C.
DATE: 28-2-2017

SCALE 1:200
SHEET SIZE: A2
PAGE 1
OF 1



LEGEND

- RL + 10.000 PROPOSED LEVEL
- BOUNDARY
- T/E TIMBER LAWN EDGE
- PROPOSED 1.8m HIGH COLORBOND FENCE
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED CONCRETE VEHICLE CROSSOVER
- PROPOSED CONCRETE PATHWAY
- PROPOSED PAVED AREA
- PROPOSED TIMBER DECK
- PROPOSED DECORATIVE PEBBLE
- LAWN AREA
- PROPOSED WALL
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED



AVONDALE ROAD

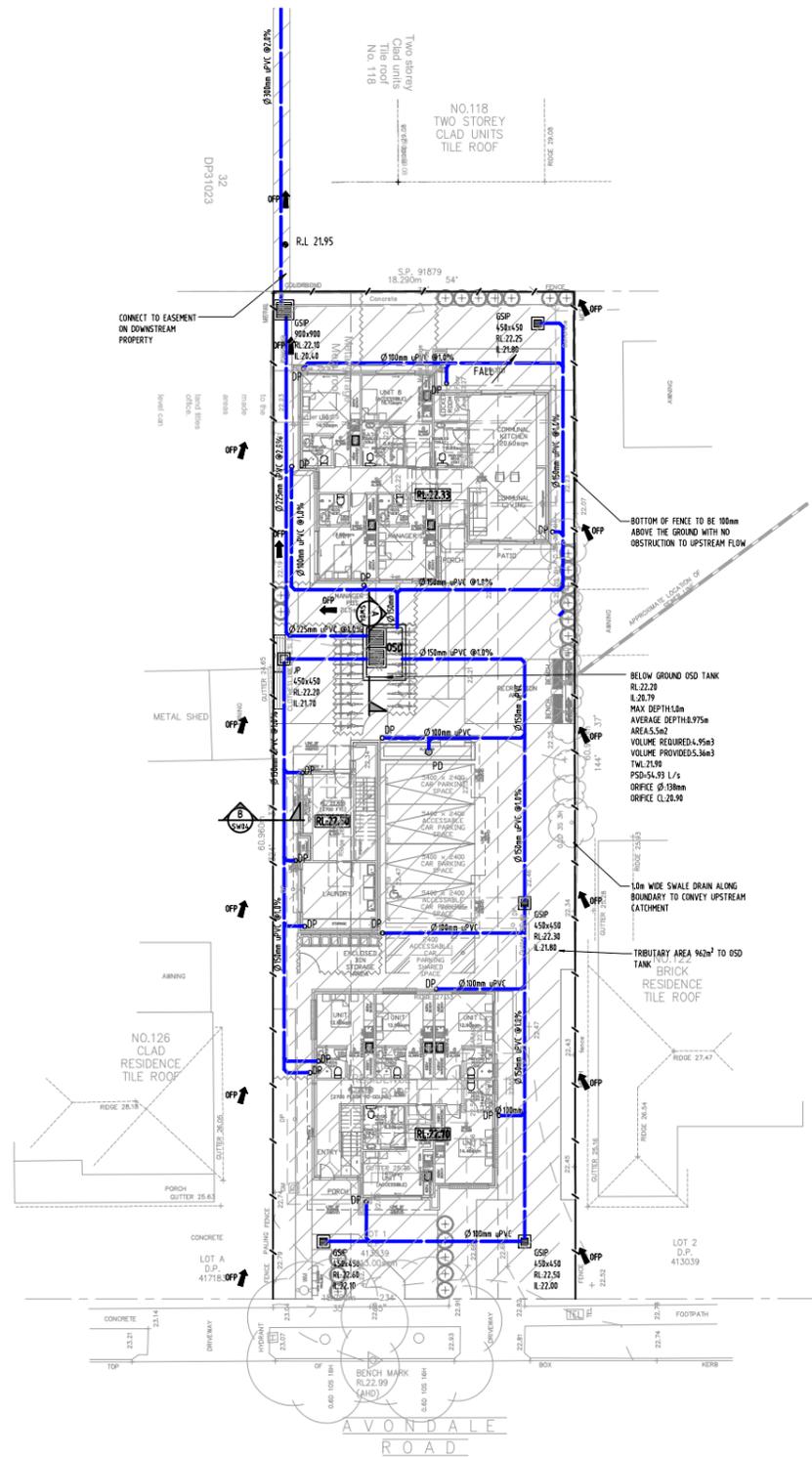
PROJECT		PROPOSED LANDSCAPE PLAN	
ADDRESS		124 AVONDALE ROAD, AVONDALE	
CLIENT	CHARLIE GEBRAN	SHEET	L01
DATE	22/08/2019	REVISION	F
SCALE	1:100 @ A1	DRAWN	BW
PROJECT	ES ENGINEERING & DESIGN	CHECKED	EA

ONLINE LANDSCAPING
bowie@onlinelandsaping.com.au

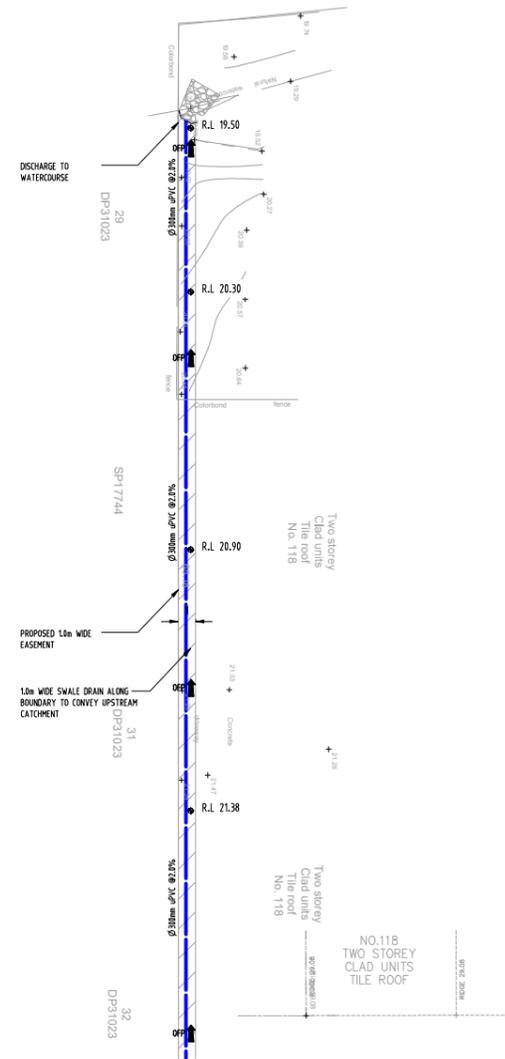
PROJECT		PROPOSED BOARDING HOUSE	
ARCHITECT		ES ENGINEERING & DESIGN	

REVISION	DESCRIPTION	DATE
A	ISSUED FOR DA	27/10/18
B	STORMWATER DETAILS	06/12/18
C	ARCHITECTURAL CHANGES/COUNCIL COMMENTS	02/04/19
D	ARCHITECTURAL CHANGES/COUNCIL COMMENTS	28/04/19
E	DIVISION 8.2A SUBMISSION	15/08/19
F	STORMWATER DETAILS	22/08/19

REFER TO RIGHT FOR CONTINUATION



GROUND FLOOR PLAN
SCALE 1:200 (A1)
SCALE 1:400 (A3)



REV.	DATE	AMENDMENT DESCRIPTION	DRAWN
C	05.08.2019	UPDATED ARCHITECTURAL PLAN	TA
B	01.04.2019	REVISED AS PER COUNCIL'S COMMENT	TA
A	18.11.2018	CONCEPT, ISSUED FOR DA APPROVAL	TA

TAA CONSULTING ENGINEERS
CONSULTING CIVIL & STRUCTURAL ENGINEERS
201/25 FALCON STREET, CROWS NEST NSW 2085 Ph 0411778799 TAAENGINEERS@GMAIL.COM

PROPOSED RESIDENTIAL DEVELOPMENT AT:
124 AVONDALE ROAD, AVONDALE

GROUND FLOOR DRAINAGE PLAN					
DRAWN	CHECKED	SCALE	DATUM	DRAWING No.	REV.
TA	TONY ANGL - Civil & Structural Engineer B.E. Civil (USyd) (MGAust)11080225	AS SHOWN	AHD	H901 - S2/5	C



SOCIAL IMPACT ASSESSMENT

124 Avondale Road, Avondale

Demolition of the existing dwelling and associated structures and erection of a boarding house comprising 15 rooms and 1 manager's room

Submitted to Wollongong Council
On Behalf of Mr Charlie Gibran

August 2019

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1. INTRODUCTION

ABC Planning Pty Ltd has been engaged to prepare this Social Impact Assessment to accompany the development application seeking the demolition of the existing dwelling house and construction of a boarding house at, No. 124 Avondale Road Avondale.

Throughout NSW there is a strong need for a range of affordable housing options for the community. This is reflected in figures which show there were over 47,000 people in NSW on waiting lists for suitable housing accommodation in February 2010.

In 2009, the NSW Government introduced new amendments to legislation relating to Affordable Rental Housing which included *State Environmental Planning Policy (Affordable Rental Housing) 2009* (ARHSEPP).

A boarding house provides a form of low-cost rental accommodation for a wide range of tenants including singles, retirees, students and young couples. The term 'boarding house' used in the ARHSEPP relates to a building that:

- Is wholly or partly let in lodgings
- Provides lodgers with a principal place of residence for three months or more
- May have shared facilities, such as a communal living room, bathroom, kitchen or laundry
- Has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers.

Boarding houses do not include backpackers' accommodation, group homes, serviced apartments, seniors housing or hotel or motel accommodation.

The ARHSEPP facilitates both the traditional form of boarding houses in which some or all facilities such as kitchens and bathrooms are shared, as well as 'new generation' boarding houses where all boarding rooms have their own self-contained facilities, as proposed in this application.

New generation boarding houses are attracting key workers and young professionals, with boarding rooms generally occupied by young working singles and couples, often at the start of their careers, plus students and professionals, who due to the nature of their jobs or studies do not require a long-term lease and or do not wish to enter into a typical residential tenancy agreement. Reasonable rents and accessible locations are typically the main housing priorities for people seeking this type of accommodation.

2. SITE ANALYSIS

The subject site is comprised of a single lot, being located on the northern side of Avondale Road. The subject site is rectangular in shape with a total site area of 1,113m². The site has street frontage to Avondale Road and a northern rear boundary being 18.29m, with side boundaries of 60.96m. The site slopes to the rear with a fall of approximately 0.92m to the south-west corner.

Dapto local centre and rail station is located 3km to the north-east of the subject site.

2.1 Site Location and Context

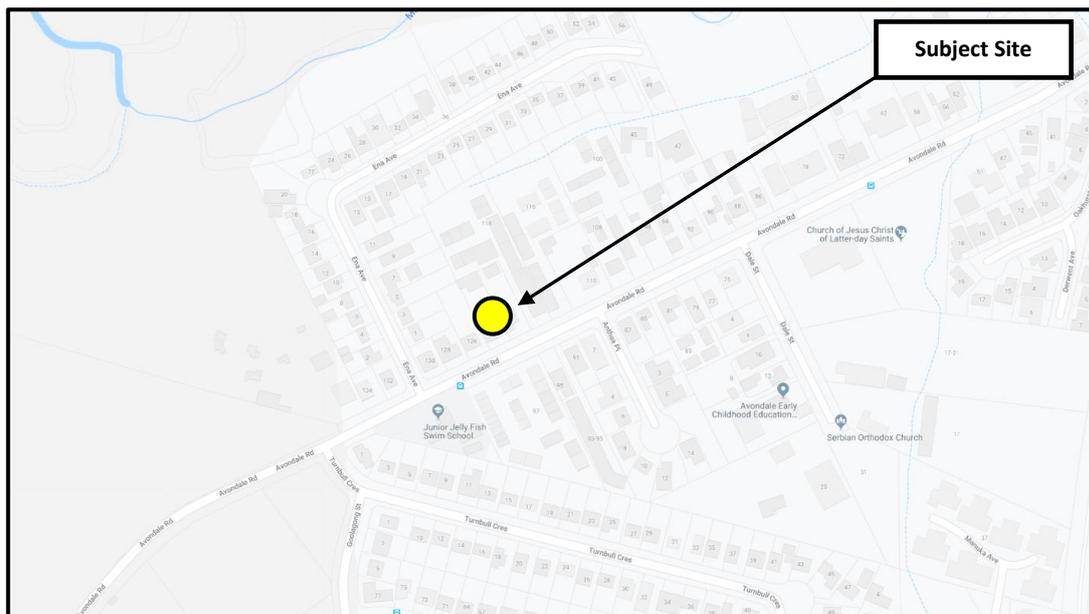


Figure 1: Site location and context

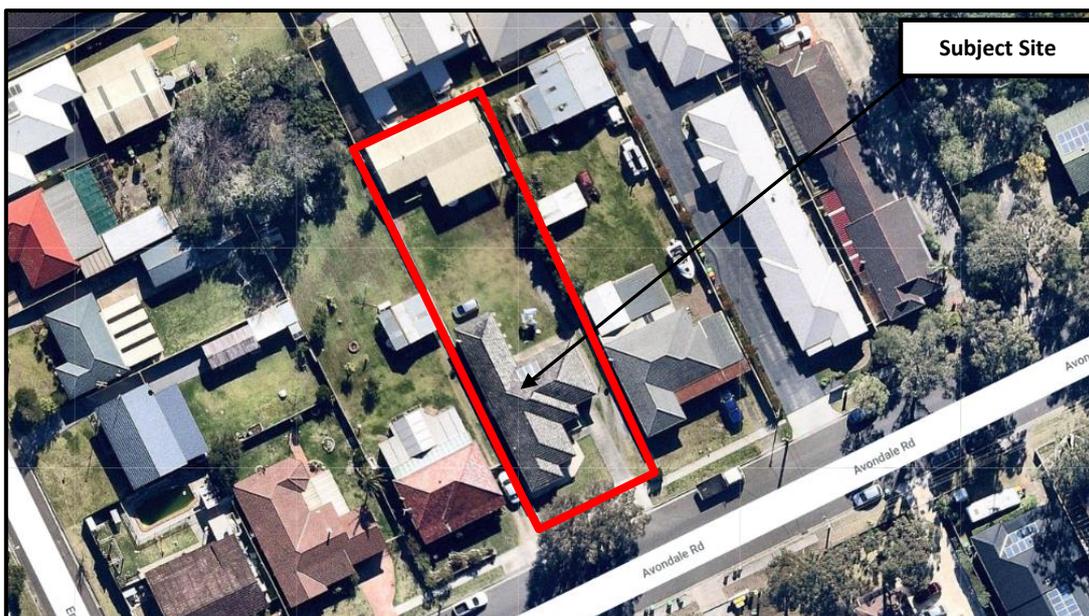


Figure 2: Aerial photo (Nearmap 2019)

As shown in **Figure 3**, the subject site is located within one of two areas of existing urban land within the West Dapto Region, the remainder of which is undergoing staged land release. Land to the west of the subject site forms Stage 4, to include new Village Centres at Huntley and Avondale.

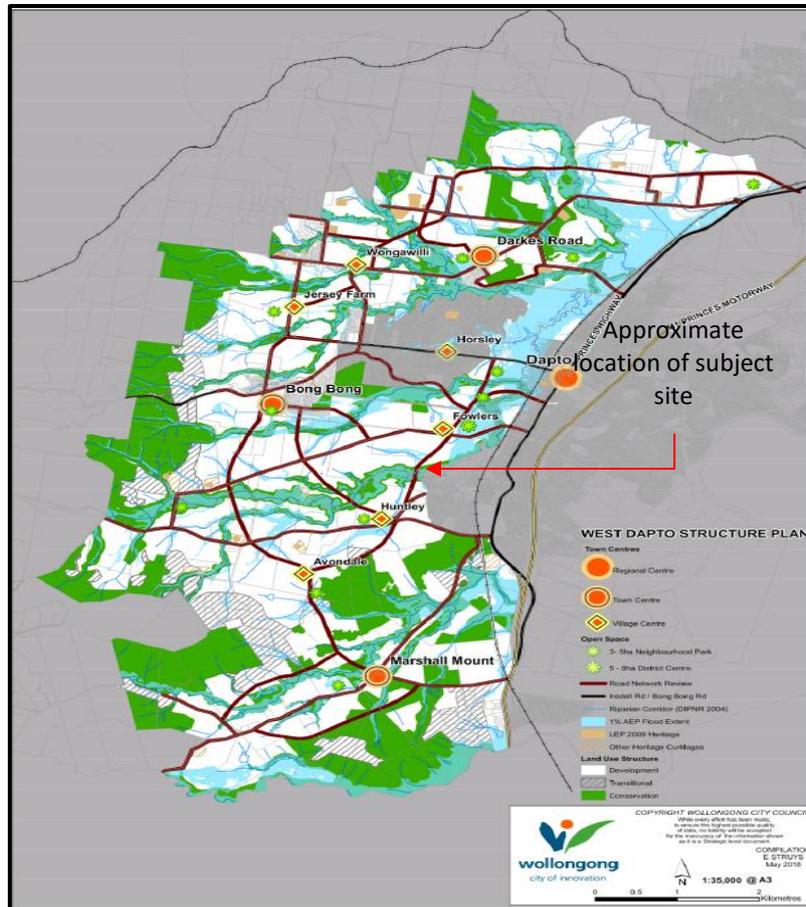


Figure 3: West Dapto Structure Plan (WSC 2018, p. 45)

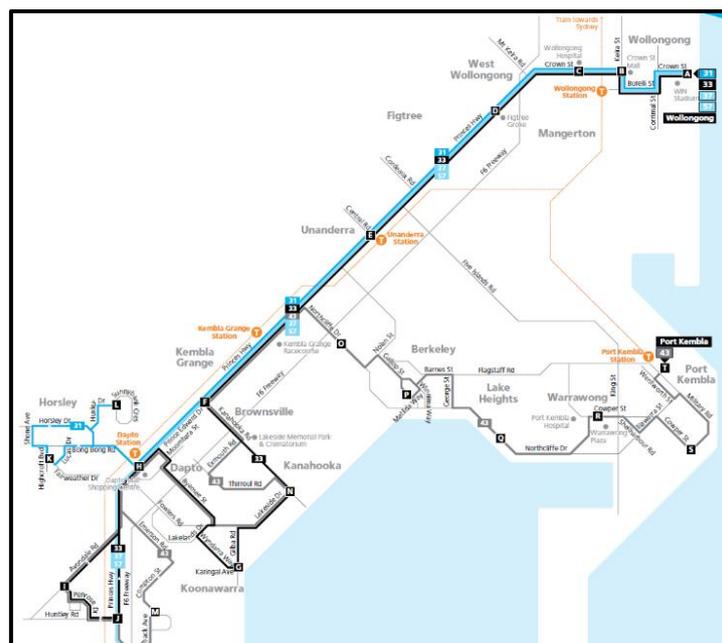


Figure 4: Excerpt bus route 31, 33 and 43 map (Transport Buses 2018)

2.2 Surrounding Development

The subject site is located within one of two areas of existing urban land within the West Dapto Region, the remainder of which is undergoing staged land release. Land to the west of the subject site forms Stage 4, to include new Village Centres at Huntley and Avondale.

2.2.1 North

To the north of the subject site at No. 118 Avondale Road, is located recently completed multi dwelling housing comprising 21 dwellings in Strata title are located at. Due to the battle axe block arrangement of the allotment, the development wraps around the subject site and adjoining detached dwelling at No. 122 Avondale Road, resulting in an 18.29m shared boundary with the subject site.

Due to the narrow frontage to Avondale Road, the multi dwelling housing development appears as a single storey detached dwelling with approximately 6m setback to Avondale Road, consistent with streetscape character. The development comprises a number of separate buildings comprising up to three units, maximising internal amenity in terms of outlook, solar access, ventilation and overshadowing. Consistent with streetscape character, materials and finishes comprise a mix of brick and weatherboard with corrugated iron hipped roofs.

2.2.2 East

On the adjoining lot to the east, at No. 122 Avondale Road is a single storey detached dwelling house that has a 60.96m shared boundary with the subject site. The dwelling has minimum 6m setback to Avondale Road with dark brick finish and terracotta hipped roof.

2.2.3 South

To the south of the subject site and opposite is located a substantial two storey multi dwelling housing development comprising 25 units is located at No. 97 Avondale Road.

2.2.4 West

On the adjoining lot to the west, at Nos. 126 Avondale Road, is located a single storey detached dwelling that has a 60.96m shared boundary with the subject site. The dwelling has weatherboard finish and terracotta pitched roof with approximately 7m setback to Avondale Road.

3. PROPOSAL

The proposal seeks to demolish the existing detached dwelling and associated garage at the rear of the subject site to enable erection of boarding housing containing 15 boarding rooms, 1 managers' room, 2 communal living rooms within 3 separate buildings described as follows:

Table 1: Break down of proposed development by Building and Floor

	Ground Floor:	First Floor:
Building A:	<ul style="list-style-type: none"> • Unit 1 (Accessible/Adaptable): 14.70m². • Unit 2: 14.40m² • Unit 3: 12.90m² • Unit 4: 12.90m² • Unit 5: 12.90m² 	<ul style="list-style-type: none"> • Unit 9: 18.34m² • Unit 10: 14.40m² • Unit 11: 12.90m² • Unit 12: 12.90m²
Building B:	<ul style="list-style-type: none"> • Communal Living Area and Laundry room 	<ul style="list-style-type: none"> • Unit 13: 18.16m². • Unit 14: 14.87m². • Unit 15: 14.56m².
Building C:	<ul style="list-style-type: none"> • Unit 6: 12.90m² • Unit 7: 14.33m² • Unit 8 (Accessible/Adaptable): 15.10m². • Manager's Unit: 15.10m². 	

4. ASSESSMENT

Section 4.15(1)(b) of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) states that, as part of the assessment of a development application, the consent authority is to consider *(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.*

The EP&A Act 1979 makes the consideration of social impacts a statutory part of development assessment, with some types of development activity considered more likely to have greater or more significant social impacts than others. These more sensitive types of development, including boarding houses, require a Social Impact Assessment.

Social impacts refer to the ways in which individuals or communities might be affected by a new development in respect of:

- Health and wellbeing
- Access to facilities, amenities and services (including transport, health, education, retail etc)
- Cultural cohesion, identity, safety and security
- Socio-economic outcomes
- Equitable, inclusive and sustainable opportunities in relation to the above.

Control	Response
<p>The proposal provides reasonable accessibility and reflects mobility considerations within and around the development, including integration with adjoining environments.</p> <p>Housing Mix The proposal reflects awareness of population and demographic influences and contributes to a mix of housing styles and levels of affordability without reducing the existing stock of low-moderate rental housing.</p> <p>Participation and Inclusion The proposal enhances opportunities for people to participate and interact in community life and seeks to reduce social severance and disadvantage.</p> <p>Quality of Life The proposal enhances community health and amenity through increased opportunities for recreation, relaxation, physical activity, worship and/or improved safety and security.</p> <p>Contribution to the existing environment The proposal reflects the existing character of the local environment, including indigenous sacred sites</p>	<p>ground floor level units, including the accessible car parking spaces and the communal areas, in accordance with A1428.1. The application is accompanied by a Disability Access compliance report, prepared by Access Solutions.</p> <ul style="list-style-type: none"> • The proposed boarding house is located within an accessible area, being within 40m walking distance of a bus stop. • The boarding house development will contribute to the provision of a mixture of housing types within the locality and contribute to housing affordability with low-median cost rental accommodation within close proximity to public transport. • The proposal enhances opportunities for future residents to participate and interact within the local community by providing affordable rental accommodation within proximity to shops, facilities, services, accessible via public transport located within approximately 40m walking distance of the subject site. • The provision of communal living room and communal open space provides opportunities for social interaction. • The proposal provides communal open space areas within the subject site and residential accommodation within proximity to shops, facilities, services, clubs and places of public worship, accessible via public transport located within approximately 40m walking distance of the subject site., contributing to the quality of life, community health, and amenity of future residents of the site. • The proposal reflects the existing character of the locality noting the RFB built form is consistent with recently approved RFB development adjoining the site, in addition to the existing RFB approval for the subject site.

Control	Response
<p>and heritage sites, and provides opportunities for sustainable enhancement.</p> <p>Safety and Security The proposal seeks to improve safety and security in the public domain through the adoption of relevant CPTED principles.</p> <p>Transportation The proposal encourages the use of public and active transport options as a means by which to reduce private vehicle dependence.</p> <p>Community risk perception The proposal acknowledges community perception of risk to social, environmental and/or economic outcomes and demonstrates how risks will be avoided, mitigated or offset.</p>	<ul style="list-style-type: none"> • CPTED principles have been used in the design of the proposed boarding house, with casual surveillance of the street and common areas available from windows including on upper levels, while boundary fencing provides territorial reinforcement to the site. A manager’s room is also located on the ground floor of the proposed boarding house development. • Security is provided through keyed lockable security doors or swipe card entry to main doors and underground car parking. All rooms will have keyed locks or swipe card access. • The proposal is to be managed in accordance with the Plan of Management contained in Appendix 1 to mitigate any potential anti-social behaviour by residents. • The communal areas and communal open space are located to provide for a sense of community within the development which will provide a sense of ownership for residents with commensurate sense of safety within the development. An integrated security swipe card system would allow the on-site manager to know which rooms were occupied at any one time. • The subject site is within approximately 40m walking distance of bus routes 33 and 43 operated by Premier Illwarra, that provides accessible access to shops, facilities, services, clubs and places of public worship, as shown in Figure 4. • The proposal acknowledges community perception of risk to social, environmental and/or economic outcomes from the tenants of the proposed boarding house. • The Plan of Management submitted with this application demonstrates how risks will be avoided, mitigated or offset.

5. SOCIAL BASELINE STUDY

The social baseline study identifies the character of the existing environment before the proposed development proceeds and how the proposed development may impact on the existing social environment.

5.1 Community Profile

In order to appropriately assess the social impacts of the proposed development, the following section provides an overview of the existing social profile of the Avondale area and details how the proposed development may likely impact on the existing social and physical environment. Given, the lack of data for the suburb of Avondale area, the statistical areas of Dapto – Avondale and Dapto – Brownsville were used as a substitute.

5.1.1 Population Indicators

The Australian Bureau of Statistics (ABS) recorded a population of 23,458 people in the Dapto – Avondale at the 2016 census. In 2016 the median age of people in Dapto – Avondale was 41 years. Children aged 0 - 14 years made up 18.8% of the population, and people aged 65 years and over made up 20.5% of the population.

The figure below illustrates the population age structure of Dapto-Brownsville in 2016.

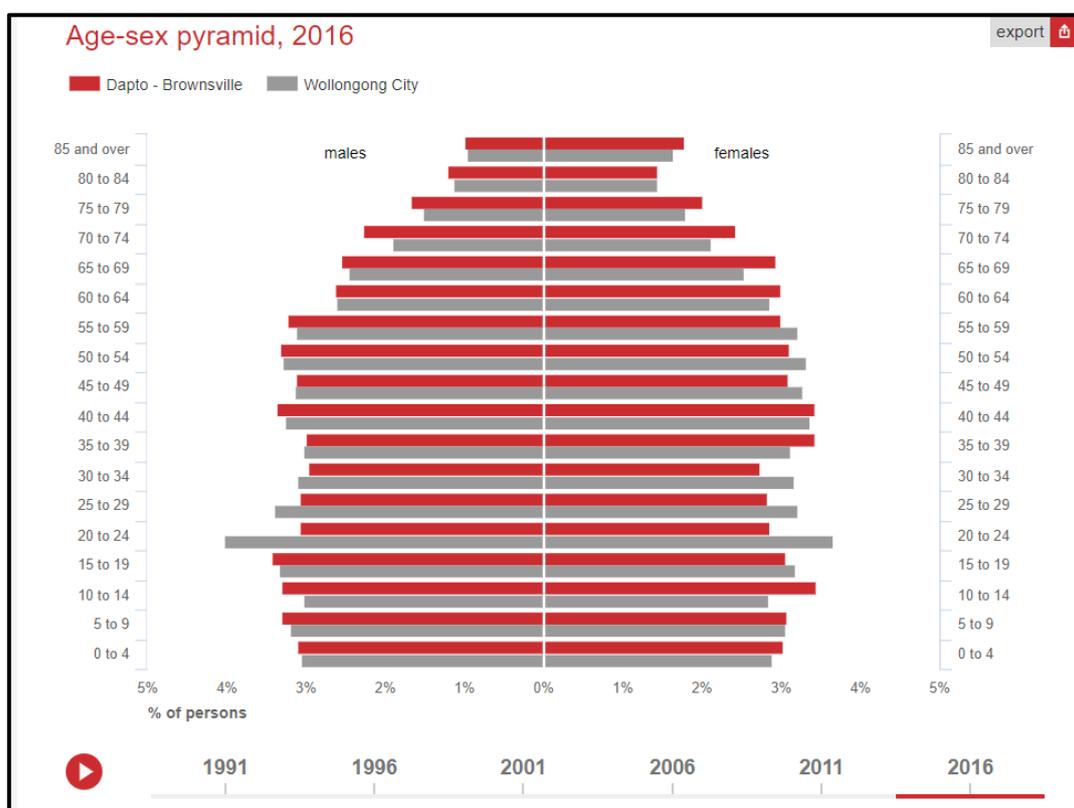


Figure 5: ABS 2016 - Population age-sex pyramid (Profile ID, 2019)

5.1.2 Economic Indicators

The ABS census data indicates that in 2016 the Dapto – Avondale area had Dapto – Avondale people living in the area who were in the labour force, of which 55.8% were working full time and 31.3% part time.

The household income of the Dapto – Avondale area is one of the most important indicators of socio-economic status. The area is dominated by people who are Technicians and Trade Workers (18.2%). The table below indicates the median weekly household income earned in 2016 as being \$1,218 whilst the median personal income was \$539.

The table below illustrates the median weekly income in Dapto – Avondale in 2016.

Median weekly incomes <i>People aged 15 years and over</i>	Dapto - Avondale	%	New South Wales	%	Australia	%
Personal	539	--	664	--	662	--
Family	1,455	--	1,780	--	1,734	--
Household	1,218	--	1,486	--	1,438	--

Figure 6: ABS Census 2016 – Median weekly income

5.1.3 Household Indicators

Household characteristics provide insight into the level of demand for services and facilities related to age and household types. In 2016, of all households, 74.7% were families, 23.9% were single person households and 1.8% were group households.

The table below illustrates the household composition in Dapto – Avondale area in 2016.

Household composition	Dapto - Avondale	%	New South Wales	%	Australia	%
Family households	6,390	74.7	1,874,524	72.0	5,907,625	71.3
Single (or lone) person households	2,011	23.5	620,778	23.8	2,023,542	24.4
Group households	152	1.8	109,004	4.2	354,917	4.3

Figure 7: ABS Census 2016 – Household composition

5.1.4 Dwelling indicators

ABS census data indicates there were 8516 occupied private dwellings in the Dapto – Avondale area in 2016, with 3.1% of these apartments. However, of these dwellings 2.4% were one-bedroom and just 0.3% studio apartments including bedsitters, which are similar in character to new generation boarding house rooms.

The table below illustrates the number of bedrooms in dwellings in Dapto – Avondale area in 2016.

Number of bedrooms <i>Occupied private dwellings</i>	Dapto - Avondale	%	New South Wales	%	Australia	%
None (includes bedsitters)	25	0.3	17,157	0.7	39,769	0.5
1 bedroom	201	2.4	157,194	6.0	411,252	5.0
2 bedrooms	933	10.9	577,675	22.2	1,562,759	18.9
3 bedrooms	4,538	53.1	970,001	37.2	3,403,190	41.1
4 or more bedrooms	2,628	30.7	816,405	31.3	2,670,758	32.2
Number of bedrooms not stated	225	2.6	65,888	2.5	198,351	2.4
Average number of bedrooms per dwelling	3.2	--	3	--	3.1	--
Average number of people per household	2.6	--	2.6	--	2.6	--

Figure 8: ABS Census 2016 – Number of bedrooms in dwellings

The limited supply of one-bedroom and studio style apartments is evident with a search of the NSW Fair Trading Website for registered boarding houses in the Wollongong LGA revealing that there are currently 20 boarding houses. However, in the area of Avondale and Dapto zero boarding houses are present. This is further evidence of the undersupply of this important form of housing.

The table below illustrates the current number of boarding houses in dwellings in Wollongong LGA.

Full trading name of boarding house	Location/Address	Name of boarding house proprietor	Proprietor Address	Class of boarding house	Website
Bellevue Guest House	35 Jarvie Road CRINGILA NSW 2502	Leanne Plant, Ross Plant	35 Jarvie Road, CRINGILA, NSW, 2502 35 Jarvie Road, CRINGILA, NSW, 2502	General Registrable Boarding House	
Cortina	37 Kembla Street WOLLONGONG NSW 2500	Al Fahad Works Pty Ltd	7 Mitchell Street, FAIRFIELD EAST, NSW, 2165	General Registrable Boarding House	infocortinagardens@gmail.com
Cortina	39 Kembla Street WOLLONGONG NSW 2520	Al Fahad Works Pty Ltd	7 Mitchell Street, FAIRFIELD EAST, NSW, 2165	General Registrable Boarding House	infocortinagardens@gmail.com
Ellen Street Boarding House	2 Ellen Street WOLLONGONG NSW 2500	Illawarra Community Housing Trust	120 Smith Street, Wollongong, NSW, 2500	General Registrable Boarding House	
Eloura Guest House	4 Home Street PORT KEMBLA NSW 2505	Que H Yuan, Phuy Y Vong	7 Terrene Strre, REGENTS PARK, NSW, 2143 7 Terrene Street, REGENTS PARK, NSW, 2143	General Registrable Boarding House	
GWYNNE LODGE	6 Gwynne Street GWYNNEVILLE NSW 2500	Timothy Gabriel Carrick	Suite1, 351 Anzac Parade, KINGSFORD, NSW, 2032	General Registrable Boarding House	https://kingsford.ljhooker.com.au/renting
Kalara College	65 Smith Street WOLLONGONG NSW 2500	Murken Pty Ltd	82 New Mount Pleasant Road, MOUNT PLEASANT, NSW, 2519	General Registrable Boarding House	www.kalaracollege.com
Keiraleagh House	60 Kembla St WOLLONGONG NSW 2500	Kerrie Perger	60 Kembla St, WOLLONGONG, NSW, 2500	General Registrable Boarding House	
Monar	19 Wentworth Street PORT KEMBLA NSW 2505	Lucyna Dlugolecki	PO Box 1114, WOOLLAHRA, NSW, 2025	General Registrable Boarding House	
Sky Accommodation Management Pty Ltd	5 Parkinson Street WOLLONGONG NSW 2500	Sky Accommodation Management Pty Ltd	5 Parkinson Street, WOLLONGONG, NSW, 2500	General Registrable Boarding House	www.skyaccommodation.com
St Marks University Accommodation	51 Staff Street WEST WOLLONGONG NSW 2500	Peter Hutchinson	429 Crown Street, WEST WOLLONGONG, NSW, 2500	General Registrable Boarding House	
St Marks University Accommodation	429 Crown Street WEST WOLLONGONG NSW 2500	Peter Hutchinson	429 Crown Street, WEST WOLLONGONG, NSW, 2500	General Registrable Boarding House	
St Marks University Accommodation	49 Staff Road WEST WOLLONGONG NSW 2500	St Marks Anglican Church	429 Crown Street, WEST WOLLONGONG, NSW, 2500	General Registrable Boarding House	
Student Cove	178 Kembla Street WOLLONGONG NSW 2500	Souri Hayati, Saeid Hayati	1202C 8 Bourke Street, MASCOT, NSW, 2020 1202C 8 Bourke Street, MASCOT, NSW, 2020	General Registrable Boarding House	
Toledo's Gentleman's Guest House	76 Darcy Road PORT KEMBLA NSW 2505	Manuel Toledo	11 Blaxland Avenue, WARRAIWONG, NSW, 2502	General Registrable Boarding House	
	36 Monteith Street CRINGILA NSW 2502	Bernard Tannous	27/564-570 Liverpool Road, STRATHFIELD, NSW, 2135	General Registrable Boarding House	
	40 Darcy Road PORT KEMBLA NSW 2505	Lila Doncovska	PO Box 950, ROCKDALE, NSW, 2216	General Registrable Boarding House	
	75-79 Keira Street WOLLONGONG NSW 2500	Joelay Holdings (Aust) Pty ATF Keira Investment Trust	PO Box 161, OATLANDS, NSW, 2117	General Registrable Boarding House	
	130 Wentworth Street PORT KEMBLA NSW 2505	Heragu Pty Ltd	108 Wentworth Street, PORT KEMBLA, NSW, 2505	General Registrable Boarding House	
	32 Kembla Street PORT KEMBLA NSW 2505	Donna Porcella	108 Wentworth Street, PORT KEMBLA, NSW, 2505	General Registrable Boarding House	

Figure 9: NSW Fair Trading – Existing boarding houses in Wollongong LGA

5.1.5 Social Impact

From the ABS census data, it is evident that in the area of Avondale and Dapto there is a limited supply of studio apartments. The ABS data further indicates that the locality has nearly a quarter of households as single person households, with an age higher than the NSW median, and with a lower income than the NSW median.

This suggests a demand for smaller sized affordable accommodation, for middle aged people employed as Technicians and Trades Workers, who live in single person households. In this regard, the proposed new generation boarding house will provide housing choice in an area that shows a demand for this form of accommodation.

6. COMMUNITY CONSULTATION

Many of the issues that are normally raised in response to a boarding house application are based in the historical nature of a boarding houses. Often there is a lack of understanding in the local communities of the people likely to be accommodated in affordable housing and a misunderstanding of the nature of the people that qualify to occupy the affordable rental housing. This can lead to local residents opposing new affordable housing proposals as they object to “social housing” occupants in their area, because of perceived social issues and potential for impacts on property values. In this regard, new generation boarding houses are different to the traditional boarding house with respect to the typical resident occupying the boarding house rooms.

As part of the assessment of the development application, Section 4.15(1)(d) of the EP&A Act 1979 requires the consent authority to take into account *(d) any submissions made*.

In this regard, as part of the development assessment, Council will consult and notify nearby residents of the proposed boarding house development, and it is acknowledged that the consent authority must consider and assess all submissions made regarding this development application.

The operation of a new generation boarding house pursuant to the Plan of Management and enforced by an on-site manager would ensure that any perceived adverse impacts would be mitigated to an acceptable level. Furthermore, it is intended that the managers of the proposed boarding house will develop communication with the local community. This will ensure an ability to foster the creation and maintenance of a positive a harmonious residential environment on the site.

Notwithstanding, that the proponent has not undertaken formal consultation it is considered that affordable housing is in demand in the LGA and that the proposed new generation boarding house will assist council in meeting the growing accommodation demands within the suburb of Avondale.

However, the amended plans, Section 8.2 Review, and Plan of Management have addressed many of the issues raised by residents at the Council meeting of 1 May 2019, including:

- Adequacy of the Plan of Management
- Complaints mechanism
- Alcohol
- Waste, including discarded furniture and bedding
- Height, bulk, scale
- Lack of social impact assessment.

7. CONCLUSION

This Social Impact Assessment has addressed the requirements of the EP&A Act 1979, in relation to the proposed construction of a boarding house at No. 124 Avondale Road, Avondale.

The proposed boarding house is permissible on the site and is ideally located in terms of its proximity to community facilities and services, via public transport located in close proximity to the subject site.

The proposal will contribute towards alleviating the current affordable housing shortage by increasing the supply of affordable housing within the Wollongong LGA by providing a new age boarding house development.

The proposed boarding house is considered to satisfy the objectives of ARHSEPP, providing a positive social outcome, in that it would provide affordable rental housing in the suburb of Avondale and provide a means by which those experiencing housing stress might be able to remain within the locality. The proposal would provide accommodation options for key workers who do not necessarily require permanent rental accommodation to live in the Avondale area and add to the social mix of the population.

It is considered that the proposed boarding house is an appropriate form of development that is well suited to the subject site and the character of the area. The proposal is considered to provide a benefit to the immediate and broader locality in the provision of new affordable accommodation.

Overall, the proposal supports meeting the objectives of both Council and the NSW State Government to promote the delivery and maintenance of affordable rental housing that assists in enabling people to reside within the Wollongong LGA. The proposal is not expected to generate adverse social impacts, instead contributing to meeting a social need, while providing for an equitable and inclusive development.

Attachment 5: Plan of Management

APPENDIX 1

PLAN OF MANAGEMENT
124 AVONDALE ROAD AVONDALE

SUBMITTED TO
WOLLONGONG COUNCIL

PREPARED BY
ABC PLANNING PTY LTD
FOR
MR CHARLIE GEBRAN
AUGUST 2019

PLAN OF MANAGEMENT

PLAN OF MANAGEMENT

The primary purpose of this plan is to ensure the proposed boarding house for lodgers and or student accommodation maintains a high level of amenity for neighbouring properties and for all lodgers residing in the premises.

SITE MANAGEMENT

1. The boarding house shall operate in accordance with the terms of this Plan as well as all conditions of development consent DA No-2018/1568.
2. A copy of this plan is to be retained on Council's Development Application, Construction Certificate and Property File.
3. The boarding house shall be restricted to 15 boarding rooms, 1 caretaker/manager room, and 2 communal rooms.
4. The boarding rooms shall comprise 8 single rooms (including manager's room) and 8 double rooms.
5. Maximum permanent resident occupancy shall be 24 persons. A schedule showing the numerical designation of each bedroom and the number of persons permitted to be accommodated in each room must be conspicuously displayed on the premises.
6. Each room must be numbered in accordance with the schedule and there must be displayed clearly on the door, or in each bedroom, the maximum number of persons allowed to be accommodated in the bedroom.
7. At no time is any room to be advertised or made available for short stay accommodation such as that associated with backpacker hostels, motels, hotels or the like.

ACCOMMODATION REGISTRATION

8. A hard copy of this plan is to be provided to each new lodger upon arrival. Failure to adhere to this plan will result in cessation of occupation.
9. Each lodger is to be registered by the caretaker/manager and a copy of the plan is to be signed by the lodger.
10. An accommodation register will be maintained providing details of all occupants, length of stay and payment details.
11. Each lodger is to sign an Occupancy Agreement and House Rules Agreement and the minimum term is 3 months.
12. Upon registering, each lodger will be given a welcome pack which clearly outlines the rules that are to be strictly adhered to. Any lodger found breaking these rules will be issued with a warning. An individual lodger has a maximum of three (3) warnings before their lease is terminated.

INFORMATION FOR LODGERS

13. Upon arrival lodgers are issued with an information sheet. This document will provide general information about the premises as well as a note that there is residential development in the vicinity and that lodgers need to take the neighbours' interests into account when leaving and entering.

Upon signing the Occupancy Agreement, each lodger will be provided with a printed copy of the publication Guide to NSW Services for International Students and Factsheet 14: Boarders and Lodgers. A duplicate copy of the relevant publications will be signed by the lodger as acknowledgment that they have received the publications and is to be kept with the Occupancy Agreement held by the boarding house operator to verify that the materials has been issued.

The publications and factsheets will be updated at least every 12 months and where not available similar information will be provided.

LODGER IDENTIFICATION

14. The caretaker/manager will require photo ID (e.g. typically either passport or driver's licence) prior to renting a boarding room.

CARETAKER/MANAGERS RESPONSIBILITIES

15. The caretaker/manager shall be familiar with and aware of his or her responsibilities under such legislation as the OHS Act 2000, OHS Regulation 2001 and the Innkeepers Act.
16. The caretaker must be a permanent resident and shall be present on the site during typical business hours on weekdays (9am-5pm) and on Saturday morning (9am-midday). When not present on site, the mobile phone number of the caretaker manager must be readily available. A sign (including the name and phone number of the caretaker/manager) which is clearly visible must be displayed adjacent to the entrance of the premises.
17. The on-site caretaker/manager must be over 18 years of age.
18. The caretaker/ manager shall be responsible for keeping all common areas in an excellent state of cleanliness.
19. The caretaker/manager shall ensure that no lodgers are using the communal area between 10pm and 7am daily.

OCCUPANCY/VISITORS

20. No more than 1 adult lodger and 1 visitor shall be permitted in the single rooms and 2 adult lodgers and 1 visitor shall be permitted in the double rooms.
21. Visitors to the premises are only permitted between 9am and 9pm. Greater occupancy than those registered shall result in cessation of occupancy. Any lodger inviting visitors to the premises must accept full responsibility for them and their behaviour. Visitors are not permitted to utilise the communal open space area.

COMPLAINTS

22. The caretaker/manager is responsible for recording any complaints in a complaint register which is to be available to surrounding neighbours and Council upon request. The register shall detail how and when any complaints are dealt with.
23. The caretaker/ manager will be available during business hours, being 9am to 6pm, Monday to Saturday. The caretaker/manager is to deal with any complaints as to the operation and management of the premises. An after-hours number is to be provided, with such phone number being publicly available. There will be a register of all complaints. The register will contain –
 - a. Complaint date and time
 - b. Name of person/police/council making the complaint
 - c. Contact details
 - d. Nature of the complaint
 - e. Action taken (by whom and when)
 - f. Outcome and/or further action required

All complaints shall be dealt with by management within 24 hours of notification. The Complaints Register is to be made available to Police and Council upon request.

SIGNAGE

24. Signs are to be placed at the entrance of the building and within the foyer which provide a 24-hour phone number for neighbours and residents to call, shall there be any immediately concerning issues.
25. No smoking signs are to be erected within the outdoor communal area. A breach of this will result in the lodger being issued with a warning.
26. No alcohol signs are to be erected within the outdoor communal area. A breach of this will result in the lodger being issued with a warning.
27. Signs stating “please respect our neighbours” to be erected within the outdoor communal area and at the exit points of the building.
28. Signage with the communal area stating “no music is to be played within the outdoor communal area.”

ONGOING MAINTENANCE

29. A contracted gardener shall be engaged once every 3 months to maintain the health and appearance of all landscaped areas.
30. An accessible path of travel shall be maintained between the street entry and the accessible boarding rooms as well as to the common room and external courtyard.
31. Pest control by a professional contractor shall be carried out at least once a year.
32. The external presentation of the premises to maintained to a high standard with all rendered surfaces to be cleaned and painted as necessary.

WASTE MANAGEMENT

33. All lodgers shall be responsible for disposing their waste to the communal bin storage area and are to utilise the general waste, paper/cardboard and bottle/can recycling provisions. Separate sorting bins are to be provided within each boarding room.
34. The caretaker/manager shall be responsible for taking the bins to and from the street on collection day. The bins will be moved to the kerb the night before collection and will be returned as soon as practicable.
35. A floor waste and hose cock is to be provided adjacent to the garbage store area to ensure that the room is kept in a high state of cleanliness.

HOUSE CLEANING

36. The rooms, common areas and communal room are to be professionally cleaned by a contractor weekly.

HOUSE RULES

37. No alcohol is permitted to be consumed in the communal room or in the communal open space. No unauthorised drugs are permitted on the premises.
38. No live or amplified music is permitted in the communal open space area nor is music to be audible beyond individual rooms.
39. The common area is not to be used between 10pm and 7am the following day.
40. No glassware is permitted in the common area.
41. The premises are non-smoking. This includes within each room, within communal areas and communal open space areas.
42. The common walkways and access ways are not to be used for congregating or as communal areas

ROOM FURNISHING

43. All rooms are to be fully furnished and no lodger may bring their own furniture to the premises. Each room shall be provided with:
 - a. Single/Double bed including base, mattress and mattress protector
 - b. Wardrobe
 - c. Mirror
 - d. Table and chair
 - e. Suitable lighting including night light
 - f. Waste receptacles including recyclables
 - g. Curtains/blinds or other privacy device
 - h. Kitchenette to include sink, bench, storage, bar fridge and microwave
44. No furniture or storage of any bulky household items are permitted to be stored on site. No furniture, bedding etc is to be left on the footpath or beyond the site in general.
45. The lodgers shall advise the caretaker/manager of any broken furniture or faulty services within each room or laundry. The caretaker/manager shall be responsible for replacement of furniture as required.

46. Each lodger shall permit the caretaker/manager access as required to check cleanliness, condition of furniture and maintenance of services (fridge, microwave oven). The caretaker/manager must give each lodger at least 1 days' notice of an inspection.

PUBLIC LIABILITY INSURANCE

47. The owners will maintain a public liability cover of \$10 million.

ENERGY EFFICIENCY

48. Any replacement of fixtures or appliances are to be in accordance with the energy ratings required by the approved BASIX Certificate.

FIRE SAFETY/CERTIFICATION

49. A copy of the annual fire safety compliance statement shall be displayed in a prominent location. Essential fire safety measures to comply with the *Environmental Planning and Assessment Regulation 2000*
50. Mattresses, curtains and furniture will be of materials that resist the spread of fire, and limit the generation of smoke and heat.
51. An evacuation plan must be clearly displayed in each room and common room. A floor plan must be permanently fixed to the inside of the door of each sleeping room to indicate the available emergency egress routes from the respective sleeping room
52. The caretaker/manager's contact phone number must be clearly displayed at the entrance of the premises whilst also being available in each room. Other emergency contact details (police, fire ambulance) as well as utility information (gas, electricity, plumbing) are to also be clearly visible in each room.
53. Annual certification of Fire Safety Equipment and preparation of the Form 15a is carried out by a fire safety consultant. Annual certification required of any of the equipment is overseen by the owners.

SAFETY AND SECURITY

54. Check in time for new lodger will be between 9am and 6pm daily with lodgers to be registered by the lodger caretaker/manager.
55. A swipe card will be issued to all lodgers with no additional cards to be issued to visitors.
56. Any lodger failing to observe the rules and any cases of serious misconduct will be dealt with by the caretaker/manager who may require a lodger to leave the premises. Examples of serious misconduct include, but are not limited to, drug or alcohol abuse, sexual, racial or religious harassment, theft or violence. Lodgers are to advise the caretaker/manager if another lodger is performing illegal acts on the property. The caretaker/manager shall call the Police in such instance.
57. Additional safety and security measures for all residents may include but are not limited to such things as internal signage indicating the property caretaker or manager and contact number, emergency contact numbers for essential services such as fire, ambulance, police, and utilities such as gas, electricity, plumbing, installation of

perimeter lighting, appropriate fencing and secure gates, and all residents to have own keys.

OCCUPATION HEALTH AND SAFETY REQUIRMENTS

58. The caretaker/manager and staff must be aware of their responsibilities under such legislation as the OHS Act 2000, OHS Regulation 2001, and the Innkeepers Act.
59. The WorkCover website lists the OHS Act and Regulations and other helpful information – visit www.workcover.nsw.gov.au for boarding houses NSW

EVACUATION PLAN

60. An “Emergency Assembly Point” sign is to be located on Building A, to indicate an evacuation point within the front setback and driveway area at the front of the subject site. This point is accessible via a safe path of travel from within the site, with clear lines of site.

Attachment 6: Design Review Panel Comments – 29 January 2019

**Wollongong Design Review Panel
Meeting minutes and recommendations DA-2018/1568**

Date	29 January 2019
Meeting location	Wollongong City Council Administration Offices
Panel members	David Jarvis Tony Quinn Sue Hobley
Apologies	
Council staff	John Wood - City Wide Development Manager Nicole Ashton - Senior Development Project Officer
Guests/ representatives of the applicant	Natali Dundovic – ES Engineering & Design Monica Chen - ES Engineering & Design
Declarations of Interest	Nil
Item number	3
DA number	DA-2018/1568
Determination pathway	Wollongong Local Environmental Plan 2009
Property address	124 Avondale Road, Avondale NSW 2530
Proposal	Demolition of existing dwelling house, associated structures, tree removals and construction of a boarding house comprising fifteen rooms and one (1) manager's room
Applicant or applicant's representative address to the design review panel	
Background	The site was inspected by the Panel on 29 January 2019
Design quality principals SEPP65	
Context and Neighbourhood Character	<p>The proposal lacks a meaningful site analysis to inform basic design decisions. A site analysis check list can be found in Appendix 1 of the ADG. Although the ADG is not technically applicable to this typology of building it does provide helpful and relevant guidance for the requirements of a site analysis. The checklist includes many important issues which should be identified, including: Important landscape elements, street character, access opportunities, topography, site drainage, geotechnical characteristics and potential views. The analysis should inform the design and demonstrate that an appropriate strategy has been developed for the site.</p> <p>There is also a lack of contextual information provided throughout the architectural drawing package. Each building's plans and elevations are shown in isolation, making it difficult to appreciate how these buildings relate to each other and the landscaping within the site.</p> <p>The proposal is located in a suburban area consisting predominantly of a mixture of low scale multi dwelling residential developments and single dwellings.</p> <p>The current neighbouring properties adjoining both side boundaries are low scale single dwellings with large rear gardens. Future developments should seek to maintain both the front and rear landscaped garden character of this neighbourhood.</p>

Built Form and Scale

The proposal has been broken down into three two story buildings containing 16 units, spread out along the length of the site. Vehicular access and parking is provided along the eastern edge of the site. The extent of parking significantly limits the potential for deep soil on the site, and of particular concern is the lack of deep soil within rear of the site. It is suggested that the parking be consolidated towards the front of the site, reducing the extent of driveway required. Parking could be located behind two narrow units fronting the street, screening the car parking from the street.

The site should be planned to respond to its immediate context by increasing deep soil landscaping in the rear of the site and orientating rooms to minimize potential privacy issues. It is also equally important to develop the site plan to improve the amenity of rooms and areas of communal spaces. The panel is concerned that an insufficient level of amenity is provided by the current proposal (refer to Amenity below, for further detail). Further development of the site planning is required to provide better amenity for residents. Consideration should be given to the following suggestions:

- Consider developing the site with two building forms, both containing 8 units and creating a central communal room and landscaped area.
- Consider re-orientating the two ground floor units in building A towards the street, providing them with entrances fronting the street and modest courtyards.
- Consider developing the upper level of unit A to contain more units, perhaps three units facing the street and three units orientated towards the rear of the site. The street facing units could be provided with modest balconies.

It should be noted that in a traditional suburban neighbourhood it is more typical to concentrate the bulk of built form towards the front of the site, whilst allowing the rear of the site to contain a private garden. Concentrating more building bulk in this area is an appropriate strategy which will allow more space to be dedicated to soft landscaping towards the rear of the site.

- The communal living area should be consolidated in the centre of the site, making it easily accessible to all residents.
 - A generous communal outdoor area should be connected to the communal living area.
 - The 18.29m wide site could accommodate four ground level units, 3.5m wide, orientated north towards the rear of the site. An additional ground level unit could be contained within this block and orientated east. This would provide five ground floor units with a good outlook and potential for modest areas of private open space.
 - The upper level of the rear building should be provided with
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	<p>increased setbacks from side and rear boundaries to reduce perceived bulk and limit potential privacy issues. Providing three units above the five ground floor units should create the potential for the upper level bulk to be concealed / mitigated.</p> <p>An alternative strategy could also be developed that locates additional communal landscaping adjacent to the rear boundary. In doing this the rear building should be set back further from the rear boundary to prevent privacy conflicts between the rear units and the communal open space. The rear building should also be set back further from the side boundary to allow access to the area of communal open space. Note this strategy will reduce the number of units in the rear building, it would need to be considered in conjunction with an appropriate site layout / room configuration.</p>
Density	<p>It is acknowledged that the current proposal has made a concerted effort to minimize the impact upon neighbours by breaking the building down into three separate elements and concentrating the upper level building bulk towards the center of the site.</p> <p>However, though the currently proposed building forms do not read as an over-development of this site the lack of deep soil landscaping and poor amenity provided to residents remains a concern that must be addressed.</p>
Sustainability	<p>Opportunities to harvest rainwater for use in maintaining any plantings established on the building or the site should be explored. Other water minimisation measures (reuse of rainwater for toilet flushing and washing machines) should also be considered. The use of photovoltaic cells and solar panels is also encouraged.</p> <p>Species selection for any plantings should aim to support Council's commitment to maintaining local biodiversity and natural landscapes, water sensitive design and preventing future weed problems.</p>
Landscape	<p>The issues raised above in relation to the site plan have important consequences for the landscaping of the development. By giving priority to car-parking on the site within the proposed building configuration and layout, the importance of communal outdoor space for the well-being and social benefits of residents cannot be effectively addressed. It is evident that adequate parking can easily be accommodated on the site so the design approach should be to locate a generous communal outdoor space within the central portion of the site to create a "village square" for the residents. (The suggested approach discussed above would support this.)</p> <p>Access, circulation and way-finding between the development and the public domain, and between the site's buildings and landscape spaces should be clear, simple and sensitive to weather requirements. The proposed site access appears to be based on separating vehicles from pedestrians but the approach taken results in direct front entry by cars and convoluted rear entry by pedestrians, whereas the pedestrian arrival experience should be given priority.</p>

	<p>The landscape design should take into account the targeted/likely demographic of the development and provide for a range of activities to meet the needs of the future residents.</p> <p>Communal open space should be well-linked to communal rooms to support indoor-outdoor activities and surveillance.</p> <p>Facilities for services such as mailboxes, garbage bin storage, bicycle storage, communal equipment and laundry drying, should be sensitively located in relation to amenity and environmental factors.</p>
<p>Amenity</p>	<p>The quality of amenity provided by many of the rooms is poor, for example:</p> <ul style="list-style-type: none"> - Units 1 and 2 have glazed sliding doors which open up onto the common entry path. To provide a reasonable level of privacy to these rooms the doors will need to be shut and the blinds drawn. Unit 9 is faced with similar privacy issues. - Units 10, 11 and 12 have excellent potential for solar access and a connection to private open space, but the configuration of the rooms and windows fails to realise this potential. - Many of the upper level rooms are serviced only by high level windows, these rooms provide no outlook. Upper level rooms should be orientated towards either the street or the rear of the site (and provided with generous setbacks from the rear) to minimise potential privacy issues. <p>A single communal living area should be provided in a central location. The communal room should be directly connected to a generous area of communal open space.</p> <p>When replanning the site a more convenient and discreet location should be provided for the bin enclosure. A more appropriate location should also be provided for clothes drying areas.</p>
<p>Safety</p>	<p>Clear and direct paths of travel through the site, clear lines of sight to the entry of each building and an appropriately located manager's room will all contribute to providing a safe development. These issues must be considered when developing the site plan.</p>
<p>Housing Diversity and Social Interaction</p>	<p>This is a typology of housing that has an important role in our community. If this development and others like it are to be successful it must be better integrated with its neighbourhood and provide a far better level of amenity for its residents.</p>
<p>Aesthetics</p>	<p>A very traditional suburban aesthetic has been proposed. If developed in a competent manner this is a reasonable strategy for this site.</p> <p>It is envisaged that the current building forms will develop significantly in response to the Panel's comments. When under-</p>

	<p>taking this task the applicant is encouraged to develop and present the building in context. This will encourage better relations between proposed buildings, neighbours and landscaping.</p>
Key issues, further Comments & Recommendations	<p>It is extremely important that affordable housing options are provided throughout our community. But for this typology of housing to be successful, it must provide a good level of amenity to its residents and be successfully integrated into the neighbourhood in which it is located. To achieve this goal further development of the site planning is essential. More deep soil landscaping, functional outdoor space(s) and better amenity for residents must be provided.</p>

Attachment 7: Consideration of response to DRP comments

DRP comments	Changes as part of 8.2 application and DPO comment
The proposal lacks a meaningful site analysis	A site analysis report has been provided.
There is a lack of contextual information provided throughout the architectural drawing package	A streetscape analysis has been provided which demonstrates the view of the proposal in the context of the two adjoining properties.
Development in the area should seek to maintain both the front and rear landscaped garden character of the neighbourhood.	<p>A 6m front setback is proposed, generally consistent with adjoining properties. Unit 1 is proposed with a small deck area. A porch over the building A entry provides some articulation to the front elevation.</p> <p>Despite the front entrance to building A now proposed on the front elevation (previously off eastern elevation from access driveway), it appears to be tucked to the side of the development and secondary to the sliding doors and large window to Units 1 and 2. The large glass entry door also does not read as a residential entry.</p> <p>The extent of the built form along the length of the site remains generally consistent with the original proposal.</p> <p>Further, the extent of the landscaping proposed to the rear of the site has not significantly changed from the original proposal. The siting of Building C also remains generally consistent with the original proposal.</p> <p>The amended plans are not considered to have appropriately responded to this comment.</p>
Concern as to the lack of deep soil planting within the rear of the site.	No deep soil areas are proposed.
Suggested that car parking be consolidated to the front of the site.	The car parking remains in the same general location as originally proposed.
Consideration of 2 building forms with a central communal room and landscaped area	Three building forms are proposed. The main communal space is proposed within Building C which opens out to communal open space areas. No evidence of consideration of 2 building forms as suggested has been provided.
Orienting the ground floor units in Building A to front the street with modest courtyards	Unit 1 and 2 are proposed on the ground floor of Building A. Unit A is proposed with sliding doors and a small deck area to the front setback. No defined courtyard areas have been proposed. Unit 2 is proposed with a window, but no access to the front elevation. It is considered that a more appropriate response to the front elevation would be a clearly identifiable front

	door, with units 1 and 2 both having openings to small defined courtyard areas, as suggested by the DRP.
Design building A to provide more units with frontage to the street.	The ground floor design of Building A has been amended. As originally proposed, only unit 1 was proposed on the Avondale Road frontage, with presentation was via high sill windows only. The current proposal proposes Units 1 and 2 on the ground floor front elevation, with Unit 1 proposed with sliding door access to the front setback area.
More typical to concentrate the bulk of the built form towards the front of the site	The bulk and scale of the development, being separated across 3 buildings across the site remains. Building C has been reduced to a single storey design, however the setbacks proposed remain generally consistent. The amended proposal is not considered to have appropriately responded to this comment. The setbacks proposed do not comply with WDCP 2009 controls, as discussed at Attachment 8.
Communal living area should be consolidated to the centre of the site to be accessible to all units	The main communal living area is proposed within building C, to the rear of the site.
Generous outdoor garden should be connected to the communal living area	Approximately 100sqm of landscaped area is proposed adjoining the communal living area.
The upper level of the rear building should be provided with increased setbacks from side and rear boundaries to reduce perceived bulk and limit potential privacy issues.	The upper level of the rear building (Building C) has been removed from the proposal.
The upper level of the rear building should be provided with increased setbacks from side and rear boundaries to reduce perceived bulk and limit potential privacy issues.	The upper level of the rear building (Building C) has been removed from the proposal.
Additional communal landscaping to be located adjacent to the rear boundary and increased setback of Building C from the rear and side property boundaries.	The siting of Building C remains generally consistent with the original proposal, however the upper floor has been removed.
Access, circulation and way-finding between the development and the public domain, and between the site's buildings and landscape spaces should be clear, simple and sensitive to weather requirements. The current arrangement clearly gives priority to vehicles.	The plans submitted as part of the amended proposal are considered to continue to give clear priority to vehicles. Pedestrian access to Buildings B and C is proposed along the side of Building A, down a narrow pathway which is located hard against the side fence for a length, around the garbage storage area and bicycle racks. This access is not considered clear and simple, and way finding through the site is poor. Concerns are raised with regard to the separation of the proposed communal open space area and driveway. No detail regarding any level change or landscaped separation of the

	recreation area and driveway is shown. There are inconsistencies in the surface materials indicated for the communal open space area between the site and landscaped plan.
Communal open space should be well linked to communal rooms. A single communal room should be provided in a central location.	The communal open space area is proposed to be accessed off the main communal room.
Mailboxes, garbage bin storage, bicycle storage, communal equipment and laundry drying should be sensitively located.	The garbage bin storage and bicycle storage areas are located along the primary path of travel through the site. The location of these facilities creates additional turns in the path which is not considered appropriate and raises safety concerns.
<p>The design has poor amenity – for example:</p> <ul style="list-style-type: none"> ○ Units 1 and 2 have glazed sliding doors which open onto the common entry path ○ Unit 9 faced with similar privacy issues ○ Unit 10 – 12 have excellent potential for solar access but the configuration of the rooms and windows fails to realise this ○ Upper level rooms serviced only by high level windows. Upper floor windows should be orientated to the street or rear of the site, with generous rear setbacks, to minimise privacy impacts. 	<p>The sliding doors to Units 1, 2 and 9 to the main walkway have been removed.</p> <p>All upper floor of Buildings A and B have been redesigned to propose all bedroom windows orientating to the front or the rear of the site. Only ensuite or windows to stairwells are proposed on the side elevations. Stairwell windows are proposed to be highset, and ensuite windows could be conditioned to be opaque.</p> <p>The configuration of the rooms continue to propose predominately high set windows, and propose layouts which don't take advantage of northern elevations.</p> <p>The amenity of the design is not considered to have significantly improved.</p>
Bin enclosure should be in a more discrete location	The bin enclosure location remains inappropriate
More appropriate location should be provided for clothes drying.	The drying area remains on the side property boundary, however is adjacent to a small lawn area and the bicycle storage area, in between proposed Buildings B and C, which is considered a more appropriate location to what was previously proposed.
Clear paths of travel, lines of sight to the entry of each building and an appropriately located managers room should be provided.	<p>This is considered unresolved. The paths of travel through the site are considered unsatisfactory, the building entry to Building B in particular is tucked behind the building and not clearly visible from any direction.</p> <p>The managers room is proposed adjacent to the main communal open space room.</p>

Attachment 8: Wollongong Development Control Plan 2009 Non-Compliance

CHAPTER A2: ECOLOGICALLY SUSTAINABLE DEVELOPMENT

Development controls to improve the sustainability of development throughout Wollongong are integrated into the relevant chapters of this DCP.

A BASIX certificate has been submitted which demonstrates that the development would comply with BASIX targets.

CHAPTER C3: BOARDING HOUSES

This chapter aims to encourage the provision of quality boarding houses and to set appropriate standards to adapt or convert an existing residential building into a boarding house where the SEPP does not apply i.e. land which is zoned R2 but further than 400m from B2 Local Centre or B4 Mixed Use zones.

Control/objective	Comment	Compliance
3 Development controls for Boarding Houses		
3.1 Location of boarding houses		
<p>1. Boarding houses should be generally located within areas that have:</p> <ul style="list-style-type: none"> a) Access to public transport within 400 metres walking distance of a railway station or bus stop used by a regular bus service (within the meaning of the Passenger Transport Act 1990) that has at least one bus per hour servicing the bus stop between 06.00 and 21.00 each day from Monday to Friday (inclusively) and between 08.00 and 18.00 on each Saturday and Sunday. b) Access to employment and or services (either within walking distance or via public transport) c) Access to parks or open space corridors d) Access to educational institutes such as Universities <p>2. Clustering of boarding houses should be avoided so as to reduce the amenity impacts on residential areas. A separation</p>	<p>The site is located within 400m walking distance of a public bus stop with a regular bus service.</p> <p>Access to employment and or services could be provided to the occupants of the site via the bus service described above.</p> <p>The property is located approximately 150m to a small area of open space within Anthea Parade and 400m to open space at the rear of Edna Avenue.</p> <p>Access to educational establishment could be provided to the occupants of the site via the bus service described above.</p> <p>Council does not have record of other boarding houses being located within 150m of the site.</p>	<p>Yes</p>

<p>distance of 150m should be considered from existing boarding houses in areas not covered by the SEPP.</p>		
<p>3.2 Setbacks</p>		
<p>Where a proposed boarding house has the built form of a dwelling house, multi-unit dwelling or residential apartment building, the relevant setback requirements of Chapter B1 Residential Development or B3 Mixed Use Development shall apply</p>	<p>The proposal seeks consent for the construction of a complex comprising 15 boarding rooms and one managers room and as such, the multi dwelling housing setbacks as provided within Chapter B1 of the WDCP 2009 would apply.</p> <p>These setbacks require a minimum setback of 0.8 x the ceiling height.</p> <p>The minimum required and proposed setbacks are provided below.</p> <p>There remain several areas of non-compliance with the side setback controls to all 3 proposed buildings. Despite variations to the setback controls being generally acknowledged within the submitted Statement provided at Attachment 2, no variation request statements have been provided.</p> <p>Chapter A1 of the WDCP 2009 outlines the matters that a variation request must address.</p>	<p>No</p>

Setback Calculations:

	Survey RL	Ceiling height	Required setbacks	Proposed setbacks	Compliance
Building A					
Front setback	N/A		6m with other building extrusions may be setback up to 900mm closer than the required setback.	6.01m with deck and awning encroaching to 5.1m	Yes
Ground floor Eastern side setback	RL 22.5	RL 25.4	$(25.4 - 22.5) \times 0.8 = 2.32\text{m}$	4.91m	Yes
First floor Eastern side setback	RL 22.5	RL 28.95	$(28.95 - 22.5) \times 0.8 = 5.16\text{m}$	4.91m	No
Ground floor Western side setback	RL 22.6	RL 25.4	$(25.4 - 22.6) \times 0.8 = 2.24\text{m}$	2.34m	Yes
First floor Western side setback	RL 22.6	RL 28.95	5.08m	4m	No
Building B					
Ground floor Eastern side setback	RL 22.35	RL 25.2	$(25.2 - 22.35) \times 0.8 = 2.28\text{m}$	11.8m	Yes
First floor Eastern side setback	RL 22.35	RL 28.45	$(28.45 - 22.35) \times 0.8 = 4.88\text{m}$	5.71m	Yes
Ground floor Western side setback	RL 22.39	RL 25.2	$(25.2 - 22.39) \times 0.8 = 2.256\text{m}$	1.5m	No
First floor Western side setback	RL 22.39	RL 28.45	$(28.45 - 22.39) \times 0.8 = 4.848$	4.69m	No
Building C					
Eastern side setback	RL 22.2	RL 25.03	$(25.03 - 22.2) \times 0.8 = 2.264$	1.51m	No
Western side setback	RL 22.12	RL 25.03	$(25.03 - 22.12) \times 0.8 = 2.328$	1.5m	No
Northern side setback	RL 22.12	RL 25.03	$(25.03 - 22.12) \times 0.8 = 2.328$	4.6m	Yes

4 Minimum facilities for Boarding Houses – Building Code of Australia

4.1.1 Class 1B Boarding Houses		
<p>4.1.2 Class 3 Boarding Houses</p> <p>Class 3 boarding houses are recommended to make provision for the following facilities within the development:</p> <ul style="list-style-type: none"> (a) Bedrooms; (b) Laundry facilities; (c) Toilet facilities; (d) Communal kitchen area for food preparation (in addition to any private kitchenette); (e) Communal living room area; (f) Individual and communal storage facilities; (g) Garbage and recycling facilities; and (h) Manager / operator accommodation 	<p>The boarding house would be considered a Class 3 building.</p> <p>The proposal includes sleeping facilities, kitchenette and bathroom facilities within each boarding room.</p> <p>Communal laundry, kitchen, living areas, storage and garbage facilities are proposed throughout the development. Additional toilet facilities are proposed as part of the communal facilities on the lower ground floor.</p> <p>A 45sqm communal living room is proposed on the lower ground floor level, opening out to the communal open space area.</p> <p>Storage is proposed within each boarding room. Bicycle storage is proposed within a compound between proposed Buildings B and C.</p> <p>Garbage storage is proposed within a compound between Buildings A and B.</p> <p>A manager's room is proposed within Building C.</p>	Yes
4.1.3 General Boarding House Controls		
<p>1. The design of boarding houses must demonstrate the balance between the shared and private areas. Boarding house residents generally only occupy their own bedroom and share the remainder of the internal areas with other residents of the building, so shared areas are a particularly significant component in a boarding house.</p>	<p>Each boarding room is proposed with kitchenette, bathroom and sleeping areas.</p> <p>Communal facilities are proposed on the ground floor of Building C, to the rear of the site. This consists of a 45sqm kitchen and lounge area.</p> <p>Concern is raised as to the location of the communal room, being within Building C and in the rear corner of the site. Concerns regarding the overall site planning and location of the communal room and communal open space area have been identified by the DRP and are not considered to have been appropriately addressed, as discussed at Attachment 7.</p> <p>Overall, there are outstanding concerns with regard to the design of the site, which have not been addressed as part of the review package.</p>	No

<p>2. Boarding rooms shall be a minimum of 12m² for 1 person or 16m² for 2 people</p>	<p>All proposed boarding rooms are proposed with areas in excess of 12sqm, excluding the area of the ensuite and kitchenette areas proposed.</p> <p>The submitted Plan of Management identifies that 8 single rooms (including 1 caretaker/manager room) and 8 double rooms are proposed. 15 boarding rooms and one managers room are proposed. The submitted plans indicate single beds within each proposed room. No clarification on what rooms are proposed as double and single occupancy is provided within the submitted documentation.</p> <p>Given the above, if the application was to be supported, a condition could have been imposed restricting each room to be single occupancy.</p> <p>As the proposal is recommended for refusal, this matter is considered outstanding.</p>	<p>No</p>
<p>3. The maximum number of lodgers per boarding room is two (2).</p>	<p>The submitted Plan of Management identifies that 8 single rooms (including 1 caretaker/manager room) and 8 double rooms are proposed. The submitted plans indicate single beds within each proposed boarding room. No clarification on what rooms are proposed as double and single occupancy is provided within the submitted documentation.</p> <p>No more than 2 lodgers are proposed per room. It is considered that this could be managed via a condition of consent.</p>	<p>Condition</p>
<p>4. Where an ensuite bathroom facility is to be provided this shall be a minimum of 3m². This is to be provided in addition to the 12m² or 16m² for the boarding room size.</p>	<p>Each boarding room is proposed with an ensuite which exceeds 3sqm.</p>	<p>Yes</p>
<p>5. Where shared bathroom facilities are proposed in a Class 1(b) Boarding House the bathroom must:</p> <ul style="list-style-type: none"> a) Comply with the Building Code of Australia. b) Must be located so as to be accessible to all occupants. c) A minimum of one (1) bath or 	<p>Shared bathroom facilities are not proposed, with the exception of one accessible toilet within Building C.</p> <p>Each boarding room is proposed with an ensuite comprising a toilet, shower and sink facilities.</p>	<p>N/A</p>

<p>shower for each 10 occupants or part thereof and 1 closet pan and washbasin with hot and cold running water for each 10 occupants or part thereof.</p>		
<p>6. Shared bathroom facilities for Class 3 Boarding houses are required to comply with the Building Code of Australia.</p>	<p>Conditions could be recommended with regard to compliance with the BCA.</p>	<p>Condition</p>
<p>7. Communal kitchens in Class 1(b) boarding house are to be:</p> <p>a) Supplied with cupboards, kitchen sink, food preparation benches and cooking facilities plus tables and chairs in a central location accessible to all residents.</p> <p>b) Communal kitchens shall be a minimum area of 6.5m² for up to 6 residents or 11m² for more than 6 residents up to 12 residents.</p> <p>c) Where minor kitchenette facilities are provided within all bedrooms they shall be comprised of a fridge, adequate cupboards and shelves and a microwave (For fire safety reasons no other cooking appliances are permitted).</p>	<p>The proposal relates to a class 3 boarding house.</p>	<p>N/A</p>
<p>8. Class 3 communal kitchen and dining area are to be:</p> <p>a) A minimum of 15m² plus 1m² per additional person above 12 persons; or</p> <p>b) All bedrooms shall contain kitchenette facilities a fridge, adequate cupboards and shelves and a microwave.</p>	<p>A 45sqm open plan communal room is provided which incorporates a galley kitchen and lounge area.</p> <p>Each bedroom is proposed with kitchenette facilities including a fridge, sink, cupboards and microwave. Conditions could be recommended requiring compliance with the BCA.</p>	<p>Yes</p>
<p>9. Laundry and clothes drying facilities are to be provided at a rate of:</p> <p>a) One (1) washing machine and washing tub is required for</p>	<p>A communal laundry room is proposed on the ground floor of Building B.</p> <p>2 washing machines and 2 tub areas are indicated on the plans.</p>	<p>No</p>

<p>every 10 rooms plus</p> <p>b) One (1) clothes dryer or a Min. 30 metres of clothesline for every 10 rooms is required.</p>	<p>No dryers are indicated on the submitted plans. Only approximately 21 metres of clothes line is proposed, less than the minimum required via this clause.</p>	
<p>10. All boarding houses must provide at least one communal living room of sufficient size to accommodate proposed number of residents.</p>	<p>A communal living room is proposed on the ground floor of Building C. A second communal room is proposed on the ground floor of Building B.</p>	<p>Yes</p>
<p>11. At least one communal living room should receive a minimum of 3 hours direct sunlight between 9am and 3pm on 22 June.</p>	<p>The northern sliding door to the main communal living room will receive in excess of 3 hours of sunlight on June 21.</p>	<p>Yes</p>
<p>12. Communal living rooms should be appropriately located to minimise impacts on adjoining properties</p>	<p>As discussed above, concerns have been raised with regard to the location of the communal living room. This remains unresolved.</p>	<p>No</p>
<p>13. Private open space is to be located in the rear setback.</p>	<p>Approximately 50sqm of communal open space area is proposed within the rear setback, consisting of lawn, planting and a patio area.</p>	<p>Yes</p>
<p>14. A minimum of one private open space area of 20 square metres with a minimum dimension of 3 metres is to be provided for use by lodgers</p>	<p>The area of proposed communal open space (COS) exceeds the minimum size requirements of this control.</p>	<p>Yes</p>
<p>15. Where the boarding house is not within walking distance to public open space it should provide 30 square metres of private open space.</p>	<p>The site is within walking distance of public open space areas on Anthea Place and Ena Avenue, however in excess of 30sqm of communal open space is proposed.</p>	<p>Yes</p>
<p>16. If accommodation is provided on site for a boarding house manager, then one area of at least 8 metres square with a minimum dimension of 2.5 metres is to be provided adjacent to the accommodation for the purpose of private open space.</p>	<p>Accommodation is proposed for an on-site manager within Building C. A POS area is proposed to be accessed directly from the managers unit, with an area of 21.5sqm. the area has a minimum dimension of 2.5m.</p>	<p>Yes</p>
<p>17. Landscaping in the front setback should aim to soften the built form of the boarding house and maintain the visual amenity of the surrounding locality.</p>	<p>Two street trees are proposed to be retained within the front setback of the site, which would assist in minimising the impact of the proposed built form. A 1.2m fence, garden beds and lawn areas are also proposed within the front setback area.</p>	<p>Yes</p>

18. A landscape plan will be required for new purpose built boarding houses in accordance with Chapter E6 Landscaping.	A landscape plan formed part of the application submission.	Yes
19. Boarding house shall make satisfactory provision for on-site car parking for residents, the resident manager / property owner and visitors.	See chapter E3 below.	See below.
20. Car parking shall be provided in accordance with Chapter E3 Car Parking.	See chapter E3 below.	See below.
21. All new boarding houses or major alterations and additions to existing boarding houses will be required to provide suitable disabled access arrangements into and within the boarding house in accordance with the Australian Standards	An access report was provided as part of the application submission which identifies that Unit 1 within Building A and Unit 8 within Building C are proposed as accessible units, and either provided with or have been designed to be capable of providing suitable disabled access arrangements. Concerns have been raised by Councils Community Services Planner regarding the length of the paths of travel through the site and the proximity of the accessible units to the disabled car parking space and the communal areas. These concerns are also reflected by the DRP comments, provided at Attachments 6 and discussed at 7. This matter is considered outstanding.	No.
22. Subdivision or community title subdivision of boarding houses is prohibited.	Subdivision is not proposed.	N/A
23. Boarding house application shall include a statement of justification addressing the following points: a) What are the key objectives of the boarding house? (i.e. Is it consistent with localised housing needs and demands? Does it increase housing stock? Will it provide affordable options? Who will it accommodate? Is it for a special needs group, providing housing for groups otherwise disadvantaged or providing wider social benefit?) b) What are the local area	A Social Impact Assessment (SIA) has been submitted with the application for review and is provided at Attachment 4. The SIA does not provide any clear information regarding the key objectives of the boarding house, however outlines that: <i>New generation boarding houses are attracting key workers and young professionals, with boarding rooms generally occupied by young working singles and couples, often at the start of their careers, plus students and professionals, who due to the nature of their jobs or studies do not require a long-term lease and or do not wish to enter into a typical residential tenancy agreement. Reasonable rents and accessible locations are typically the main housing priorities for people</i>	No

- characteristics? (i.e. streetscape character, visual catchments, dominant style of surrounding built form)
- c) What are the likely physical and social characteristics of the proposed boarding house? (i.e. what is the development physical form (eg. Number of bedrooms, type etc) change the size and characteristics of the population?)
- d) What are the key social impacts associated with the proposed development? (i.e. will the development impact on certain groups of the community?)

seeking this type of accommodation.

The submitted site analysis provides information as to the characteristics of the built form of the surrounding area. The submitted SIA however states that *“the proposal reflects the existing character of the locality noting the RFB [Residential Flat Building] built form is consistent with recently approved RFB development adjoining the site, in addition to the existing RFB approval for the subject site”*. There are no established RFB developments in the vicinity of the site, and no RFB approval for the subject site. The assessment also does not refer to the existing NSW Land and Housing complex to the immediate south of the site which contains 28 dwellings. Submissions received indicate that there are existing social problems in the area associated with this development, which have not been considered as part of the submitted assessment.

As discussed above, no information as to what rooms are proposed as single and which as double occupancy has been provided.

The submitted SIA indicates that the proposed boarding house has been designed to provide accommodation for key workers employed in the local area. A social baseline study including information regarding the community profile and population, economic, household, dwelling indicators has been provided.

The SIA identifies that the key social impacts associated with the development will be:

- Antisocial behaviour and crime prevention
- Access and mobility
- Housing mix
- Participation and inclusion
- Quality of life
- Contribution to the existing environment
- Safety and security

	<ul style="list-style-type: none"> - Transportation - Community risk perception. <p>A comment is provided in response to each matter, however does provide any clear response as to how these potential impacts will be managed.</p> <p>The submitted SIA is not considered to have appropriately addressed the requirements of this clause.</p>	
<p>5 Management Plan</p>		
<p>Boarding houses require a management plan to be submitted with a development application in order to ensure that the boarding house operates in a way that maintains the existing amenity of the surrounding locality. The management plan is to set out the various requirements and responsibilities of management and lodgers.</p>	<p>The submitted Plan of Management (PoM) is provided at Attachment 5.</p> <p>Despite being highlighted by the LPP in its statement of reasons, the PoM does not address the Planning Principles provided in <i>Renaldo Plus 3 Pty Ltd v Hurstville City Council [2005] NSWLEC 315 (Renaldo Plus 3)</i>. [54] of this judgment identifies eight questions that should be considered in assessing the adequacy of the plan of management. Councils assessment of this Planning Principle is provided below.</p> <p>The questions requiring consideration pursuant to <i>Renato Plus 3</i> are:</p> <ol style="list-style-type: none"> 1. <i>Do the requirements in the management plan relate to the proposed use and complement any conditions of approval?</i> <p>The requirements within the submitted Plan relate to the proposed use. If the proposal was to be supported, conditions would be recommended to complement and require enforcement of the PoM.</p> <ol style="list-style-type: none"> 2. <i>Do the requirements in the management plan require people to act in a manner that would be unlikely or unreasonable in the circumstances of the case?</i> <p>The requirements of the PoM would not be considered to require people to act in an unreasonable manner.</p> <ol style="list-style-type: none"> 3. <i>Can the source of any breaches of the management plan be readily identified to allow for any enforcement action?</i> 	<p>No</p>

The response to this question in *Wilson v Canterbury Bankstown Council [2018] NSWLEC 1077* largely relied on the establishment of a neighbourhood liaison committee which was seen to provide a mechanism for the identification of breaches in relation to the operation of the site. The submitted PoM includes details of complaint management which requires the caretaker/manager to be responsible for recording any complaints in a register, which is to be made available to surrounding neighbours and Council upon request. The PoM also provides information as to the availability of the caretaker/manager 9am-6pm Monday to Saturday and an after hours number being publicly available. The PoM is not clear on where this number will be displayed and does not commit to establishing any proactive discussions with the surrounding neighbours.

4. *Do the requirements of the management plan require absolute compliance to achieve an acceptable outcome?*

The submitted PoM identifies that lodgers would be required to leave the premises should they fail to observe the house rules or be found to have been involved in any serious cases of misconduct. The PoM also identifies that each boarder will be required to sign an occupancy agreement on arrival. An example of this agreement has not been provided. It is unclear whether the PoM and supporting documents would require absolute compliance to an acceptable outcome.

5. *Can the people subject of the management plan be reasonably expected to know its requirements?*

The PoM identifies that each boarder will be provided with a copy of the PoM and be required to sign an occupancy agreement on arrival.

6. *Is the management plan to be enforced*

	<p><i>as a condition of consent?</i></p> <p>Should the proposal be supported, conditions would be recommended with regard to the enforcement of the PoM.</p> <p>7. <i>Does the management plan contained complaint management procedures?</i></p> <p>The PoM includes basic information regarding the keeping of a complaint register by the caretaker and what is to be recorded within the register.</p> <p>A complaint management procedure is not provided within the PoM.</p> <p>8. <i>Is there a procedure for updating or changing the management plan including advertising of any changes?</i></p> <p>There is no provision within the submitted PoM that refers to the ability to update of the plan, or the making of those updates available to boarders or surrounding properties.</p> <p>The submitted PoM is not considered to have appropriately addressed the requirements of this clause or the relevant caselaw.</p>	
<p>6 Fire Safety</p>		
<p>a) A copy of the annual fire safety statement and current fire safety schedule for the building must be prominently displayed in the front entrance (lobby area) of the building. A floor layout plan of the building must also be affixed to the inside of the door for each bedroom within the boarding house to indicate the emergency evacuation routes and safe assembly point from the respective sleeping room.</p> <p>b) Any approved boarding house will require appropriate annual certification for essential fire safety measure</p>	<p>Draft conditions could be recommended in this regard, should the proposal be supported.</p>	<p>Yes</p>

Comment:

Despite the subject site being located within 400m of a bus stop, the application for a review of determination is not considered to have adequately demonstrated that the site is suitable for the proposed development. The outstanding concerns with regard to the overall design of the boarding house and location of the communal room, ambiguity as to the proposed room capacities, non-compliant setbacks, concerns with the submitted Social Impact Assessment and Plan of Management, result in the conclusion that the development as proposed, is not appropriate for the subject site.

CHAPTER D1: CHARACTER STATEMENTS

The character statement provides little information as to the existing residential housing stock, or the future desired character for the area surrounding the subject site. The proposal would not be considered inconsistent with the character of the locality, being an established residential area.

CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

An access report has been provided identifying that the accessible rooms proposed by the development would be capable of meeting the relevant provisions of the Building Code of Australia and Australian Standard 1428. Notwithstanding, it is noted that the path of travel within the property narrows at several points and requires maneuvering past the garage bin storage area and bicycle parking area. Proposed adaptable/accessible Unit 1 is also proposed some distance from the accessible car parking space and communal areas. It has been suggested that a better overall site design would provide for improved access throughout the site.

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

<i>Control/objective</i>	<i>Comment</i>	<i>Compliance</i>
<u>3.1 Lighting</u>	Pathway and car parking areas would be required to be provided with appropriate lighting. This could be conditioned for.	Condition.
<u>3.2 Natural surveillance and sightlines</u>	The design of the site is considered to present several potential hiding areas, most notably in between the proposed buildings, within the under-croft car parking area and along the pathway which manoeuvres around the garbage bin and bicycle storage compounds. The design of the site is considered to present concerns with regard to the creation of hiding places and is not considered to meet the objectives of this control.	No
<u>3.3 Signage</u>	A signage plan has been provided with the review application. The submitted plan provides minimal information with regard to the signage proposed to be installed throughout the site, with only locations of signs indicated on the site plan, and no detail of the signs	No

	themselves. Wayfinding signage would be required throughout the site, if the proposal was to be supported.	
<u>3.4 Building design</u>	The main entry to the front building is located on the western side of the building, adjacent to the pedestrian walkway. Access to the entry of Buildings B and C requires some navigating throughout the site. Concerns regarding the pedestrian walkway and the entrance to Building B in particular remain.	No
<u>3.5 Landscaping</u>	A landscape plan has been provided which indicates general compliance with the requirements of this control. Hardstand materials are proposed to be used throughout the site, with lawn areas and some medium density plantings in the front and rear setback areas. The submitted Landscape plan has been considered by Councils Landscape Officer and it is considered that conditions could be imposed in this regard.	Yes
<u>3.6 Public open space and parks.</u>	Not applicable.	N/A
<u>3.7 Community facilities and public amenities</u>	Not applicable.	N/A
<u>3.8 Bus stops and taxi ranks</u>	Not applicable.	N/A

CHAPTER E3: CAR PARKING, ACCESS, SERVICING/LOADING FACILITIES AND TRAFFIC MANAGEMENT

6 Traffic impact assessment and public transport studies

6.1 Car Parking and Traffic Impact Assessment Study

A Traffic Impact Assessment (TIA) report was provided and considered by Councils Traffic Engineer.

The report considers 16 rooms and 16 beds, inclusive of the managers room.

As discussed at Chapter C03 above, the submitted PoM refers to the development comprising 8 single rooms, and 8 double rooms, as such, allowing up to 24 people at the site. The submitted plans indicate that each room is proposed with a single bed only. Should the application be supported, a condition of consent would be included which required that each room be occupied by a single person only, and therefore aligned the number of beds with the considerations of the TIA.

7 Parking demand and servicing requirements

Requirements	Calculation	Required	Provided	Compliance
<u>Car Parking</u> 0.5 car parking spaces per staff	0.5 + (15/5)	4	4	Yes

plus 1 car parking space per every 5 beds.				
<u>Bicycle Parking</u> 1 bicycle space per bed	16	16	16	Yes

8 Vehicular access

Driveway grades and sight distances comply.

9 Loading/Unloading facilities and service vehicle maneuvering

Waste collection is proposed via on street collection. There is no requirement for on site maneuvering for a service vehicle for the scale of the development proposed.

10 Pedestrian access

The plans submitted as part of the request for review indicate the path of travel within the site extends to the front footpath area. Despite this, pedestrian access through the site and the proposed path of travel are considered unsatisfactory, as discussed throughout this report. The path requires maneuvering around the bin and bicycle storage areas and is hard against the side fence for a significant length.

11 Safety & security (Crime Prevention through Environmental Design) measures for car parking areas

The proposal is considered unsatisfactory with regard to the principles of CPTED.

CHAPTER E6: LANDSCAPING

A landscape concept plan was submitted with the application for review and considered by Councils Landscape Architect. Despite concerns raised regarding inconsistencies between the submitted site and landscape plan with regard to the materials shown for the surface of the communal open space area, and the proximity of this area to the driveway, the landscaping proposed was considered satisfactory, subject to conditions.

CHAPTER E7: WASTE MANAGEMENT

A Site Waste Minimisation and Management Plan for demolition and construction waste has been provided and is considered acceptable.

On street collection is proposed to be relied upon.

CHAPTER E14: STORMWATER MANAGEMENT

The application has been reviewed by Council's Stormwater Engineer in relation to stormwater management. A range of concerns have been raised with regard to the stormwater design, as discussed at section 1.3 above.

Significantly, the proposed development is inconsistent with section 11.3.3 and 11.3.6 of this Chapter, as the proposal seeks the drainage of the site over an adjoining property, where no easement currently exists and no agreement between the owners as to this arrangement has been provided.

Part 11.3.6 of this Chapter clearly states that where a site proposing a new development cannot drain to a road reserve; that an easement must be obtained through downstream properties. Written evidence is required confirming the adjoining land owner agrees to the provision of a drainage easement through their land, as part of the lodgement of a development application. The written agreement must specifically relate to the easement extent and location. This has not been provided as part of the subject application.

It is noted that the applicant has requested that a deferred commencement condition be imposed which requires the registration of the required easement, prior to the release of the operational consent.

It is Council's position that a condition relating to this matter would not be considered reasonable in this case. Council would only recommend the approval of a development involving an easement on a neighbour's property, if the owners of that property have consented to the creation of the easement as part of a development application. Council has no authority, or intention, to force an easement to be created, or to intervene when one is being sought between individual land owners. This position is consistently applied across the LGA.

Furthermore, there are several concerns with regard to the stormwater design presented which would be required to be addressed via additional information, or conditioned for:

- Should agreement to the easement be obtained, the design of the easement would be required to retain any existing flow paths and facilitate additional overland flow through the site as a result of the proposed development. Design details of the easement would need to be amended to address the above.
- It appears that the proposed on-site detention system has the potential to impact neighbouring dwellings in the event of surcharge and is contrary to Clause 12.5.5.7 this chapter. Containment and direction of such flows would be required to be demonstrated on plan accordingly, ensuring continuity to the nominated discharge point in the watercourse (i.e. pipe outlet location).
- It appears that the Site Storage Requirements have been overestimated.
- The concept stormwater design by TAA Consulting Engineers would be required to be amended to incorporate overland flow paths across the development site and account for the acceptance of upslope runoff in accordance with Section 11.3.17 in Chapter E14 of Council's DCP 2009.
- It appears that the applicable 1hr/50yr rainfall intensity Site Storage Requirements have been overestimated. The submitted stormwater plans would be required to be amended to ensure compliance with Appendix A2 of this Chapter.
- Orifice and weir calculations would be required to be provided to confirm performance of the system as per Section 12 and satisfaction of Permissible Site Discharge in the 100-year storm event. This should include verification of the tail water level (TWL) within the OSD system for each governing ARI.

Due to the requirement to consider the review prior to the 1 November 2019, this information was not requested from the application and therefore remains outstanding.

CHAPTER E17: PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION

The development proposes the removal of approximately ten trees/shrubs along the eastern boundary. Tree removal has been considered by Council's Landscape Architect as acceptable subject to compensatory plantings being required where the application is supported.

CHAPTER E21: DEMOLITION AND HAZARDOUS BUILDING MATERIALS MANAGEMENT

Appropriate conditions of consent regarding demolition and hazardous building material management could be recommended should the application be supported.

CHAPTER E22: SOIL EROSION AND SEDIMENT CONTROL

Conditions of consent could be recommended in regard to appropriate sediment and erosion control measures to be in place during works, if the application was to be supported.

