WLPP No.	Item No.5
DA No.	DA-2021/1297
Proposal	Residential - demolition of existing dwellings, construction of a four (4) storey residential flat building with twenty three (23) units and attached thirty eight (38) room boarding house over basement parking
Property	23 & 27-31 High Street, Corrimal
Applicant	Design Workshop Australia
Responsible Team	Development Assessment and Certification - City Centre Major Development Team (NL)
Prior WLPP meeting	N/A

ASSESSMENT REPORT AND RECOMMENDATION

Executive Summary

Reason for consideration by Wollongong Local Planning Panel - Determination

The proposal has been referred to Local Planning Panel for determination pursuant to clause 2.19(1)(a) of the Environmental Planning and Assessment Act 1979. Under Clauses Clause 2(b) and 4(b) of Schedule 2 of the Local Planning Panels Direction of 30 June 2020, the proposal received over ten (10) unique submissions by way of objection and is development to which State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development applies.

Proposal

The proposal is for demolition of a number of buildings and construction of a four storey residential flat building with 23 units and an attached boarding house with 38 rooms above two levels of basement car parking.

Permissibility

The site is zoned R3 Medium Density Residential pursuant to Wollongong Local Environmental Plan 2009. The proposal is categorised as a residential flat building and boarding house, both of which are permissible in the zone with development consent.

Consultation

The proposal was notified in accordance with Council's Notification Policy and received in excess of 100 submissions which are discussed at section 1.5 of the assessment report.

RECOMMENDATION

It is recommended the proposal be refused for the reasons outlined at **Attachment 7**.

1 APPLICATION OVERVIEW

1.1 PLANNING CONTROLS

The following planning controls apply to the development:

State Environmental Planning Policies:

- SEPP 65 Design Quality of Residential Development.
- SEPP Resilience and Hazards 2021
- SEPP (Transport and Infrastructure) 2021
- SEPP BASIX
- SEPP (Affordable Rental Housing) 2009
- SEPP (Housing) 2021 (draft)

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 2020
- Wollongong Community Participation Plan

1.2 DETAILED DESCRIPTION OF PROPOSAL

The proposal comprises the following:

- Demolition of four dwelling houses and associated structures.
- Construction of a mixed use development made up of a four storey residential flat building with 23 units and a four storey boarding house comprising 38 rooms and a manager's residence, located above two levels of basement car parking.
- The residential flat building composition is 4 x one bedroom, 17 x two bedroom and 2 x three bedroom units, communal room and communal open space
- The boarding house is made up of 38 self-contained one-bedroom units, one bedroom manager residence, laundry, common room and common outdoor area. The intended target market for the boarding house component has not been identified.
- Two levels of basement are proposed comprised of:
  - Basement 1
    - 9 boarding house car parking spaces (including one accessible)
    - 5 residential visitor spaces
    - 10 resident car parking spaces
    - Residential waste storage room, bulk waste room and green waste room
    - Boarding house waste storage room
    - Residential bike storage room for 10 bicycles
    - Boarding visitor bike storage room for 5 bicycles
    - Boarding house laundry room

        - Service areas
    - Basement 2
        - 24 resident car parking spaces (including three accessible spaces)
        - Residential bike storage room for 15 bicycles
        - Two resident motorcycle spaces
- Access to the basement is provided at the south eastern corner of the site from High Street.
- Kerb side waste collection is proposed with the bins from the residential flat building being wheeled to Junction Street and the boarding house bins wheeled to High Street.

1.3 BACKGROUND

There is no relevant DA history for the site. No pre-lodgement meeting or pre-DA Design Review Panel were held prior to lodging the application.

Following lodgement and exhibition of the proposal, an additional information request was sent to the applicant on 21 February 2022. .

The applicant provided amended documentation in response to that letter on the 22 April. Notable built form changes in response to Council's RFI include the following:

- An increase in the setback of the boarding house from the southern boundary along with removal of a rooftop projection at the upper level.
- Removal of a one bedroom south facing unit on the western edge of the residential flat building
- Relocation of a sewer deviation outside of the deep soil zone
- Provision of service lift from basement to ground floor to allow for waste bins for the RFB to be taken to Junction Street.

1.4 SITE DESCRIPTION

The site incorporates 4 adjoining properties, 23 & 27-31 High Street, Corrimal, Lot 2 DP 1078966, Lot 11 DP 1105714, Lot 10 DP 1042524 and Lot 1 DP 997985.

The site is regular in shape and relatively flat

Located on the land are four dwelling houses and ancillary structures.

There are no significant trees or vegetation.

Adjoining development is as follows:

- South: Single storey dwelling houses
- West: Single storey dwelling houses fronting Junction Street
- East: Single storey dwelling houses on the opposite side of High Street
- North: Single storey dwelling houses

The site is located within a pocket of R3 zoned land accessed from Railway Street to the South.

Corrimal town centre is located approximately 700m to the west.

Corrimal Train Station is located approximately 300m to the south.

The main north south road through the northern suburbs of Wollongong, Memorial Drive, is located approximately 400m to the west.

The locality is currently characterised by low density residential development with the exception of a recently completed four storey residential flat and multi-dwelling development nearby on Railway Street. The development is reflective of the current planning controls applying to the locality.

A planning proposal for rezoning of the Corrimal Cokeworks site on the southern side of Railway Street (approximately 100m to the south of the subject site) to R3 and RE1 permitting a mix of residential apartments and townhouses, a neighbourhood retail centre and open space area was finalised by the NSW Department of Planning and Environment on 29 April 2022. Residential development will be permitted to reach a height of 15m (4 storeys) and an FSR of 1.5:1.

Property constraints

The land is not impacted by any site constraints or restrictions on title.

1.5 SUBMISSIONS

The application was notified in accordance with Council's Community Participation Plan 2019 between 19/11/21 and 3/12/21. In excess of 100 submissions were received following notification.

Figure 1: Notification map

Table 1: Submissions

Concern	Comment
Misleading future urban context analysis	The future urban context analysis is indicative only and assumes consolidation of lots in a similar fashion to the proposed development. The merits

Concern	Comment
	of this document has not had any bearing on the recommendation.
Out of character with the locality	It is noted the locality is generally characterised by low density residential development. The area is however zoned R3 with a maximum height of 13m and maximum FSR of 0.75:1 under Wollongong Local Environmental Plan 2009 and residential flat buildings and boarding houses are permitted with development consent. The recent development of the previous Corrimal Leagues Club which adjoins the subject site to the southwest for a residential flat building was the first development in the immediate locality utilising the development potential available under the controls. Assessment of the proposal accounts for likely future development along with any existing character. A number of non-compliances have however been identified with the proposal that lead to an overall form that is not of a suitable character. This includes an exceedance of the FSR and non-compliant front setback.
Cumulative traffic impacts arising when developments such as Corrimal Coke Works site (~550 dwellings), Corrimal Leagues Club redevelopment and Greenacres NDIS facility in the street taken into account, along with potential further higher density development within the land accessed from High Street and Harbinger Street. Congestion is already a problem in the locality due to the railway crossing and Memorial Drive traffic lights.	The development is not of a scale that would individually cause disfunction of the surrounding road network. Traffic congestion in the locality is understood and improvements to the intersection of Railway Street and Memorial Drive and the level crossing to the east of the site will likely be required some time in the future. These are however broader strategic issue involving multiple government stakeholders and are beyond the scope of an individual development to resolve. It is noted that as part of the Corrimal Coke Works proposal, a roundabout is to be constructed at the intersection of Harbinger Street and Railway Street to assist with traffic flow.
Impact to views towards the escarpment from residents opposite on High Street	A maximum height of 13m is permitted for the land. A development reaching this height will unavoidably obscure views towards the escarpment. It is noted a 2-3 storey development would also impact on those views from existing dwellings. Preservation of those views is not a reasonable expectation given the planning controls.

Concern	Comment
Loss of afternoon sun to properties located opposite on High Street.	Shadow diagrams have been provided indicating that properties on the opposite side of High Street to the east would not be overshadowed in the key period of 9am to 3pm identified in the DCP.
Overshadowing impacts to properties adjoining the site to the west	Shadow diagrams submitted indicate the property to the west will be overshadowed at 9am with that impact being minimal by 10am. The property to the west would still achieve the minimum solar access required under Council controls (3 hours of sunlight between 9am and 3pm in winter). The proposal meets setback requirements to that boundary.
Overshadowing impact to the property to the south	The property to the south is the most impacted by overshadowing due to it's location in relation to the proposal. The proposal complies with setback requirements with the upper level exceeding minimum setbacks. The built form adjacent to that boundary also has a large rear setback (western) of approximately 15m. Sunlight access to that property will be maintained from midday onwards. In consideration of the above, the overshadowing impacts to this property are not considered unreasonable given the controls.
Overlooking impacts to residents along High Street and Junction Street	Some degree of overlooking of nearby properties is unavoidable with higher density development such as the one proposed. Reasonable measures have however been incorporated to minimise this including" • Large rear/western setback • Balconies and primary windows that are generally oriented away from adjoining side boundaries
Acoustic impacts to adjoining residents from use of communal open space areas.	The communal open space areas are separated from the boundary by the deep soil zone. The Plan of Management for the boarding house could reasonably contain measures to mitigate noise impacts from use of that space.
Devaluing of nearby properties	This is not a matter for consideration under the Act.
Inadequacies of geotechnical report and potential exaction impacts to adjoining land.	The supporting geotechnical advice only undertook borehole sampling for 23 and 27 High Street. Council's Geotechnical Officer has reviewed the proposal and supporting report and notes that

Concern	Comment
	although the geotechnical advice is not sufficient to support the proposed development, the development is still assessed as technically feasible from a geotechnical perspective. More detailed geotechnical advice could be obtained at CC stage or during construction.
Shadow diagrams do not accurately depict the shadows and do not take into account fall of the land.	The fall is relatively gentle and shadowing impacts are not considered to differ greatly whether or not the shadows were prepared assuming a flat site. Notwithstanding, the proposal does incorporate reasonable measures to mitigate overshadowing including larger than required rear (west) and side (south) setbacks.
Potentially large numbers of people using common outdoor areas and potential health risks this may pose with regard to COVID.	This would be a matter for consideration under any public health order rather than assessment under the subject application. It is noted that a number of the boarding rooms are provided with balconies and that the boarding house has both a large internal common room along with an outdoor common space in excess of that required by the controls.
The boarding house room sizes are too small.	Minimum boarding room sizes are stipulated in the applicable controls and the development meets those minimums.

Concern	Comment
The house at 29 High St proposed for demolition is of heritage value. It is a rare example of the original early twentieth century workers' cottages built in the vicinity of the Corrimal Cokeworks. Very few such well-preserved examples are still standing in the local area streets, and it is of local heritage value and should, we believe, be protected from demolition. We request that a proper, thorough, independent assessment of its heritage value take place, and that in the meantime a temporary halt to any demolition of the house should be ordered. The history and heritage of this part of Corrimal is a vital part of the cultural legacy of the region and needs to be preserved. 29 High St contains a circa 1920's house. It has been kept in immaculate condition and is therefore of local significance to the Illawarra region of New South Wales and Australia. It has an original bull nose verandah, amongst other notable qualities in houses that are heritage listed. It has significant history to Corrimal and should not be demolished. Its one of a dwindling example of this type of house that is left in the area and should be conserved for future generations. I would like to see a heritage order placed on this house at 29 High Street, Corrimal or at least a natural trust temporary protection until this house can be evaluated.	The buildings on the land are not identified as heritage items and Council's Heritage Officer has reviewed the proposal and not raised any concerns with respect to heritage. There is no proposal to seek interim heritage orders or heritage list these houses.
Insufficient car parking and offsite impacts to street parking.	The boarding house part of the proposal is not consistent with the parking controls.
Stormwater capture and reuse is not shown	Stormwater tanks are now shown on the plans.
Inadequate OSD facility	The application has been assessed by Council's Stormwater Officer who has provided a satisfactory referral and conditions of consent.
Impacts arising from on-street waste collection with regard to parking and streetscape	Council permits waste collection to occur from the kerbside where it does not occupy greater than 50% of the frontage. The residential flat building will have waste servicing from Junction Street whilst the boarding house will be collected from High Street. This meets the control.
Inadequate manoeuvring areas within the basement.	Manoeuvring areas are considered to be generally compliant with the exception of the turning into the lower basement and one residential parking space adjacent to the ramp.
Lack of community consultation	The proposal was notified in accordance with Council policy.

Concern	Comment
Concern about demographic that the boarding house component will attract	The application does not make clear who the target market is for the boarding house. The target is a relevant consideration of what particular need the proposal is seeking to address and the subsequent design considerations to meet that need. However, this detail is not critical to the assessment in so far as this could subsequently change without further consent being required.
The boarding house is too big and is out of character.	There are no specific controls limiting the size of boarding houses in this zone. The DCP does however require the applicant give due consideration to the character of the locality.
Potential adverse impacts on adjoining buildings arising from tree roots in deep soil planting area.	This is a matter that can be readily addressed with appropriate species selection.
Impacts to emergency services vehicle access arising from increased congestion	See discussion above regarding traffic impacts.
38 boarding house rooms is out of character.	The application provides little discussion as to how the boarding house fits in the character of the area. However the development as a whole is reflective of the current planning controls applying to the locality It is noted that the site in close proximity to a train station, bus routes and Corrimal Town Centre whilst being zoned for higher density development.
Noise from balconies	Balconies from the development are generally oriented away from side boundaries.
Cigarette smoke from communal areas drifting to adjoining properties	The communal open space areas are separated from neighbouring properties with landscaped areas including a 6m wide deep soil area to the west.
Safety impacts to children from increased traffic	Matters that impact on pedestrian safety includes; visibility for vehicles exiting and entering the basement, traffic speeds, road configuration, presence of footpaths, crossing opportunities for busy roads, traffic calming along with traffic volumes. In this instance, the additional traffic volume is due to higher densities encouraged by the planning controls. This alone would not be a determinative matter in the circumstances. The development does provide suitable sight distances for vehicles entering and exiting the basement and will be required to provide footpath for the frontage of the site. The number of additional traffic movements is not of a scale that would require upgrading of any nearby intersections or changes to the road environment.

Concern	Comment
The proposal breaches the recommended 3 storey height limit for R3 land under the DCP	The 3 storey limit recommended in the Chapter B1of the DCP for R3 zones applies to dwellings, dual occupancies and secondary dwellings and not to residential flat buildings which are covered in section 6.
Strain on infrastructure (sewer, public transport)	The application was referred to Sydney Water and Endeavour Energy who did not raise any concerns with ability to connect the development to power, water or sewer. There are not expected to be adverse impacts to public transport.
Lack of green space to accompany the development	Both components are provided with compliant communal outdoor areas. There is no requirement for public green space although developer contributions go towards provision of other community facilities.
Lack of guarantee of provision of "affordable housing"	There is no requirement under SEPP Affordable Rental Housing 2009 or Council controls for the development to be "affordable housing". It is noted that under clause 26 of SEPP Housing 2021 boarding houses are required to be used for affordable housing in perpetuity.
The application should use the new SEPP Housing	This policy was adopted following the lodgement of the DA and as such the DA is captured by the savings provisions of that policy and the previous policy, SEPP (Affordable Rental Housing) 2009, applies.
Viability of boarding house is doubtful in regard to other existing boarding houses in Wollongong.	This is not a matter for consideration under the Act.
The residential units are very small	The units meet the minimum dimensions.
Lack of footpaths for pedestrians	The proposal would be required to provide footpath for the full frontage were it to be approved. Footpaths are shown on the landscape plan.
Social impact assessment is inadequate and does not cover all the likely impacts	The impact analysis contained at section 3 of the social impacts assessment is inadequate in describing the potential impacts and benefits arising from the development.
Proximity of driveway to adjoining resident will have adverse air quality, noise and safety issues with all vehicles entering and existing from within 1.5m of boundary.	The setback of the driveway from the adjoining property has been increased to approximately 3m from the boundary. The driveway grade and sight lines comply.
Clustering of boarding houses in the locality.	The DCP recommends boarding houses be 150m apart, which is satisfied in this instance. A proportion of dwellings within the Coke Works site

Concern	Comment
	are to be affordable housing. This is considered to address an important social issue as the locality does benefit from close proximity to transport and services. The nearest approved boarding house to the site is located at 126 Murray Road (DA-2017/522) approximately 470m from the site.
Boarding house residents have little responsibility or care for neighbouring premises due to the constant turnover and unpredictable nature of use/occupants.	Any approval would require compliance with a plan of management. The proposal also incorporates an on-site manager residence.
The proposal does not adequately respond to the site or adjoining developments	The proposal is considered to incorporate some design elements that respond to adjoining sites. This includes a stepping of the form and greater than required setbacks to the south, large setbacks to the western boundary and balconies that are oriented towards the street. Non-compliances with regard to FSR and front setback are not however supported.
Impacts of construction noise to the locality	Construction noise and traffic is an unavoidable aspect of all development. There are a range of limitations that would apply to construction such as days and hours of work and construction traffic management.
Intensity of the use of the land and associated impacts	There are a number of key concerns with the proposal that relate to intensity of the use of the land such as the FSR and front setback non-compliance.
How will Council plan for similar future developments in terms of infrastructure and the like	Council has zoned the locality R3 medium density residential. The necessary infrastructure provision to support that density of development is part of the strategic decision making process underpinning the WLEP2009. New development is required to pay developer contributions to help fund public infrastructure that is required as a result of development.
The residential pocket within which the site sits is land locked as far as traffic movements go.	Any improvements to the function of intersections are broader strategic issues beyond the scope of this application to resolve.
Safety issues with children trying to cross Railway Street	This is not a matter that the proposal is directly responsible for. If there are traffic safety issues at Railway Street, this is a separate matter to raise with Council through other channels.
Basement height is only 2.2 – 2.5m, insufficient to accommodate a 4x4 or larger vehicle (e.g.	The minimum floor to ceiling height for basement car parking areas is ~2.6m.

Concern	Comment
trade vehicle) with those vehicles being forced to park on the street.	
Insufficient extent of notification to nearby residents	The notification extent was in accordance with Council participation plan.
Any such increased density development should have to wait until the Coke Works development has been completed and the impacts of that better understood.	The density of the proposal in not supported.
Greenacres Disability Services whilst not opposed to development is very concerned at the impact the proposed development in the above matter will have on access and egress that is opposite to our Day Program at 38 High Street Corrimal and in particular parking for carers and other service providers who pick up and drop off to our Centre. Our participants often have leisure walks within High St and the surrounding streets and increased traffic flow may introduce additional risks to this activity. The size of the development would indicate that there will be inadequate parking for visitors to the development complex and this will greatly impact on our service and our participants in terms of street parking. On this basis we would object to the development until these matters can be adequately addressed.	The residential flat building component of the development provides the required number of resident and visitor car parking spaces. There is disagreement with the applicant as to the applicable rate for the boarding house component, with the rate either being 0.5 spaces per room or 0.2 per room, depending on whether it is run by a social housing provider. Notwithstanding, the proposal would not be supported unless compliance was achieved. The proposal does not rely on street parking, however there is likely be some spill over parking to the street from the development (as appears to be the case with the Greenacres facility), this would not be a reason for the proposal to not be supported. Pedestrian safety concerns are noted however as stated above, there are a variety of factors that contribute to safety and traffic volumes from this development would not be a significant contributing factor.
Vegetation may not be implemented	This could be addressed via conditions of consent if the application were to progress.
Inaccuracies in the traffic report including: • traffic data dating back to 2013 • identifies the former Corrimal Leagues Club which no longer exists	These discrepancies are noted and would need to be amended if the application were to progress.
Claim that only approximately 30m of frontage will be taken up with bins is inaccurate (63 dwellings	To meet the requirement for kerbside collection bins must not occupy more than 50% of the frontage. Bins for the residential flat building will be located on Junction Street frontage. The 35m frontage is sufficient to accommodate those bins. Bins for the boarding house will be located on High Street. The 60m frontage is sufficient to accommodate those bins.

Concern	Comment
Question whether the water flow rates expected have been ground truthed/tested	The proposal is accompanied by a civil drainage plans prepared by a suitably qualified consultant and these have been reviewed by Council's Stormwater Officer who is satisfied it meets Council controls subject to conditions of consent.
Boarding houses are just money making schemes, not true attempts to address affordability.	The boarding house has been assessed against the controls applicable to this form of development. The boarding house would improve access to a certain type of housing. It would not meet all the complex demands around housing affordability however that is beyond the scope of the application to resolve.
Residents will have to travel to do laundry.	The proposal incorporates a communal laundry in the basement.
No consideration has been given to the current boarding house being built in Station Street, which will add more vehicles to an already saturated Railway Street	It is not clear what development this refers to. The nearest approved boarding house to the site is located at 126 Murray Road (DA-2017/522) approximately 470m from the site. Notwithstanding, the cumulative traffic impacts of other developments in the locality are a broader strategic concern and beyond the scope of any one application.
The FSR does not comply	This forms a reason for refusal.
The east west façade is uninterrupted and imposing	The setback of the east-west façade has been increased from ~4m to ~6m and a roof overhang on the top floor removed. This is considered to provide a better relationship with the adjoining property. That façade has been deliberately left free of windows and balconies, elements that would provide some variety to the finish, in order to minimise overlooking issues. The rear (west) setback is also greater that would be required.
The bulk of the building will act as a wind break and adversely impact on natural circulation and cooling to adjoining buildings.	Setbacks of the building comply and there are no other particular planning controls dealing with wind circulation.
The SEE incorrectly states that there will be no adverse impacts to other residents of the area.	This assessment report provides consideration of the likely impacts of the proposal.
Clarification is required demonstrating that CLG are a social housing provider	This has been raised with the applicant but detail has not been provided.
Chapter C3 of WDCP 2009 is old and needs updating to better keep up with state level changes.	The provisions of SEPP (Affordable Rental Housing) 2009 is the higher order control which applies to the proposal. The more recently adopted SEPP Housing 2021 provides an updated set of controls for boarding houses. These override the Chapter C3 where there are any inconsistencies.

Concern	Comment
The new Document for NSW Affordable Housing Ministerial Guidelines 2021/2022 as well as the New Planning Principles for NSW have only just been released and it will take some time to fully understand the implications of these within the context of WCC.	The NSW Affordable Housing Ministerial Guidelines set out the policy framework for delivering affordable housing that has been developed with financial assistance from the NSW Government and is owned or managed by registered community housing providers. That is not the case in this application. The NSW Planning Principles have been discontinued.
Concern the boarding house will be run as an air b'n'b or hotel	The boarding house would be required to operate in accordance with the definition of a boarding house along with any conditions of consent.
Will the RFB be sold or tenanted?	Council does not have control over this aspect of the proposal.
There is no reference to the involvement of any registered agency with experience in this specialised field for the boarding house .	The boarding house would need to be run by a registered social housing provider under certain circumstances. For instance, the application seeks a lower car parking rate designated for social housing providers. There is insufficient detail of the social housing provider.
A cursory drive along Church Street in the city, north of Campbell Street will show that the curbside parking outside apartment buildings is fully subscribed with resident cars that are not accommodated within the off-street parking allocation.	There are minimum car parking requirements for residential flat building development and the proposal meets this requirement. Any overflow onto the street is beyond the scope or control of this application. It is noted the site has two street frontages where such overflow could be accommodated.
Potential for creation of Louis Street link to enable an exit to Rothery Street to address traffic issues.	The potential link in question is highlighted below. This may be a longer term consideration for Council however is not a project that would be initiated as a result of the current proposal. 

Concern	Comment
People have bought in this locality for the community and quiet nature of the streets. This proposal will change all that.	The proposal would be a notable change to the streetscape and locality however is of a form that is generally anticipated by the permissible heights and density under the LEP. There are however a number of outstanding concerns with the proposal that require resolution in order for it to be considered to fit in the locality. It is noted that the prior Corrimal Leagues Club site to the south west has been redeveloped recently in line with the current controls. In addition the planning proposal for rezoning of the Corrimal Cokeworks site to R3 and RE1 permitting a mix of residential apartments and townhouses, a neighbourhood retail centre and open space area was finalised by the NSW Department of Planning and Environment on 29 April 2022. Residential development will be permitted to reach a height of 15m (4 storeys) and an FSR of 1.5:1
The change to a higher density zoning for the locality was not effectively communicated to residents.	This occurred many years ago upon adoption of WLEP2009 in 2010 an is not a matter for consideration under the current DA.
The proposal does not respond to the SEPP 65 design quality principle of ""Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood."	See discussion at SEPP 65 below.
For 3B Under Orientation, It states that, "Overshadowing of neighbouring properties is [to be] minimised during mid-winter". The proposal does not do this.	See discussion above regarding overshadowing.
Principle Number 1 Context and Neighbourhood Character states that, … "social, economic, health and environmental conditions" are to be met. The proposal fails to do this in regard to adjoining neighbours	See discussion at SEPP 65 below.
I disagree with the DA's Statement of Environmental Effects, under the heading, "Likely Impacts" and I quote, "The proposal is consistent with the existing and desired future character for the area…" I find this statement untrue.	There is disparity between the existing low density residential character and that anticipated by the planning controls which allow for much greater density. As a result there will be unavoidable conflict between the two. How this is managed will generally revolve around ensuring compliance with the applicable planning controls.

Concern	Comment
Most of the residents of High Street and they want to keep their houses. They have no desire to see this development go ahead and completely alter the future character of the street. Many have poured their life savings into their houses.	See above.
The boarding house is excessively large compared to others in the LGA	The boarding house may be relatively large compared to others that have been approved however there is no set limit on the number of rooms in the zone.
Higher density housing is known to impact on mental health, longevity and respiratory and chronic disease.	Density limitations are set by the planning controls and the assessment must be made against those controls.
The submitted documentation states that the proposal will, “ensure a diverse range of people from differing social groups” and then goes on to say, “It is anticipated that there will be no negative impacts on existing residential population”. I disagree with this statement. The magnitude of this thirty-eight room boarding house in close proximity to three other assisted accommodation sites will bring an increase in people, noise and disturbance to this area. I believe this will have a negative impact on our existing residential population. A large volume of people that is fluid, in other words a boarding house with high turn-over, short term residents, brings increased noise issues with 38 (x2 for some rooms =44) short term room residents, more if they entertain guests, congregating in the outside common area. Add the proposed twenty-four units and that’s at least a minimum of sixty-five people coming and going from that building all day and night. More likely it will be double this number as humans are social beings. Not to mention the noise that will be generated during the actual the building construction of this size building. (Which makes me ponder if the road surface is equipped to hold the heavy cranes and vehicles that will be employed to build this. Is there a weight limit to our street?)	The fit of the proposal and likely impacts are not have not been properly considered in the submitted documentation.

Concern	Comment
How can the submission claim that "Traffic generated by the proposed development will considered to be only minor and have no impact on the operation of the adjoining road network when compared with the existing use of the site". How can this statement be true when out of the four homes they want to demolish probably only two or three residents of those residents drive and three to four walk? This development is proposing ten times that number!	It is noted the proposal will result in a notable increase in traffic generation to that arising from the existing dwellings on the site. In assessing the impacts of that change, Council must look at a variety of factors. The following observations are made in this regard: • The site is zoned for higher density development and this unavoidably results in a corresponding increase in traffic. • The locality is within close proximity to public transport and services. • Traffic generation rates have been assessed by Council's Traffic Officer and are not expected to cause nearby intersections to move to unacceptable levels of service (efficiencies) or to be in excess of what the street environment could tolerate. The boarding house part of the proposal is not consistent with the parking controls.

1.6 CONSULTATION

1.6.1 INTERNAL CONSULTATION

Council's geotechnical, stormwater, traffic, heritage and environment officers have reviewed the application and provided a satisfactory referral. Conditions of consent were recommended.

Landscape Architect

Council's Landscape Officer has reviewed the application and raised some concern with the landscaped areas however these items would generally be resolvable with conditions.

Safer Community Action Team (SCAT) Officer

Council's SCAT Officer has reviewed the application and concerns raised are either addressed or could be resolved via conditions of consent.

Community services Officer

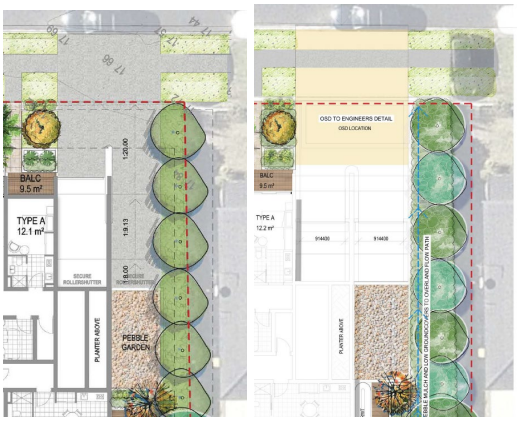
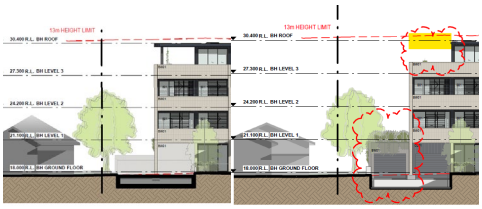
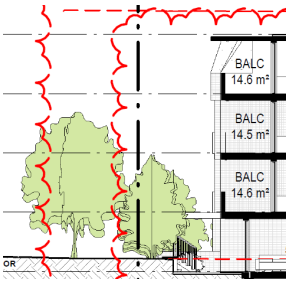
Council's Community Services Officer has reviewed the application and concerns raised have either been resolved in amended documentation or could be addressed through conditions of consent.

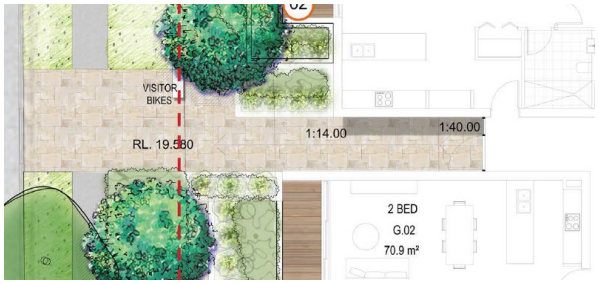
1.6.2 EXTERNAL CONSULTATION

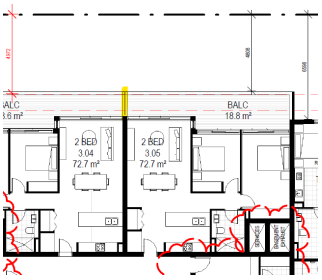
Design Review Panel

The application was reviewed by the Design Review Panel on 7 February 2022 in accordance with clause 28 of SEPP 65. The Panel commentary is contained at **Attachment 4**. A summary of the concerns raised by the Panel and response from the applicant is contained in the table below.

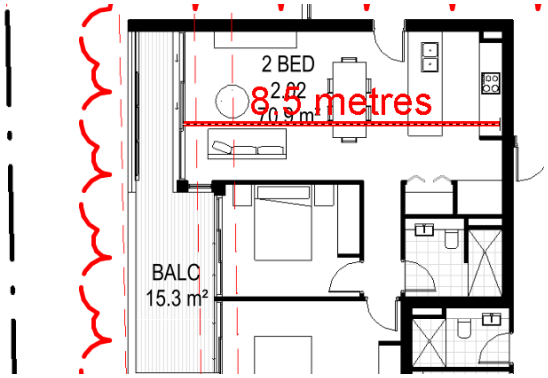
Concern	Comment
Analysis of constraints and opportunities should include utility services. The existing sewer main position and its diversion to authority	The sewer line is to be diverted within the confines of the building and no longer located within the confines of the deep soil area. Were

Concern	Comment
requirements is unclear. Plans should indicate finished and key existing levels together with clear setbacks at all levels including basements.	the application to proceed, this arrangement would need to meet Sydney Water specific requirements.
A driveway entry ramp from High Street is located adjacent to the site's southern boundary. The ramp provides a strip of landscaping approximately 1m wide. Documents show this narrow strip containing several trees and a grass swale to accommodate over land flow. A more generous setback is required to accommodate both drainage and landscaping. It is recommended that the driveway is reconfigured to be contained wholly within the building form, this would accommodate a landscape strip of 4m - 5m in width along the southern boundary.	The setback of the driveway entry has been increased as illustrated below. 
An excessively deep roof overhang on the southern edge of the building is proposed. The overhang contributes to overshadowing the southern neighbour, whilst providing no perceivable benefits to the subject site. The extent of the roof overhang should be significantly reduced.	The roof overhang has been removed as shown below. 
Further analysis is also required to quantify the extent of overshadowing of the existing dwelling to the south. The impact upon solar access to living areas and primary areas private open space should be quantified. Further refinements of the southern edge of the building form may be required to improve solar access to the southern neighbour.	The combination of an increased setback to the south and removal of the roof overhang is considered to provide a more acceptable relationship with the property to the south with respect to overshadowing. Amended shadow diagrams have been provided.
Units G01 and G02 sit approximately 900mm below street level. This provides pedestrians clear lines of site into habitable rooms and areas of private open space. Detail sections and solar studies should be developed to demonstrate how the privacy of these units is maintained whilst still providing adequate solar access to the units in the winter months. Ideally privacy to the units would not be solely dependent upon soft landscape elements.	The area in question is shown on the section below. This aspect does not appear to have been altered in the amended drawings. This would however seem readily resolvable with appropriate boundary treatment. 

Concern	Comment
The residential access provided from Junction Street is 540mm below the adjacent street level. The access ramp provided (1:20 @7.5m and 1:40 @2m) will accommodate a change in level of 425mm. Further detail refinement is required to provide an accessible entry. 1:14 ramps (which require handrails and toe boards) and platform lifts should be avoided.	This item has not been addressed. The ramp provided from Junction Street remains at 1:14 is provided as illustrated below. 
the panel recommends further refinement of the upper level / roof form to provide a more recessive upper level. To achieve this consideration must be given to the position / extent of roof overhangs and the use of a dark recessive material palette.	This has not changed significantly however is not considered to be a determinative issue or could be resolved with some minor amendment.
The proposal does not appear to be providing ADG compliant solar access to its principle usable area of communal open space. Further refinement of the western edge of the RFB should be considered to assist in increasing direct solar access to communal open space.	This appears to be satisfactory.
It is unclear how the GFA bonus attributed to the boarding house has been applied and if the scheme in its entirety complies with the maximum permissible FSR.	This is not considered to have been addressed.

Concern	Comment
The proposal claims in excess of 70% of units receive ADG compliant solar access. Units 1.01, 3.05 and 3.06 claim ADG compliance (minimum 2 hours of solar access to living areas and areas of POS, mid-winter between 9am and 3pm). However, none of these units appear to be receiving solar access to areas of POS. Further detail development is required. The extent of solar access provided by sky lights into living areas should also be more clearly documented to demonstrate compliance with the ADG. Units 3.02, 3.04 and 3.05 are dependent upon skylights to provide natural cross ventilation to meet ADG requirements. Further details of the skylights should be provided to demonstrate the skylights can provide functional cross ventilation. The skylight should be: - remotely operable - meet ADG opening size requirements - accommodate shading devices to prevent excessive heat gain.	Unit 1.01 has been removed, 3.06 received suitable solar access as shown below.  The living space of unit 3.05 would be obscured by the balcony and fin wall between this unit and 3.04 as shown below  Units 3.04, 3.05 and 3.06 rely on rooftop operable skylights to achieve natural cross ventilation. This is not considered to address the requirements of the ADG.
Opportunities to harvest rainwater for use in maintaining any plantings established on the building or the site should be explored. Other water minimization measures (reuse of rainwater for toilet flushing and washing machines) should also be considered.	This item has not been responded to. Rainwater tanks are identified on the ground floor plan however no detail of the size or functionality is shown. Rainwater use in toilets or washing machines is not provided.
The use of photovoltaic cells and solar panels is also encouraged, particularly to common and house services	This has not been provided.
Discussions should be undertaken with Council to achieve the best streetscape possible, including, large shade trees at close centres to maximise canopy cover and shade, wider verges with planting (as opposed to lawn), trees further from	This matter could be resolved through amended plans and conditions.

Concern	Comment
the kerb edge, and generous footpaths with native planting beside to property boundary.	
Along the street, but internal of the site boundary, the proposed lawn would be better replaced with low planting as it provides little to no amenity but does add to ongoing maintenance. The southern boundary shows significant tree planting however there appears to be inadequate soil width and volume in this location to achieve this. Coordination between disciplines needs to be undertaken to provide a wider soil zone that can sustain proposed tree growth.	This matter has been generally addressed or could be resolved via conditions.
The location of the RFB's COS entry location should be reconsidered; it may be better located immediately south of the fire stair to provide access more central to the COS, and to avoid accidental views into apartments opposite.	This has been addressed.
The layout of the RFB's COS is dominated by circulation and scattered seating. Further design work should be undertaken to provide spaces programmed for a variety of uses suitable to the expected future tenants. Planters could be arranged to create a series of rooms as opposed to corridors. The potential to use the buildings walls, and introduce thresholds, to create these spaces should be explored.	This has not changed significantly as illustrated below. Original  Amended 
The lawn to the edge of both the RFB and boarding house spaces allows informal seating (a potentially good inclusion) however the resolution means that overly shaded, unusably narrow, and oddly arranged spaces, result (e.g., planter or seat directly beside narrow strip of	Generally unchanged

Concern	Comment
lawn). Work needs to be done to ensure the arrangement is logical and maximises usability and provides adequate solar exposure.	
Consideration should be given to the retention of the solitary tree (Crepe Myrtle) on the Junction Street boundary. It is not shown on the survey.	This does not appear to have been addressed.
Some open plan living areas appear to be in excess of the maximum 8m depth (ADG objective) from window to back wall of kitchen.	This is still an issue (see below) 
On the Eastern façade of the narrow boarding house units, consideration could be given to proving slit openings in northern balcony walls to improve winter sun access.	This has not been changed.
Separate Waste management systems need further clarity.	Resolved
A BCA report is included in the application which refers to the need for 'Engineered Solutions' and issues to be addressed at CC stage. The panel is firmly of the view that any health or safety issue impacting site planning or building layout must be addressed at DA stage. I escape exits, distances, fire services.	Not provided.
As a fully sprinklered building, booster pump valves and associated plant rooms etc. need to be located. Are the systems duplicated for both uses?	Not provided
Several ground level POS areas are below street level. A fail-safe overland flow path should be incorporated in the event of piped system failure.	Council's Stormwater Officer has given a satisfactory referral in regard to stormwater management.
The location of service risers, AC condensers, down pipes, fire hydrant boosters etc. should be accommodated. The position and extent of lift overruns must also be shown.	The applicant has identified the proposal as not needing lift overruns with lifts being concealed in the roof space. Manufacturer specifications for this have not been provided.
Stormwater management plan should include the roof. Currently this is shown as a flat plate with no edge upturn.	This has not been provided. It is noted that Council's Stormwater Officer has given a satisfactory referral in regard to stormwater management.

Endeavour Energy

Endeavour Energy have provided recommended conditions of consent.

Sydney Water

Sydney Water have not raised any concerns subject to conditions of consent. Were the application to proceed, the developer would have to consult with Sydney Water.

2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

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

2.1.1 STATE ENVIRONMENTAL PLANNING POLICY 65 – DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT

The development meets the definition of a 'residential flat building' as it is more than 3 storeys and comprises more than 4 dwellings. As such, the provisions of SEPP 65 apply. The proposal has been considered by Council's DRP in accordance with Clause 28 and Schedule 1, as reflected above.

A statement has been prepared by a Registered Architect addressing the requirements of SEPP 65 and was submitted with the application at lodgement accordance with Clauses 50(1A) & 50(1AB) of the Environmental Planning and Environment Regulation 2000 (in force at time of lodgement).

Schedule 1 of SEPP 65 sets out the design quality principles for residential apartment development. These must be considered in the assessment of the proposal pursuant to clause 30(2)(a) of the Policy and are discussed below.

Schedule 1 Design quality principles

Principle 1: Context and neighbourhood character

The proposal generally seeks to utilise the height and density available under the planning controls. This results is a disparity between the existing low density residential character and that anticipated by the planning controls. As a result, there will be unavoidable conflict between the two. How this is managed generally relies on ensuring compliance with the applicable planning controls. The proposal does not comply with the FSR and front setback and there are questions as to whether the context has been properly addressed in the submission.

Principle 2: Built form and scale

The general aesthetic of the building is considered to be acceptable and the building is generally positioned well on the site.

The bulk and scale however is not acceptable. The FSR is exceeded and the building encroaches into the front setback.

Principle 3: Density

Some amenity requirements (e.g. solar access, natural ventilation and private open space) are not achieved and the density is exceeded.

The site is generally well located with respect to access to public transport and services.

Principle 4: Sustainability

The development generally provides good solar access, but cross ventilation minimums are not met.

A compliant deep soil area is provided for groundwater infiltration.

Whilst the proposal would provide a variety of housing options, insufficient analysis of the social impacts of the proposal have been provided.

Principle 5: Landscape

The landscaped areas are considered to provide amenity and outlook for residents along with providing a buffer between the development and adjoining sites. A communal open space area is provided.

Principle 6: Amenity

The proposal does not comply with minimum natural ventilation requirements and unit depths are exceeded. Otherwise, the amenity of units is generally satisfactory.

Principle 7: Safety

Direct pathways from the street to bedrooms of units on the ground floor are not considered desirable from a CPTED perspective.

The proposal generally provides good passive surveillance of the street and publicly accessible areas along with access control between private and public areas.

Principle 8: Housing diversity and social interaction

A satisfactory mix of apartment sizes is provided along with a communal open space area that incorporates a BBQ facility, outdoor and undercover space.

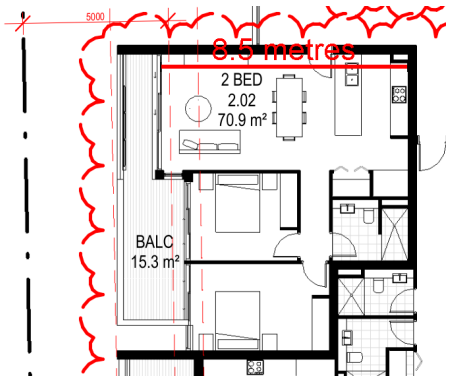
Principle 9: Aesthetics

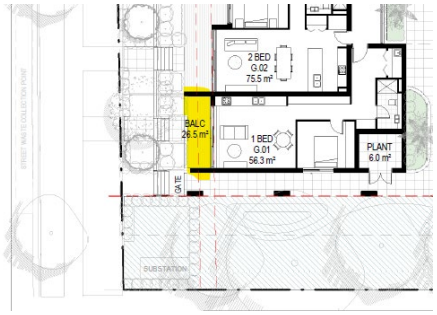
The proposal is generally of good proportion and includes a balanced composition of elements and a variety of materials, colours and textures. However, the DRP recommends further refinement of the upper level / roof form to provide a more recessive upper level. To achieve this consideration must be given to the position / extent of roof overhangs and the use of a dark recessive material palette.

Apartment Design Guide

Variations to controls contained in the ADG are addressed below. Full compliance tables are contained in **Attachment 5.**

Control	Comment
Objective 4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents	The proposal does not meet the minimum requirements. There are a number of units on the upper level that have been provided with operable skylights however this is not considered to address the requirements of the ADG. Excluding those units the development would have approximately 52% naturally cross ventilated.
Design criteria	
1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	
2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	
Design guidance	
The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths	
In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side) (see figure 4B.4)	
Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow	
Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow	

Control	Comment
Objective 4D-2 Environmental performance of the apartment is maximised ***Design criteria*** 1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window ***Design guidance*** Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths All living areas and bedrooms should be located on the external face of the building	The depth of units from a window exceeds 8m in certain units (see below). 

Control	Comment
Objective 4E-1 **Apartments provide appropriately sized private open space and balconies to enhance residential amenity** ***Design criteria*** 1. All apartments are required to have primary balconies as follows: 	Dwelling type	Minimum area	Minimum depth
---	---	---
Studio apartments	4m²	-
1 bedroom apartments	8m²	2m
2 bedroom apartments	10m²	2m
3+ bedroom apartments	12m²	2.4m | The minimum balcony depth to be counted as contributing to the balcony area is 1m 2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m ***Design guidance*** Increased communal open space should be provided where the number or size of balconies are reduced Storage areas on balconies is additional to the minimum balcony size Balcony use may be limited in some proposals by: • consistently high wind speeds at 10 storeys and above • close proximity to road, rail or other noise sources • exposure to significant levels of aircraft noise • heritage and adaptive reuse of existing buildings In these situations, juliet balconies, operable walls, enclosed wintergardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both. Natural ventilation also needs to be demonstrated	Balconies comply with the exception of unit G.01 as shown below. This could be readily made to comply by extending the POS area minimally beyond the building line. 

2.1.2 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

The site is not identified as potentially contaminated in the land constraints in Intramaps. The development history on Council records does not indicate any prior contaminating land uses. The land is not registered under the Contaminated Land Management Act 1997. A preliminary site investigation is not required.

Council's Environment Officer has reviewed the site history and documentation and recommended conditions of consent.

A Hazardous Materials Survey has been submitted addressing demolition and the recommendations contained in that report would be reflected in conditions if the proposal were to be supported

The proposal is satisfactory with regard to clause 4.6 and considered suitable for the proposed land use without remediation.

2.1.3 STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

An Acoustic Report has been submitted with the application which assesses the likely acoustic impact of the rail line on the development which is located approximately 140m to the east. Recommendations are made in that report to achieve suitable internal noise limits. This would form a condition of consent were the application to be supported.

2.1.4 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.

2.1.5 STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009

This policy has since been repealed by State Environmental Planning Policy (Housing) 2021 which came into effect on the 26 November 2021. The current application was lodged on 8 November 2021 and falls under the savings provisions under Schedule 7A of that policy.

Division 1 In-fill affordable housing

This division does not apply to the proposal.

Division 3 Boarding houses

26 Land to which Division applies

The division applies as the land is zoned R3 Medium Density Residential.

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.

The proposal is for a boarding house.

(2) Despite subclause (1), clauses 29, 30 and 30A do 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 Greater Sydney region unless the land is within an accessible area.

The site is zoned R3.

(3) Despite subclause (1), clauses 29, 30 and 30A do 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 Greater 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.

The site is zoned R3.

29 Standards that cannot be used to refuse consent

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

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

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

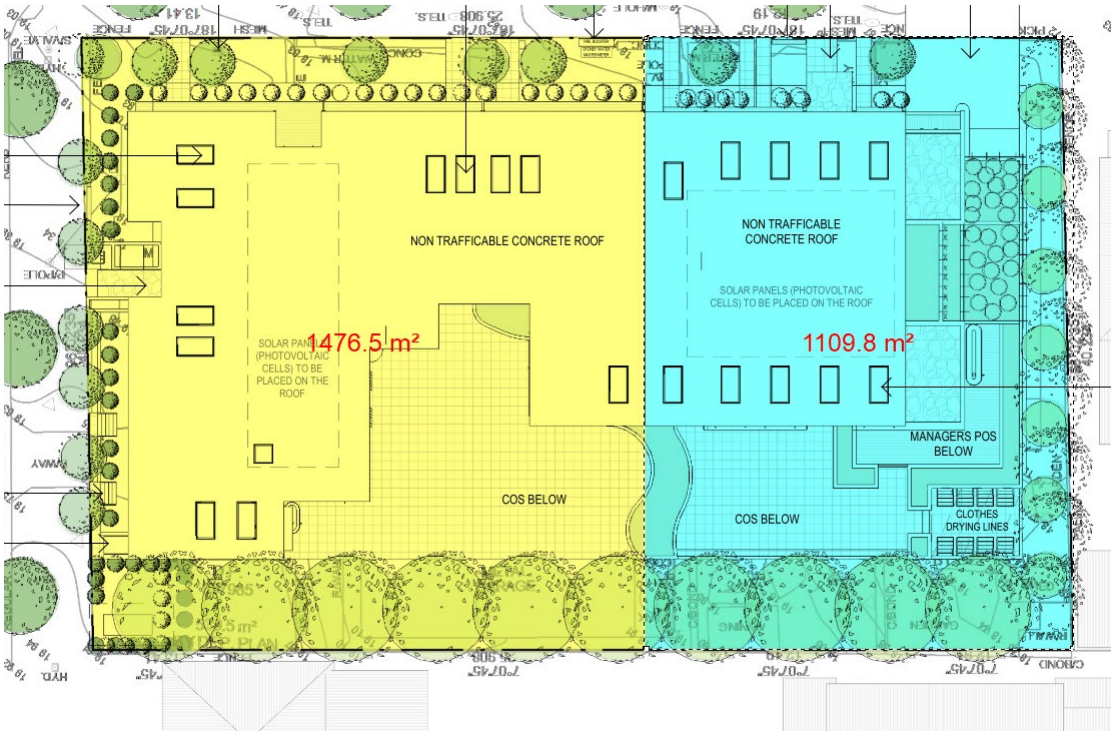
(c) if the development is on land within a zone in which residential flat buildings are permitted and the land does not contain a heritage item that is identified in an environmental planning instrument or an interim heritage order or on the State Heritage Register—the existing maximum floor space ratio for any form of residential accommodation permitted on the land, plus—

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

This division applies to boarding houses only, not to a residential flat building (RFB). The proposal is a mixed-use development comprising a residential flat building and boarding house. As such, the bonus FSR would only apply to the boarding house component.

This division does not specify how, in the circumstances of a mixed-use development, a bonus would be applied to the boarding house component. In the absence of this a reasonable approach is for any bonus to be proportional to the extent that a development is comprised of a boarding house. There are two potential ways of reasonably applying this bonus, either by proportion of site area allocated to each use or as a proportion of the overall GFA.

In the current scenario, the site is readily defined between the RFB component and boarding house components along with associated outdoor areas as illustrated below with the yellow being the RFB and the blue being the boarding house.



Applying an FSR of 0.75 under the LEP to the residential flat building component using the part of the site area allocated to that use would result in a maximum GFA of 1,107m². The proposal has a GFA of ~2,000m² for the RFB.

Applying an FSR of 1.25:1 to the boarding house component using the part of the site area allocated to that use would result in a maximum GFA of 1,387m². The proposal has a GFA of approximately 1,274m² (325 (ground) + 343.7 (level 1) +325 (level 2) + 280.5 (level 3)). It is noted that there are areas that have been excluded from the applicants GFA calculations that should be included (e.g., the fire egress hallway for the boarding house on ground floor level).

Using the second method, the starting point would be the amount of GFA allocated to the RFB. The proportion remaining being the degree to which any bonus would apply to the boarding house component.

In a scenario where the entire development was a boarding house, the full bonus of 0.5:1 would apply, resulting in an overall FSR of 1.25:1.

As the proportion of the site that is allocated to the boarding house diminishes, so too would the proportional bonus available under this clause. For example, if half the available GFA using the maximum available under the LEP (0.75:1) were taken up with the RFB, the proportional bonus available would be as follows:

Site area:	2590m²	
Maximum FSR under LEP	0.75	
Maximum GFA based on on this FSR	1943m²	
Proposed GFA for RFB component	971.31	*50.0% of total GFA*
Proportion remaining for boarding house	971	*50.0% of total GFA*
Bonus available to boarding house based on ratio	648m²	*(0.5 x site area x % of total GFA used as boarding house)*
Total GFA for boarding house including bonus	1619m²	
Total overall GFA	2590m²	
Total overall FSR	1.00 :1	

In the current case, the GFA allocated to the RFB is already at 2000m² and above what would be possible even if the entire site was used as an RFB which is 1,943m².

The applicant has first applied the maximum 0.75:1 FSR available for an RFB under the LEP and then added the GFA bonus under the SEPP of 0.5:1 on top of that for the boarding house. This approach is not supported, and the proposal is considered to exceed the maximum allowable FSR.

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

(2) A consent authority must not refuse consent to development to which this Division applies on any of the following grounds—

(a) building height: if the building height of all proposed buildings is not more than the maximum building height permitted under another environmental planning instrument for any building on the land,

Complies

(b) landscaped area: if the landscape treatment of the front setback area is compatible with the streetscape in which the building is located,

Satisfactory.

(c) solar access: where the development provides for one or more communal living rooms, if at least one of those rooms receives a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter,

Satisfactory

(d) private open space

if at least the following private open space areas are provided (other than the front setback area)—

(i) one area of at least 20 square metres with a minimum dimension of 3 metres is provided for the use of the lodgers,

Complies

(ii) if accommodation is provided on site for a boarding house manager—one area of at least 8 square metres with a minimum dimension of 2.5 metres is provided adjacent to that accommodation,

Complies

(e) parking Reprobate

if—

(i) in the case of development carried out by or on behalf of a social housing provider in an accessible area—at least 0.2 parking spaces are provided for each boarding room, and

The applicant seeks to utilise the rate for a social housing provider and the site is within an accessible area as defined under this policy being within 800m walking distance of Corrimal Railway Station.

Social housing provider is defined under this policy as follows:

social housing provider means any of the following—

(a) the Department of Human Services,

(b) the Land and Housing Corporation,

(c) a registered community housing provider,

(d) the Aboriginal Housing Office,

(e) a registered Aboriginal housing organisation within the meaning of the Aboriginal Housing Act 1998,

(f) a local government authority that provides affordable housing,

(g) a not-for-profit organisation that is a direct provider of rental housing to tenants.

A letter has been submitted with the application from an organisation titled CLG Management stating "as a Social Housing provider we intend to enter into Management of the Boarding House and will in due course produce and enter into an Exclusive management Agreement prior to operation of the boarding House".

Despite requests of the applicant in regard to this, no evidence has been provided that CMG Management are a social housing provider nor is this evident from a search of the company details on the internet. In order for this rate to be applied to the development, it is considered that this aspect needs to be confirmed at DA stage. It is noted the development provides a surplus of residential car parking spaces and also that the new SEPP (Housing) 2021 recommends parking at a rate of 0.2 per boarding room.

(ii) in the case of development carried out by or on behalf of a social housing provider not in an accessible area—at least 0.4 parking spaces are provided for each boarding room, and

(iia) in the case of development not carried out by or on behalf of a social housing provider—at least 0.5 parking spaces are provided for each boarding room, and

Further to the discussion at i) above, the applicable parking rate for the proposal is 0.5 per boarding room. This would equate to 19 spaces. Only 9 have been provided.

(iii) in the case of any development—not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site,

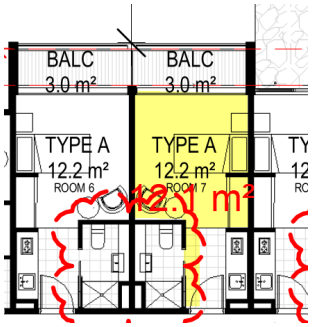
No employee parking is identified.

(f) accommodation size

if each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least—

(i) 12 square metres in the case of a boarding room intended to be used by a single lodger, or

The gross floor area for rooms includes circulation space from the front door past the toilet and kitchen as illustrated below.



(ii) 16 square metres in any other case.

Complies

(3) A boarding house may have private kitchen or bathroom facilities in each boarding room but is not required to have those facilities in any boarding room.

Each room has toilet and kitchen facilities.

(4) A consent authority may consent to development to which this Division applies whether or not the development complies with the standards set out in subclause (1) or (2).

N/A

(5) In this clause—

social housing provider does not include a registered community housing provider unless the registered community housing provider is a registered entity within the meaning of the Australian Charities and Not-for-profits Commission Act 2012 of the Commonwealth.

The application does not identify the operator as a registered community housing provider.

30 Standards for boarding houses

(1) A consent authority must not consent to development to which this Division applies unless it is satisfied of each of the following—

(a) if a boarding house has 5 or more boarding rooms, at least one communal living room will be provided,

Complies

(b) no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25 square metres,

Complies

(c) no boarding room will be occupied by more than 2 adult lodgers,

This could be addressed via conditions.

(d) adequate bathroom and kitchen facilities will be available within the boarding house for the use of each lodger,

Each room has a kitchenette.

(e) if the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on site dwelling will be provided for a boarding house manager,

Provided.

(f) (Repealed)

(g) if the boarding house is on land zoned primarily for commercial purposes, no part of the ground floor of the boarding house that fronts a street will be used for residential purposes unless another environmental planning instrument permits such a use,

N/A

(h) at least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms.

38 rooms requires 7 bicycle and 7 motorcycle spaces. The proposal does not provide motorcycle parking for the boarding house.

Space for 10 bicycles for the boarding house component is provided along with separate visitor bicycle storage.

(2) Subclause (1) does not apply to development for the purposes of minor alterations or additions to an existing boarding house.

N/A

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.

N/A

30A Character of local area

A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.

52 No subdivision of boarding houses

A consent authority must not grant consent to the strata subdivision or community title subdivision of a boarding house.

The proposal includes a strata subdivision plan for the boarding house.

2.1.6 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

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.

residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.

mixed use development means a building or place comprising 2 or more different land uses.

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 R3 Medium Density Residential.

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 medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The proposal is satisfactory with regard to the above objectives.

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

> *Attached dwellings; Backpackers' accommodation; Bed and breakfast accommodation;* ***Boarding houses****; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Exhibition homes; Exhibition villages; Group homes; Home-based child care; Home businesses; Home industries; Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor****); Residential flat buildings****; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Serviced apartments; Shop top housing; Signage; Tank-based aquaculture; Veterinary hospitals*

The proposal incorporates both a boarding house and a residential flat building, both of which are is permissible in the zone.

Part 4 Principal development standards

Clause 4.3 Height of buildings

The proposed building height of 13m does not exceed the maximum of 13m permitted for the site.

Clause 4.4 Floor space ratio

Maximum FSR permitted for the zone:	0.75:1
Overall site area:	2,590.16m²
Maximum GFA available under the LEP based on this clause:	1,942.62m²
Proportion of site area allocated to RFB:	~1,476.5m²
Proposed GFA for the RFB	
	Ground – 430m² (427.5m²)
	First - 520 (508.3)
	Second: 519 (502.5)
	Third: 510 (502.4)
	Total: 1,979²
FSR	1,979/1,476.5 = 1.34:1

See the discussion under SEPP (Affordable Rental Housing) 2009 regarding calculation of the FSR for the boarding house.

Part 7 Local provisions – general

Clause 7.1 Public utility infrastructure

A substation is proposed at the northwest corner of the site.

Clause 7.6 Earthworks

The proposal involves excavation for two levels of basement parking. Council's Geotechnical Officer has reviewed the proposal and noted that whilst the geotechnical advice is not sufficient to support the proposed development, the development is still assessed as technically feasible from a geotechnical perspective with more detailed geotechnical advice obtained at CC stage or during construction. Conditions of consent would apply in this regard.

Clause 7.14 Minimum site width

(2) Development consent must not be granted for development for the purposes of a residential flat building unless the site area on which the development is to be carried out has a dimension of at least 24 metres.

The proposal complies.

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

State Environmental Planning Policy (Housing) 2021

This policy commenced on 26 November 2021 and was a publicly exhibited draft at the time of lodgement of the application which was 8 November 2021.

The savings provisions under Schedule 7A of the policy apply, which states this policy does not apply to a development application made, but not yet determined, on or before the commencement date.

Under s4.15(1)(a)(ii) of the Act, proposed instruments are required to be considered in determining an application.

The SEE refers to Draft SEPP (Housing Diversity) 2020 which is assumed to reference this policy. The SEE does not discuss relevant changes to boarding house controls in the context of the proposed development.

Division 2 Boarding houses

23 Boarding houses permitted with consent

(1) Development for the purposes of boarding houses may be carried out with consent on land on which development for the purposes of boarding houses is permitted with consent under another environmental planning instrument.

WLEP 2009 permits boarding houses on the land.

(2) Development for the purposes of a boarding house must not be carried out on land in Zone R2 Low Density Residential or an equivalent land use zone unless—

(a) for land in the Greater Sydney region—the land is within an accessible area, or

(b) otherwise—all or part of the boarding house is within 400m walking distance of land in Zone B2 Local Centre or Zone B4 Mixed Use, or an equivalent land use zone.

The site is located in an R3 zone.

24 Non-discretionary development standards—the Act, s 4.15

(1) The object of this section is to identify development standards for particular matters relating to development for the purposes of boarding houses that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.

(2) The following are non-discretionary development standards in relation to the carrying out of development to which this Division applies—

(a) for development in a zone in which residential flat buildings are permitted—a floor space ratio that is not more than—

(i) the maximum permissible floor space ratio for residential accommodation on the land, and

(ii) an additional 25% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of the boarding house,

The proposal would exceed this limit under this policy.

(b) if paragraph (a) does not apply—a floor space ratio that is not more than the maximum permissible floor space ratio for residential accommodation on the land,

N/A

(c) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum landscaping requirements for multi dwelling housing under a relevant planning instrument,

A deep soil zone is provided along the rear of the site which would generally comply with that required for a multidwelling housing development under the DCP.

(d) for development on land in Zone R4 High Density Residential—the minimum landscaping requirements for residential flat buildings under a relevant planning instrument,

(e) at least 3 hours of direct solar access provided between 9am and 3pm at mid-winter in at least 1 communal living area,

Generally satisfactory.

(f) for a boarding house containing 6 boarding rooms—

(i) a total of at least 30m2 of communal living area, and

(ii) minimum dimensions of 3m for each communal living area,

(g) for a boarding house containing more than 6 boarding rooms—

(i) a total of at least 30m2 of communal living area plus at least a further 2m2 for each boarding room in excess of 6 boarding rooms, and

(ii) minimum dimensions of 3m for each communal living area,

This would equate to 30 + 64 = 94m². The proposal includes an internal common room of 100m².

(h) communal open spaces—

(i) with a total area of at least 20% of the site area, and

(ii) each with minimum dimensions of 3m,

This would equate to approximately 222m². An outdoor communal area of 300m² is provided.

(i) if a relevant planning instrument does not specify a requirement for a lower number of parking spaces—at least the following number of parking spaces—

(i) for development on land within an accessible area—0.2 parking spaces for each boarding room,

The site is located within an accessible area, as defined below. That would result in a parking rate of 0.2 x 38 = 8 spaces. However, this is in conjunction with clause 26 of this policy also being met which requires in perpetuity that:

(a) the boarding house will be used for affordable housing, and

(b) the boarding house will be managed by a registered community housing provider.

This has not been established for the proposal.

accessible area means land within—

(a) 800m walking distance of a public entrance to—

(i) a railway station, or

(ii) a wharf from which a Sydney Ferries ferry service operates, or

(b) 400m walking distance of—

(i) a public entrance to a light rail station, or

(ii) for a light rail station with no entrance—a platform of the light rail station, or

(c) 400m walking distance of a bus stop used by a regular bus service, within the meaning of the Passenger Transport Act 1990, that has at least 1 bus per hour servicing the bus stop between—

(i) 6am and 9pm each day from Monday to Friday, both days inclusive, and

(ii) 8am and 6pm on each Saturday and Sunday.

(ii) otherwise—0.5 parking spaces for each boarding room,

(j) if a relevant planning instrument specifies a requirement for a lower number of parking spaces—the lower number specified in the relevant planning instrument.

25 Standards for boarding houses

(1) Development consent must not be granted under this Division unless the consent authority is satisfied that—

(a) no boarding room will have a gross floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, of more than 25m2, and

Complies.

(b) no boarding room will be occupied by more than 2 adult residents, and

Complies

(c) adequate bathroom, kitchen and laundry facilities will be available within the boarding house for the use of each resident, and

Complies

(d) for a boarding house on land in Zone R2 Low Density Residential or an equivalent land use zone—the boarding house will not have more than 12 boarding rooms, and

N/A

(e) for a boarding house on land in a business zone—no part of the ground floor of the boarding house that fronts a street will be used for residential purposes unless another environmental planning instrument permits the use, and

N/A

(f) for a boarding house containing at least 6 boarding rooms—the boarding house will have at least 1 communal living area, and

Complies

(g) the minimum lot size for the boarding house is not less than—

(i) for land in Zone R2 Low Density Residential—the minimum lot size requirements for manor houses under a relevant planning instrument, or 600m2, or

(ii) for land in Zone R3 Medium Density Residential—the minimum lot size requirements for multi dwelling housing under a relevant planning instrument, or

(iii) otherwise—the minimum lot size requirements for residential flat buildings under a relevant planning instrument, and

N/A

(h) each boarding room has a floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, of at least the following—

(i) for a boarding room intended to be used by a single resident—12m2,

(ii) otherwise—16m2.

Minimum room sizes are 12m²

(2) Development consent must not be granted under this Division unless the consent authority considers whether—

(a) the design of the boarding house will be compatible with—

(i) the desirable elements of the character of the local area, or

(ii) for precincts undergoing transition—the desired future character of the precinct, and

The bulk and scale which exceeds that permitted under the LEP and the SEPP.

(b) the front, side and rear setbacks for the boarding house are not less than—

(i) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum setback requirements for multi dwelling housing under a relevant planning instrument,

Up to level 2 the setback should be 0.8 x ceiling height (9.3) = 7.4m. The proposal has setbacks to the southern boundary of 6.5m and does not comply.

(ii) for development on land in Zone R4 High Density Residential—the minimum setback requirements for residential flat buildings under a relevant planning instrument,

(c) if the boarding house has at least 3 storeys—the building will comply with the minimum building separation distances specified in the Apartment Design Guide, and

The boarding house is 4 storeys high. The ADG recommends 6m up to 12m and the proposal complies.

(d) at least 1 motorcycle parking space will be provided for every 5 boarding rooms, and

The proposal does not satisfy this requirement and provides no motorcycle parking for the boarding house.

(e) at least 1 bicycle parking space will be provided for each boarding room.

The proposal does not satisfy this requirement. It would require 38 bicycle spaces and only provides only 10.

(3) This section does not apply to development for the purposes of minor alterations or additions to an existing boarding house.

26 Must be used for affordable housing in perpetuity

(1) Development consent must not be granted under this Division unless the consent authority is satisfied that from the date of the issue of the occupation certificate and continuing in perpetuity—

(a) the boarding house will be used for affordable housing, and

(b) the boarding house will be managed by a registered community housing provider.

This requirement is not met by the proposal.

(2) Subsection (1) does not apply to development on land owned by the Land and Housing Corporation or to a development application made by a public authority.

27 Subdivision of boarding houses not permitted

Development consent must not be granted for the subdivision of a boarding house.

The proposal includes a proposed strata plan.

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

2.3.1 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

Variations to controls contained in the DCP are addressed below. Full compliance tables for the DCP are contained in **Attachment 6**.

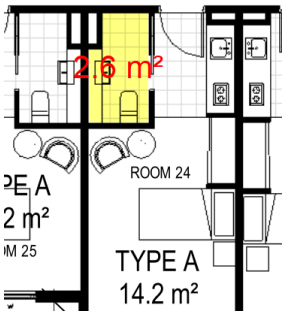
Chapter A2 Ecologically Sustainable Development: Insufficient consideration to ESD measures that could be integrated into the development.

Chapter B1 Residential Development:

- Section 6.3 Front Setbacks – a 6m setback is required and only 4.7m is provided.
- Section 6.19 Natural ventilation: 60% of units should be naturally cross ventilated. Only 52% are provided. This arises from reliance on operable skylights for upper level units. The rear of kitchens are also greater than 8m from a window.

Chapter C3: Boarding houses, 4.1.3 General boarding house controls:

- Some ensuite bathrooms are below the minimum 3m²



- The communal living room should receive a minimum of 3 hours direct sunlight between 9am and 3pm on 22 June. The pergola structure adjacent this space would seem to prevent this being achieved.
- Subdivision or community title subdivision of boarding houses is prohibited. The application includes a proposed strata subdivision plan.
- The proposal does not detail 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?)

Chapter E3 Car Parking, Access, Servicing/Loading Facilities and Traffic Management: The proposal provides a surplus of residential parking spaces and a shortage of boarding house spaces.

2.3.2 WOLLONGONG CITY WIDE DEVELOPMENT CONTRIBUTIONS PLAN

Wollongong City-Wide Development Plan - City Wide

The Wollongong City-Wide Development Contributions Plan applies to the subject property. This Plan levies a contribution based on the estimated cost of development.

The proposed cost of development* is over $200,001 – a levy rate of 1% applies.

***Contribution Amount** = Cost of Works $6,584,093 x 1% levy rate of $65,840 would apply*

2.4 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.

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

Environmental Planning and Assessment Regulation 2000

The application was lodged on 8 November 2021 and therefore applies to the proposal, with Environmental Planning and Assessment Regulation 2021 coming into force on 1 March 2022.

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

Conditions of consent are recommended with regard to demolition.

93 Fire safety and other considerations

N//A

94 Consent authority may require buildings to be upgraded

N/A

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

The proposal does not comply with a number of controls and is not considered acceptable with regard to the likely impacts.

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

Does the proposal fit in the locality?

The proposal is not considered to fit in the locality by virtue of the non-compliances detailed in the reasons for refusal.

Are the site attributes conducive to development?

The site is not constrained in such a way that would preclude redevelopment in line with the applicable planning controls.

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

Submissions are discussed at section 1.5.

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

The application in its current form will result in significant adverse impacts on the environment or the amenity of the locality. It is not considered appropriate with consideration to the character of the area. Submissions raised following notification also raise similar concerns and some referrals are not satisfactory. Approval of the proposal is not consistent with the public interest.

3 CONCLUSION

This application has been assessed having regard to the heads of consideration under section s4.15(1) of the Environmental Planning and Assessment Act 1979 including the provisions of Wollongong LEP 2009 and relevant SEPPs, DCPs, Codes and Policies. The proposed development is permissible with consent and has regard to the objectives of the zone but does not fully comply with several controls primarily under SEPP (Affordable Rental Housing) 2009. In particular, the proposal exceeds the floors space ratio permitted and a clause 4.6 has not been provided to adequately justify the departure from the development standard.

Variations are proposed to controls contained in WDCP 2009 in relation to Chapters A2, B1, C3and E2. Which have not adequately justified and cannot be supported.

The recommendations of the Design Review Panel and Councils Architect have not been adopted in revised plans and several matters raised by the panel remain unresolved. Some internal referrals are satisfactory with the exception of landscape, SCAT and community services. Submissions raised following notification have been considered and raise similar concerns raised in the assessment.

It is considered that the proposed development has not been designed appropriately given the nature and characteristics of the site. In its current form the proposal is likely to result in significant adverse impacts on the character or amenity of the surrounding area.

4 RECOMMENDATION

It is recommended that the development application be refused for the reasons contained at **Attachment 7**.

5 ATTACHMENTS

1 Aerial photograph

2 WLEP zoning map

3 Plans

4 Design Review Panel commentary (7 February 2022)

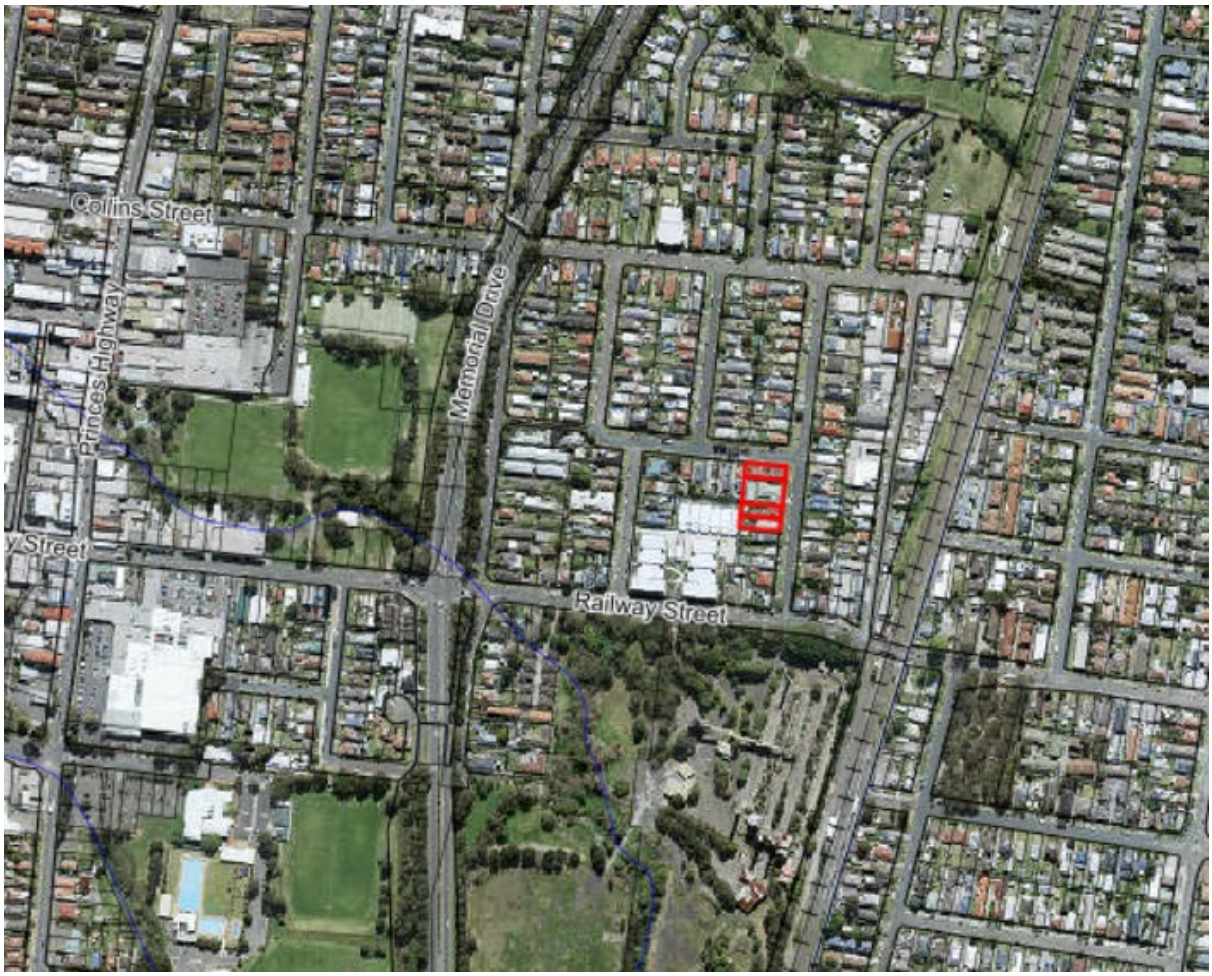
5 ADG compliance table

6 DCP compliance table

7 Draft refusal

DA-2021/1297

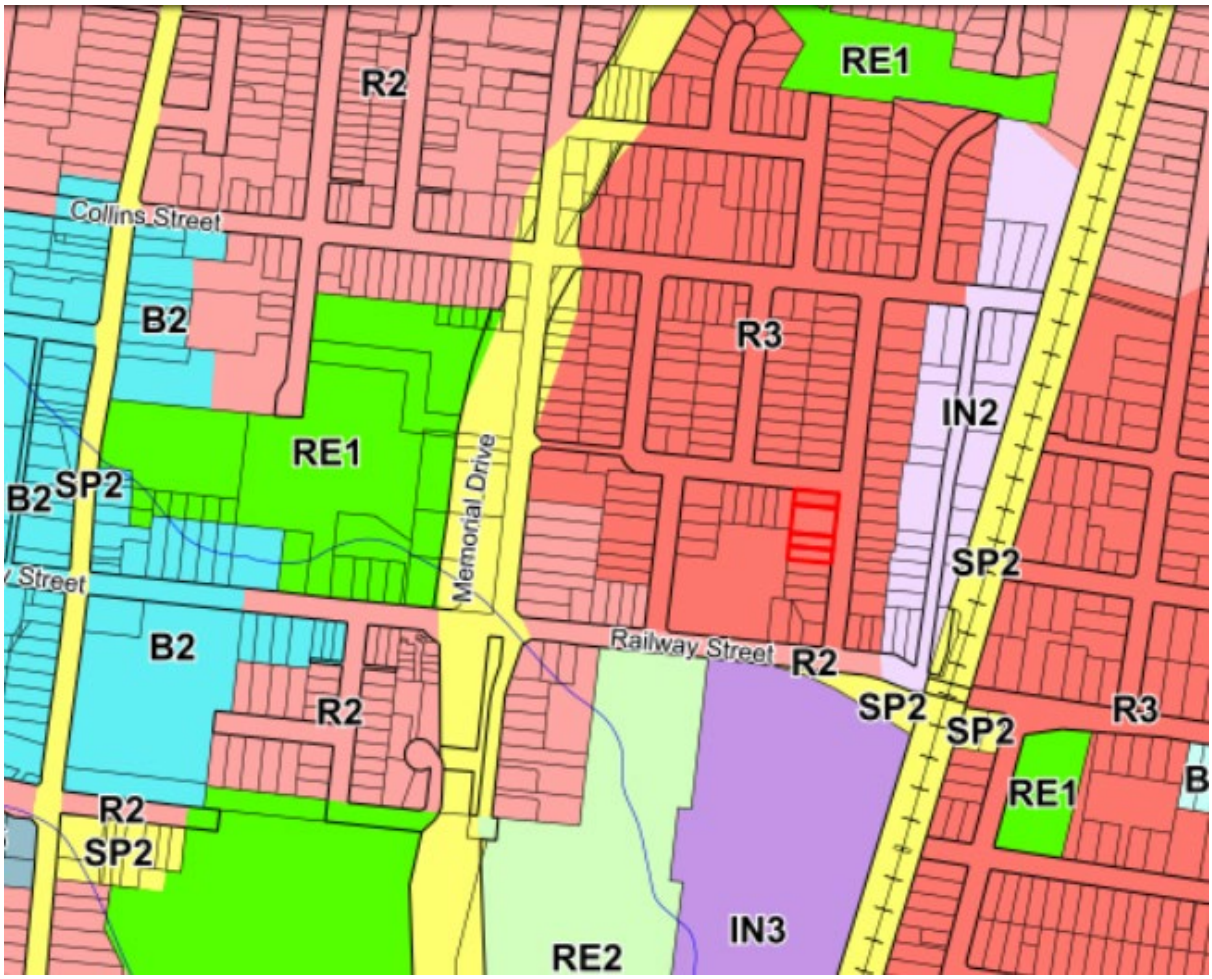
Attachment 1 – Aerial photograph




Junction Street
High Street
DP709880
DP112393
DP997985
DP1078966
DP1105714
DP1042524
DP986120
DP779077
DP770269
SP101085
DP237636
DP1106380

DA-2021/1297

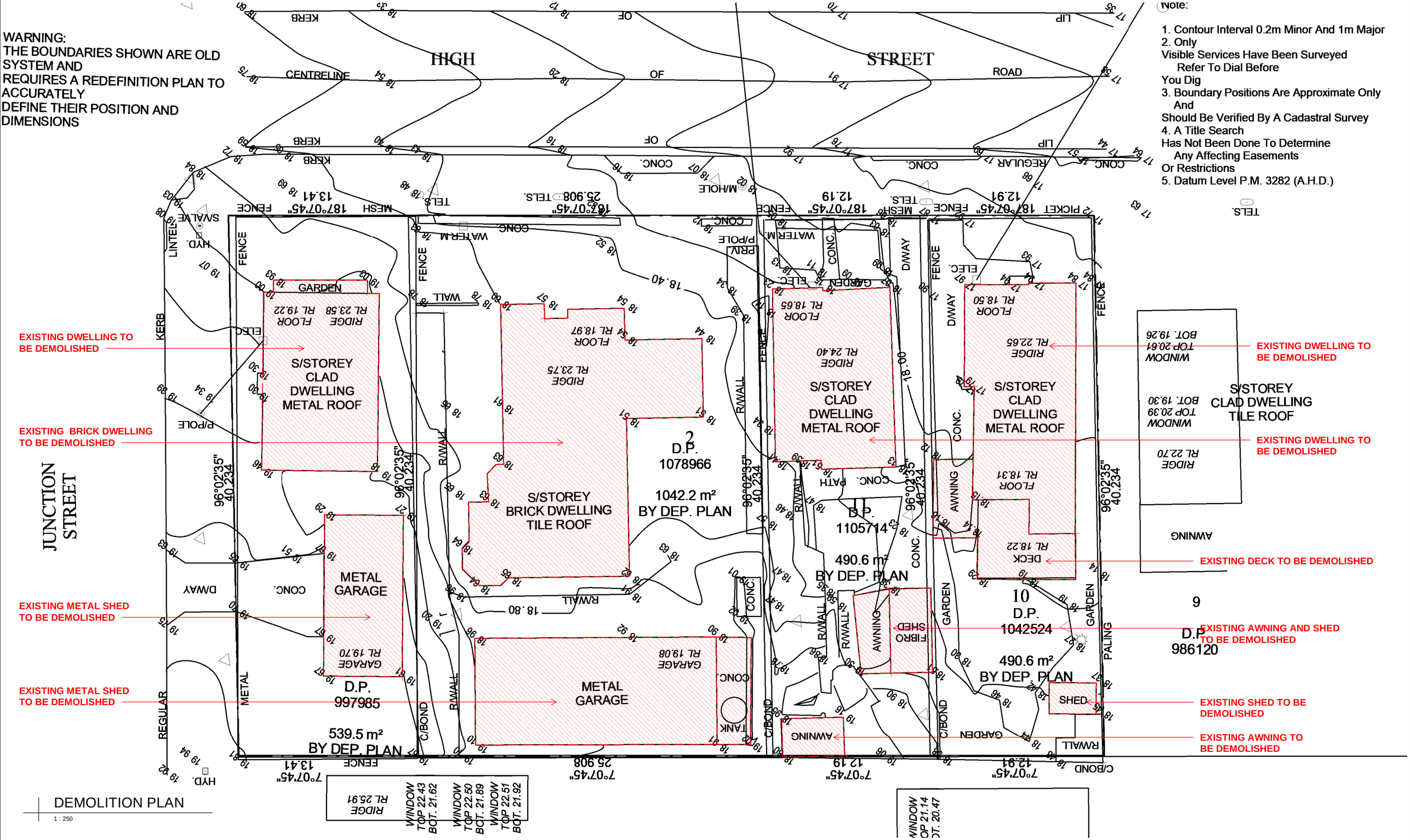
Attachment 2 – WLEP 2009 zoning map



WARNING:
THE BOUNDARIES SHOWN ARE OLD SYSTEM AND
REQUIRES A REDEFINITION PLAN TO ACCURATELY
DEFINE THEIR POSITION AND DIMENSIONS

Note:

1. Contour Interval 0.2m Minor And 1m Major
2. Only
Visible Services Have Been Surveyed
Refer To Dial Before
You Dig
3. Boundary Positions Are Approximate Only
And
Should Be Verified By A Cadastral Survey
4. A Title Search
Has Not Been Done To Determine
Any Affecting Easements
Or Restrictions
5. Datum Level P.M. 3282 (A.H.D.)



DEMOLITION PLAN
1 : 250

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

ADDITIONAL INFORMATION

REF.	DATE	AMENDMENT
W	31.03.2022	ADDITIONAL INFORMATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.

DWA
DESIGN WORKSHOP AUSTRALIA

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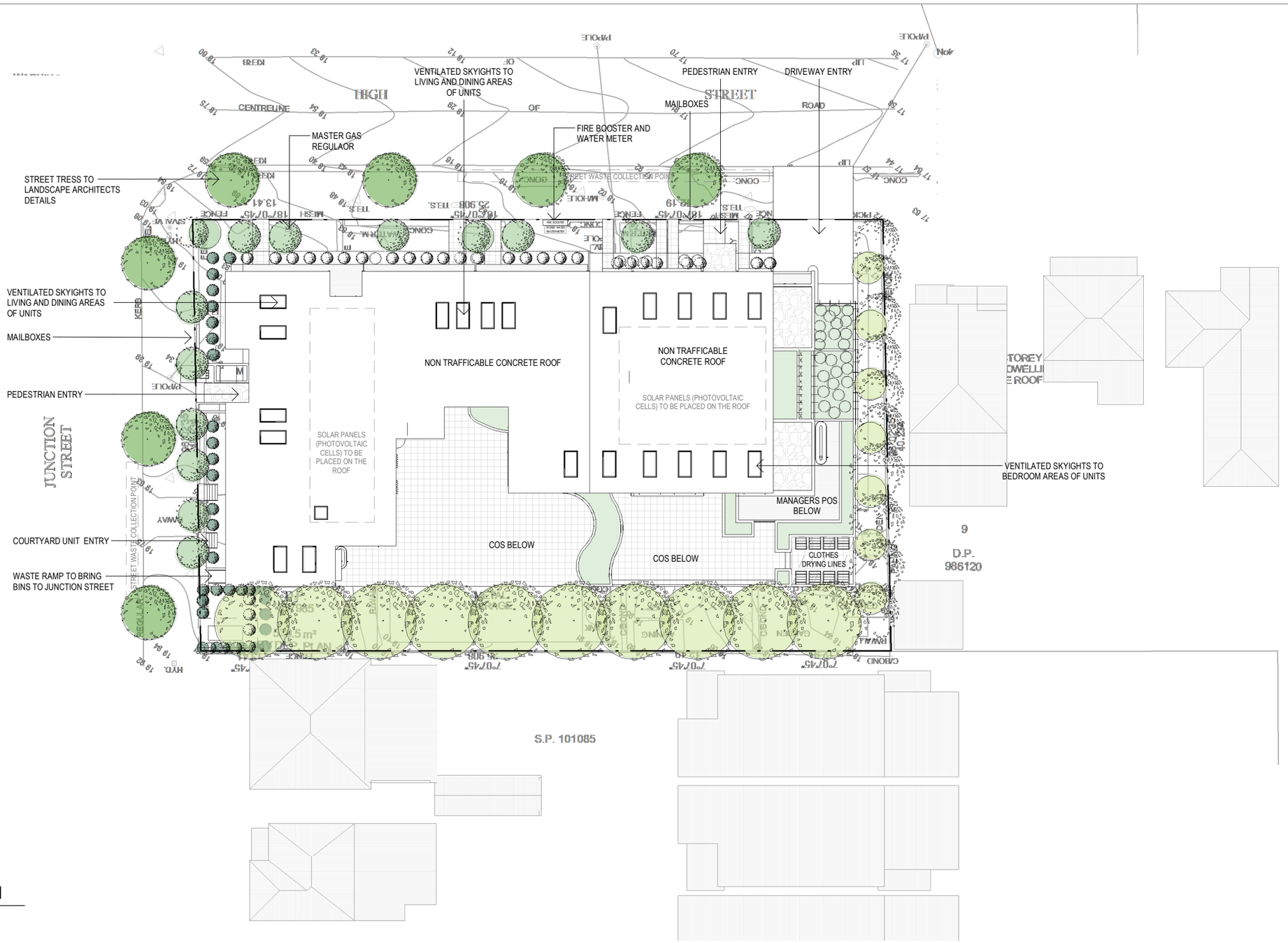
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT:	KM/AG
	RESIDENTIAL FLAT BUILDING AND BOARDING HOUSE DEVELOPMENT
ADDRESS:	23-31 HIGH STREET, CORRIMAL, NSW
DRAWING NAME:	DEMOLITION PLAN

ISSUE DATE:	31.03.2022
DRAWN:	NT
SCALE:	
QA:	RG
PROJECT No.	2172
DWG No.	010
Rev.	W

A3



SITE PLAN

1 : 400

DISCLAIMER

Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
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ADDITIONAL INFORMATION

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W	31.03.2022	ADDITIONAL INFORMATION

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Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

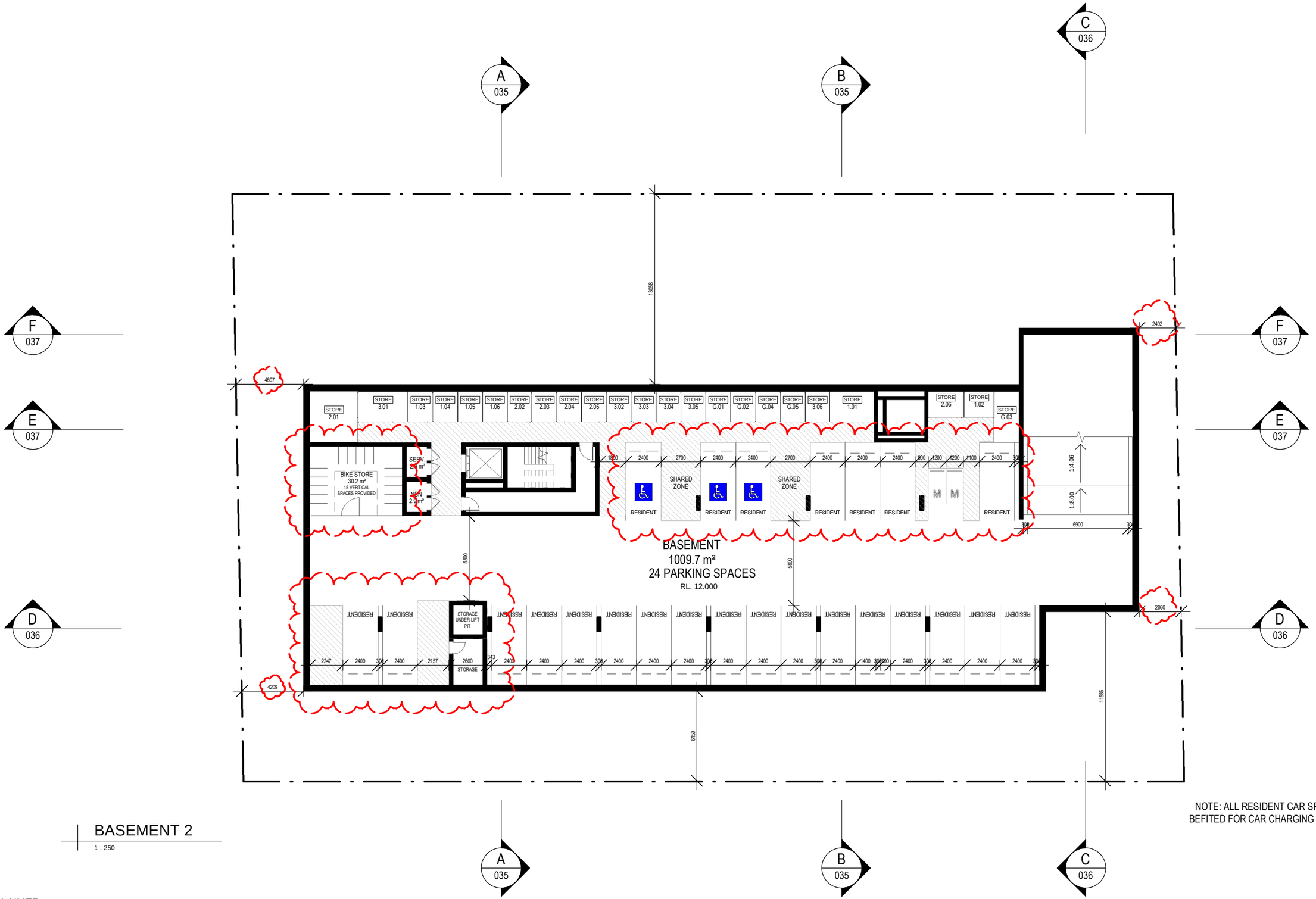
CLIENT:	KM/AG
ADDRESS:	RESIDENTIAL FLAT BUILDING AND BOARDING HOUSE DEVELOPMENT 23-31 HIGH STREET, CORRIMAL, NSW
DRAWING NAME:	SITE PLAN

SCALE BAR: 0 10 20m

ISSUE DATE: 31.03.2022
DRAWN: NT
SCALE: 1:400
QA: RG

PROJECT No. 2172
DWG No. 012
Rev. W

A3



NOTE: ALL RESIDENT CAR SPACES TO BEFITED FOR CAR CHARGING FACILITIES

BASEMENT 2

1 : 250

DISCLAIMER

Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

ADDITIONAL INFORMATION

REF.	DATE	AMENDMENT
W	31.03.2022	ADDITIONAL INFORMATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.

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Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: KM/AG
ADDRESS: RESIDENTIAL FLAT BUILDING AND BOARDING HOUSE DEVELOPMENT
23-31 HIGH STREET,
CORRIMAL, NSW
DRAWING NAME: BASEMENT 2 PLAN

SCALE BAR: 0 2.5 5 7.5 10 12.5m

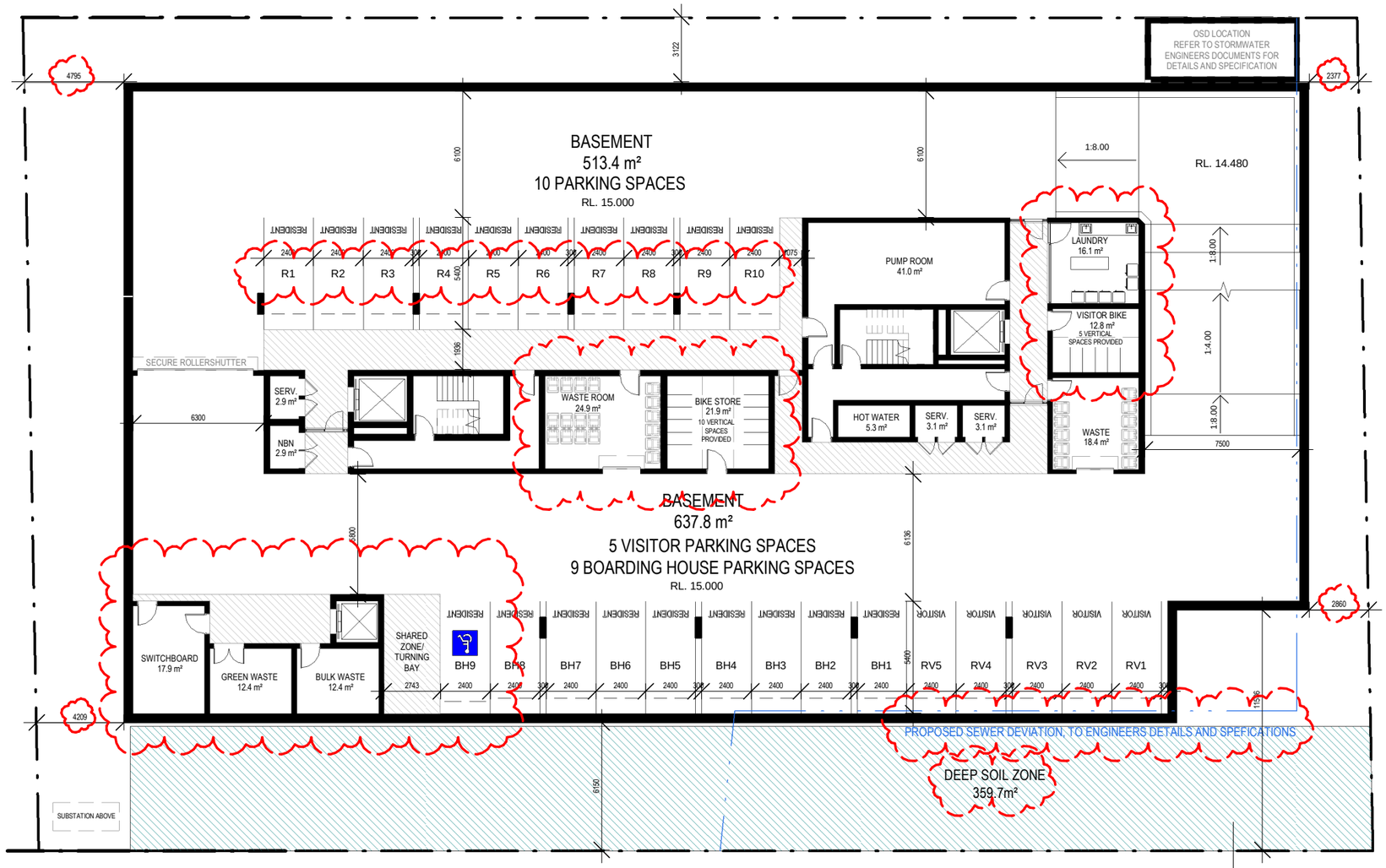
ISSUE DATE: 31.03.2022
DRAWN: NT
SCALE: 1:250
QA: RG

PROJECT No. 2172
DWG No. 013
Rev. W

A3

HIGH STREET

JUNCTION STREET



BASEMENT 1

1 : 250

DISCLAIMER

Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

ADDITIONAL INFORMATION

REF.	DATE	AMENDMENT
W	31.03.2022	ADDITIONAL INFORMATION

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Sydney
Level 10, 6 Mount Olympus Boulevard,
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Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: KM/AG
ADDRESS: RESIDENTIAL FLAT BUILDING AND BOARDING HOUSE DEVELOPMENT
23-31 HIGH STREET,
CORRIMAL, NSW
DRAWING NAME: BASEMENT 1 PLAN

SCALE BAR:
0 2.5 5 7.5 10 12.5m

ISSUE DATE: 31.03.2022
DRAWN: NT
SCALE: 1:250
QA: RG

PROJECT No. 2172
DWG No. 014
Rev. W

A3

HIGH STREET

JUNCTION STREET

NEW LAYBACK TO COUNCILS REQUIREMENTS AND SPECIFICATIONS

MASTER GAS REGULAOR

FIRE BOOSTER AND WATER METER

STREET WASTE COLLECTION POINT

OSD LOCATION
REFER TO STORMWATER ENGINEERS DOCUMENTS FOR DETAILS AND SPECIFICATION

BALC 82.8 m²
2 BED G.03 75.8 m²
BALC 39.9 m²
2 BED G.04 72.7 m²
BALC 39.9 m²
2 BED G.05 72.7 m²
BALC 10.1 m²
TYPE E 13.9 m² ROOM 1
BALC 9.7 m²
TYPE A 12.2 m² ROOM 2
BALC 9.7 m²
TYPE A 12.2 m² ROOM 3
RECEPTION
BALC 9.5 m²
TYPE A 12.2 m² ROOM 4
3000
3000
PLANTER ABOVE

VISITOR BIKES
RL. 19.580
1:14.00
1:40.00
M
AIR INTAKE
H
E
C
LOBBY 52.4 m²
RL. 19.000
SERVICES
BASEMENT CARPARK
RL. 18.000

2 BED G.02 70.9 m²
BALC 47.7 m²
1 BED G.01 59.2 m²
BALC 20.3 m²
BBQ AREA
BUILDING LINE ABOVE
RWT
GATE
1:14.00
1:14.00

COMMUNAL UNDERCOVER AREA
50.9 m²
RL. 19.000

INTERNAL COMMON ROOM
101.8 m²
RL. 18.000

TYPE F
43.9 m²
MANAGERS ROOM
POS
39.1 m²
BUILDING LINE ABOVE

22900
15385
14735
9735
7500

COS
401.9 m²
SEE LANDSCAPE ARCHITECTS DOCUMENTATION FOR DEATILS AND SPECIFICATIONS
RL. 19.000

COS
321.7 m²
RL. 18.000

CLOTHESLINE DRYING AREA

DEEP SOIL ZONE
359.7m²

SUBSTATION

STREET WASTE COLLECTION POINT

A 035
B 035
C 036
D 036
E 037
F 037

GROUND FLOOR

1 : 250

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ADDITIONAL INFORMATION

REF.	DATE	AMENDMENT
W	31.03.2022	ADDITIONAL INFORMATION

DWA
DESIGN WORKSHOP AUSTRALIA

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Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205

Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: KM/AG
ADDRESS: RESIDENTIAL FLAT BUILDING AND BOARDING HOUSE DEVELOPMENT
23-31 HIGH STREET,
CORRIMAL, NSW
DRAWING NAME: GROUND FLOOR

SCALE BAR:
0 2.5 5 7.5 10 12.5m

ISSUE DATE: 31.03.2022
DRAWN: NT
SCALE: 1:250
QA: RG

PROJECT No. 2172
DWG No. 015
Rev. W

A3

LEVEL 1

1 : 250

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CLIENT: KM/AG
ADDRESS: RESIDENTIAL FLAT BUILDING AND BOARDING HOUSE DEVELOPMENT
23-31 HIGH STREET,
CORRIMAL, NSW
DRAWING NAME: LEVEL 1

SCALE BAR: 0 2.5 5 7.5 10 12.5m

ISSUE DATE: 31.03.2022
DRAWN: NT
SCALE: 1:250
QA: RG

PROJECT No. 2172
DWG No. 016
Rev. W

ADDITIONAL INFORMATION

A3

LEVEL 2

1 : 250

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CLIENT: KM/AG
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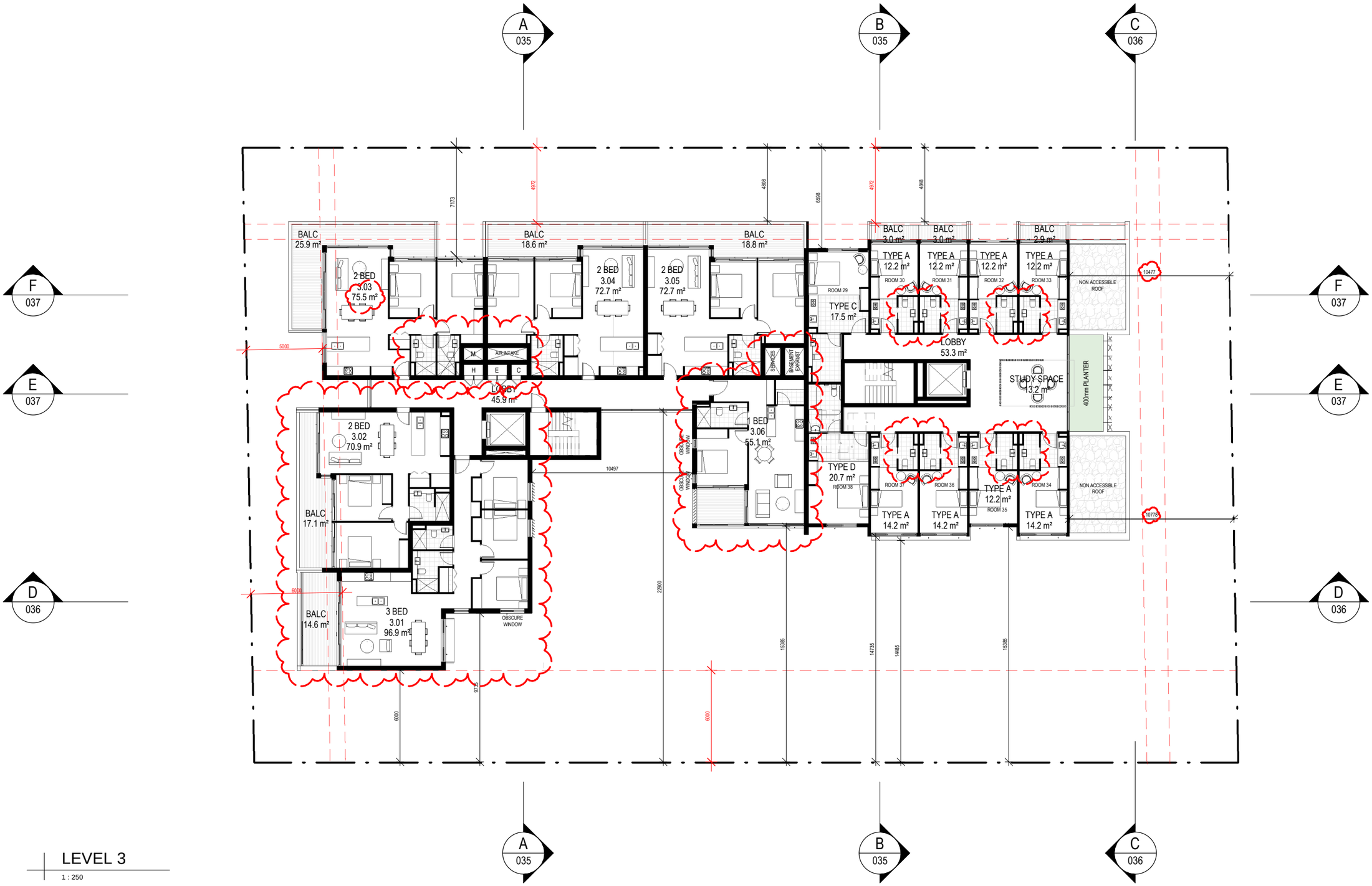
ADDRESS: 23-31 HIGH STREET, CORRIMAL, NSW
DRAWING NAME: LEVEL 2

ISSUE DATE: 31.03.2022
DRAWN: NT
SCALE:
QA: RG

PROJECT No. 2172
DWG No. 017
Rev. W

A3



LEVEL 3

1 : 250

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CLIENT: KM/AG
RESIDENTIAL FLAT BUILDING AND BOARDING HOUSE DEVELOPMENT
ADDRESS: 23-31 HIGH STREET, CORRIMAL, NSW
DRAWING NAME: LEVEL 3

ISSUE DATE: 31.03.2022
DRAWN: NT
SCALE:
QA: RG

PROJECT No. 2172
DWG No. 018
Rev. W

A3

SOUTH ELEVATION

1 : 250

WEST ELEVATION

1 : 250

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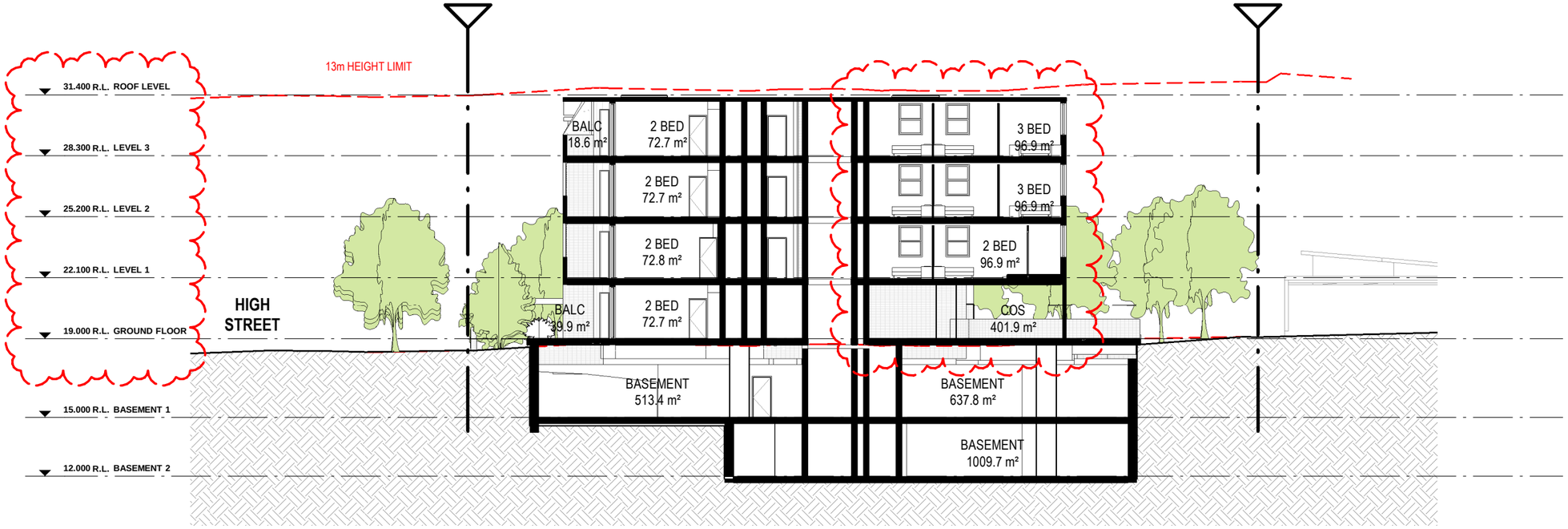
CLIENT: KM/AG
ADDRESS: RESIDENTIAL FLAT BUILDING AND BOARDING HOUSE DEVELOPMENT
23-31 HIGH STREET,
CORRIMAL, NSW
DRAWING NAME: ELEVATIONS

ISSUE DATE: 31.03.2022
DRAWN: NT
SCALE:
QA: RG

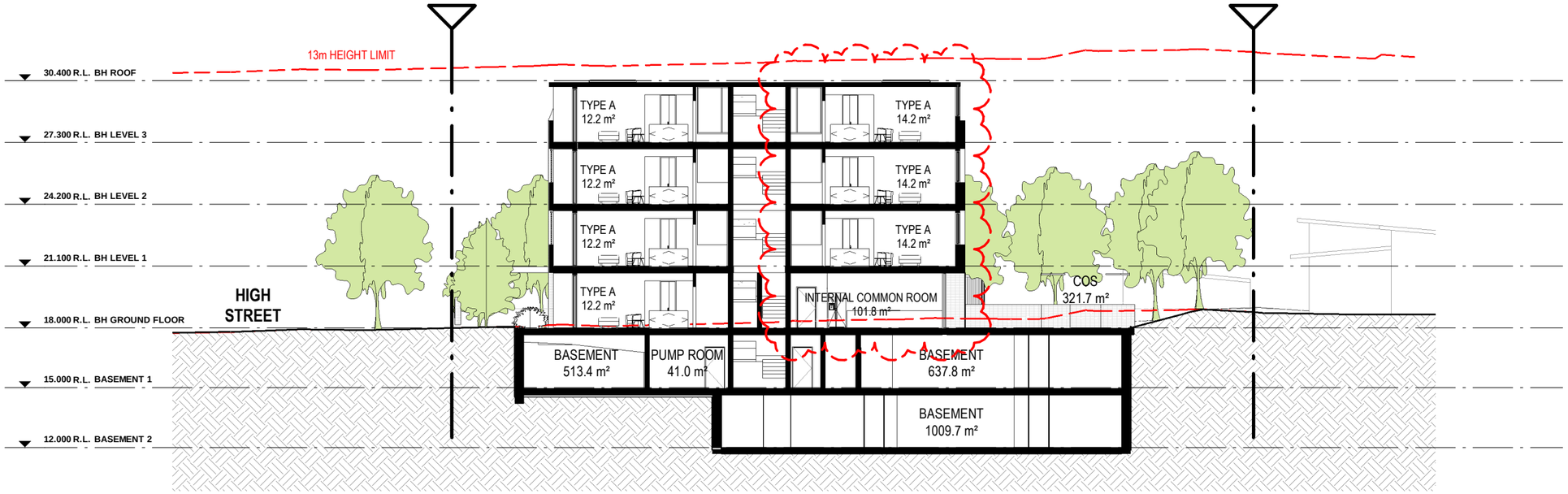
PROJECT No. 2172
DWG No. 031
Rev. W

A3



SECTION A-A

1 : 250



SECTION B-B

1 : 250

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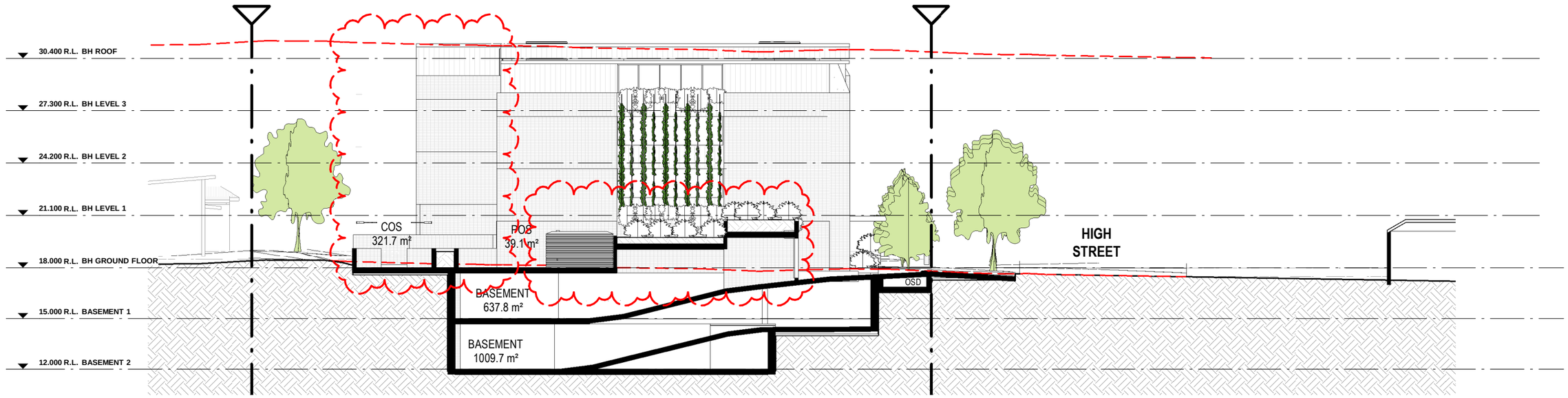
CLIENT: KM/AG
RESIDENTIAL FLAT BUILDING AND BOARDING HOUSE DEVELOPMENT
ADDRESS: 23-31 HIGH STREET, CORRIMAL, NSW
DRAWING NAME: SECTIONS

SCALE BAR:
0 2.5 5 7.5 10 12.5m

ISSUE DATE: 31.03.2022
DRAWN: NT
SCALE: 1:250
QA: RG

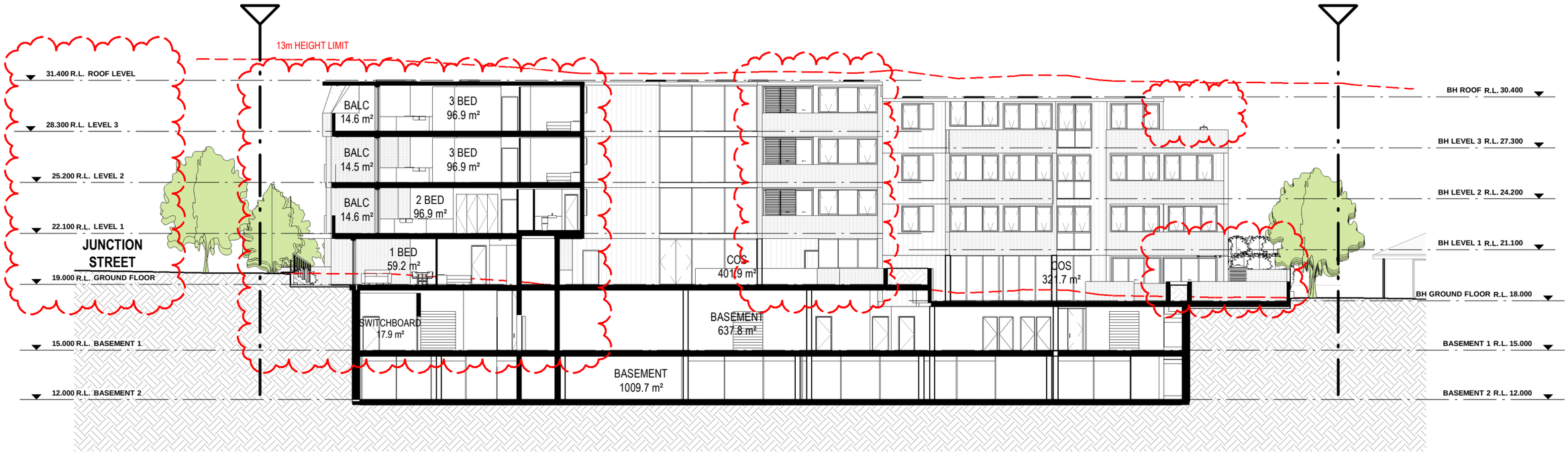
PROJECT No. 2172
DWG No. 035
Rev. W

A3



SECTION C-C

1 : 250



SECTION D-D

1 : 250

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CLIENT: KM/AG
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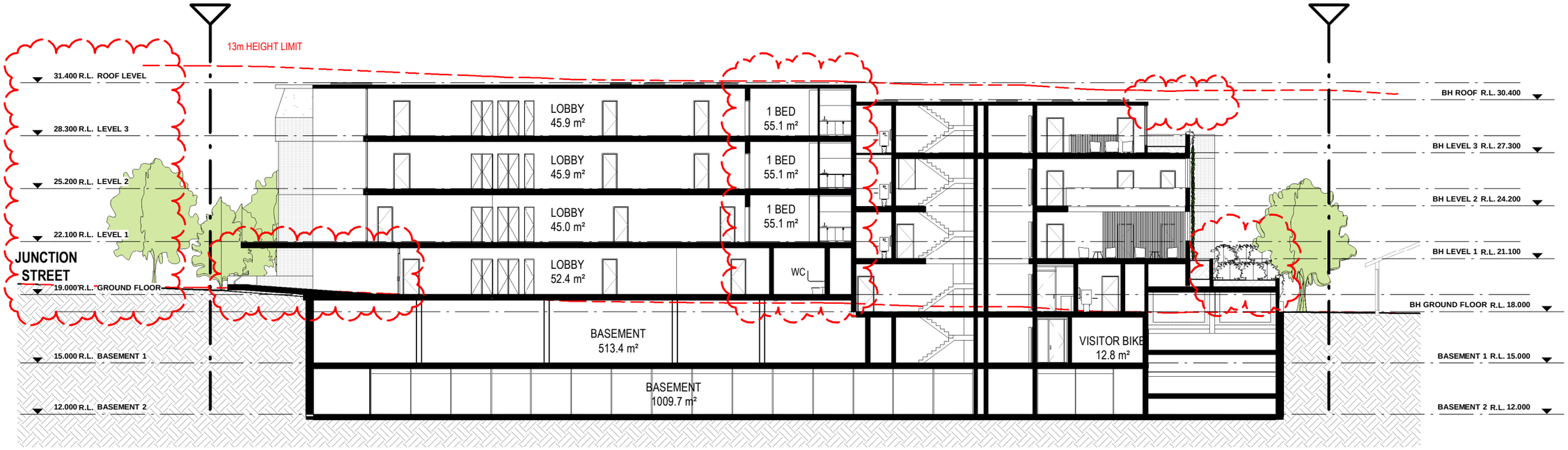
23-31 HIGH STREET,
CORRIMAL, NSW
DRAWING NAME: SECTIONS

SCALE BAR:
0 2.5 5 7.5 10 12.5m

ISSUE DATE: 31.03.2022
DRAWN: NT
SCALE: 1:250
QA: RG

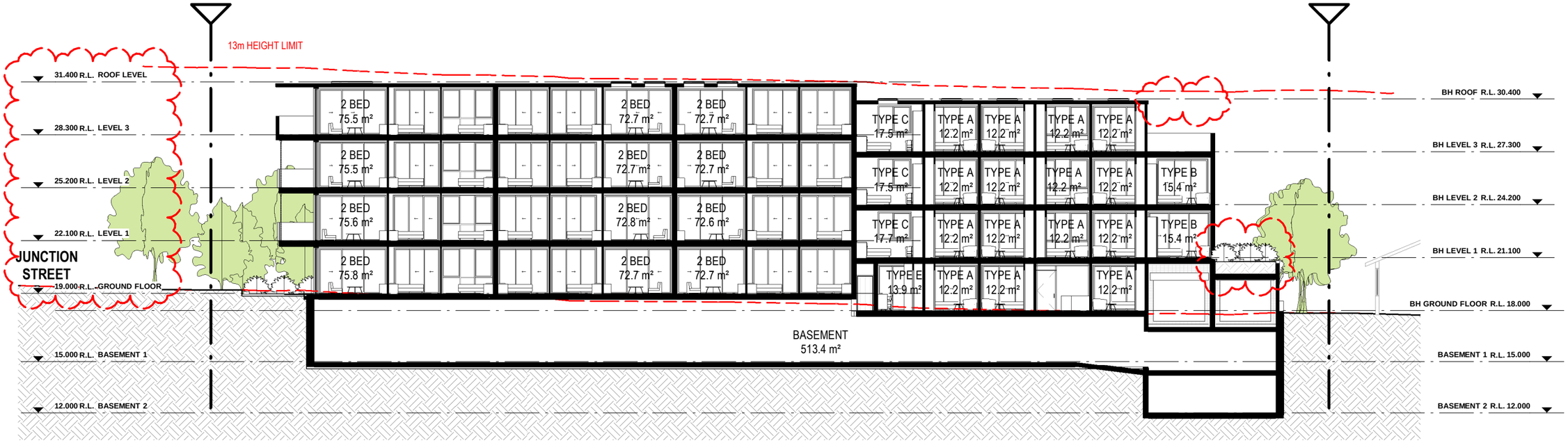
PROJECT No. 2172
DWG No. 036
Rev. W

A3



SECTION E-E

1 : 250



SECTION F-F

1 : 250

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CLIENT: KM/AG
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ADDRESS: 23-31 HIGH STREET, CORRIMAL, NSW
DRAWING NAME: SECTIONS

SCALE BAR: 0 2.5 5 7.5 10 12.5m

ISSUE DATE: 31.03.2022
DRAWN: NT
SCALE: 1:250
QA: RG

PROJECT No. 2172
DWG No. 037
Rev. W

A3

DESIGN NOTES

01 SCREEN PLANTING TO UNIT FRONTAGE

02 FEATURE TREE WITH TURF UNDER TO THE UNIT FRONTAGE

03 BIG TREE TO THE DEEP SOIL AREA WITH GROUND COVER UNDER

04 PLANTING ON RAISED PLANTER TO THE COMMON COURTYARD

05 DINNING FURNITURE WITH BBQ AND PERGOLA FROM ABOVE

06 SEATING TO FERN RAISED PLANER

07 DINNING FURNITURE WITH BBQ AND PERGOLA FROM ABOVE

LANDSCAPE PLAN GROUND FLOOR

1:100 @ A1

0 1 2 4 6m

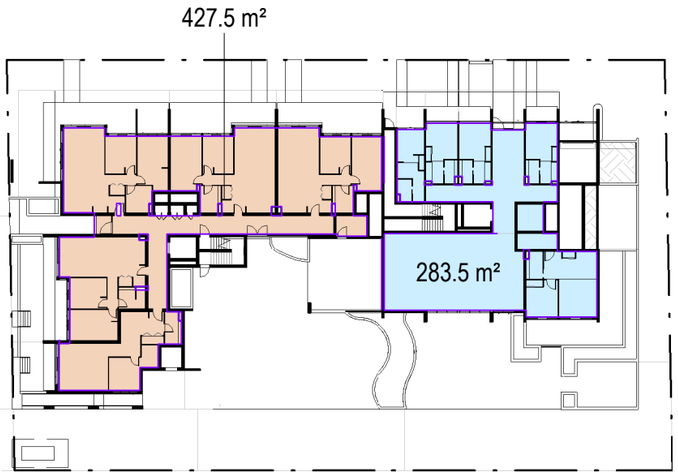
LEGEND

- SITE BOUNDARY
- EXISTING TREE RETAINED
- EXISTING TREE REMOVED
- PROPOSED TREE
- +TW 21.0 TOP OF WALL LEVEL
- +SL 24.00 TOP OF SLAB LEVEL
- PROPOSED SHRUBS
- PROPOSED GROUNDCOVERS
- TURF
- STONE TERRACE
- TIMBER DECK
- PEBBLE FINISH
- OVERLAND FLOW PATH

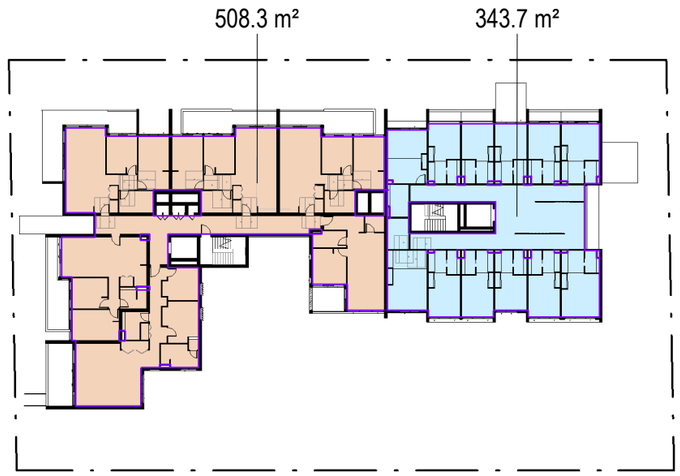
project: 23-31 High st, Corrimal
client: KM/AG Accomodation
date 14.04.2022
revision: A
drawn: RS
checked: JH

TaylorBrammer
TAYLOR BRAMMER LANDSCAPE ARCHITECTS PTY LTD
SYDNEY STUDIO
218 Oxford Street Woollahra, NSW, 2025 E sydney@taylorbrammer.com.au T 61 2 9387 8855

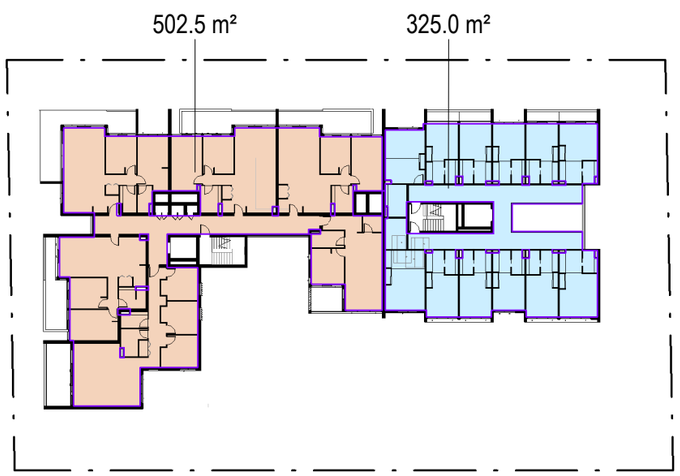
ABN 61 098 724 988



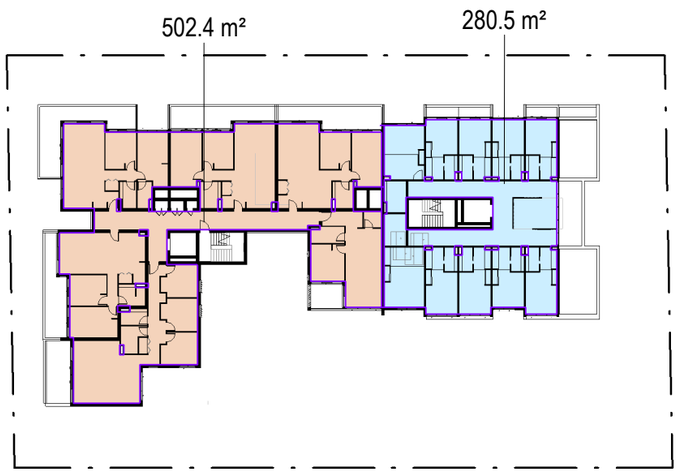
GROUND FLOOR
1 : 600



LEVEL 1
1 : 600



LEVEL 2
1 : 600



LEVEL 3
1 : 600

FSR CALCULATIONS

SITE AREA:	2590.16m²	SITE AREA:	2590.16m²	SITE AREA:	2590.16m²
ALLOWABLE FSR:	1.25:1	ALLOWABLE FSR:	0.5:1	ALLOWABLE FSR:	0.75:1
ALLOWABLE AREA:	3237.70m²	ALLOWABLE AREA:	1295.08m²	ALLOWABLE AREA:	1942.62m²

GFA SCHEDULE

LEVEL	AREA	FSR
GROUND FLOOR	711.0 m²	0.27
LEVEL 1	851.9 m²	0.33
LEVEL 2	827.5 m²	0.32
LEVEL 3	783.0 m²	0.30
	3173.4 m²	1.23

GFA SCHEDULE - BOARDING HOUSE

LEVEL	AREA	FSR
GROUND FLOOR	283.5 m²	0.11
LEVEL 1	343.7 m²	0.13
LEVEL 2	325.0 m²	0.13
LEVEL 3	280.5 m²	0.11
	1232.7 m²	0.48

GFA SCHEDULE - UNITS

LEVEL	AREA	FSR
GROUND FLOOR	427.5 m²	0.17
LEVEL 1	508.3 m²	0.20
LEVEL 2	502.5 m²	0.19
LEVEL 3	502.4 m²	0.19
	1940.7 m²	0.75

BOARDING HOUSE

UNITS

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Level 10, 6 Mount
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Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: KM/AG
RESIDENTIAL FLAT BUILDING AND BOARDING HOUSE DEVELOPMENT
ADDRESS: 23-31 HIGH STREET, CORRIMAL, NSW
DRAWING NAME: GFA PLAN

ISSUE DATE: 31.03.2022
DRAWN: NT
SCALE:
QA: RG

PROJECT No. 2172
DWG No. 011
Rev. W

A3

COMMON OPEN SPACE SOLAR ANALYSIS

TOTAL SITE AREA: 2590.16m²

TOTAL COS REQUIRED: 647.54m² (25%)
TOTAL COS PROVIDED: 731.00m² (28%)

TOTAL AREA OF UNIT SITE 1468.40m²

TOTAL COS REQUIRED: 376.1m² (25%)
TOTAL COS PROVIDED: 401.9m² (28%)

TOTAL ALLOWABLE DEEP SOIL AREA ALLOWED IN COS CALCULATION (1/3 OF REQUIRED COS AREA)

647.54m² x 1/3 = 122.3m²

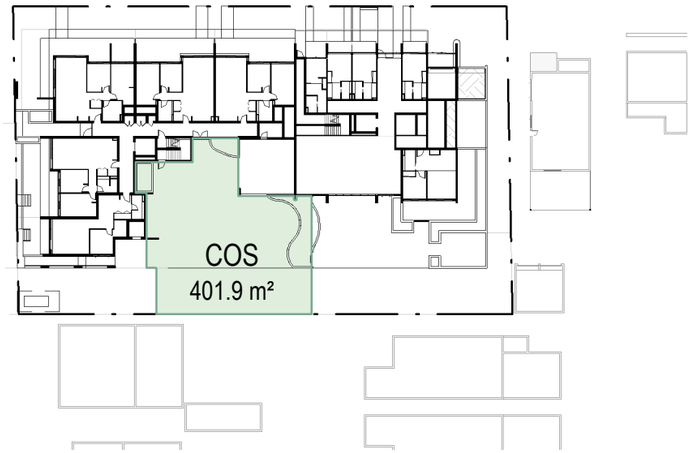
TOTAL PROVIDED 122.1m²

TOTAL AREA OF REQUIRED COS TO ACHIEVE 3 HOURS OF SOLAR ACCESS (50% OF TOTAL AREA)

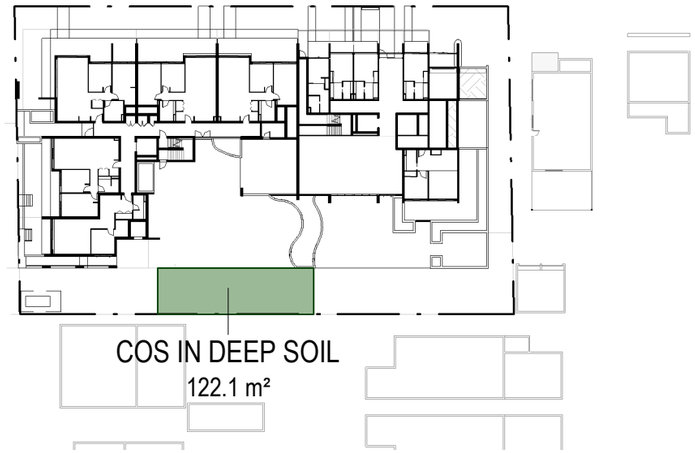
376.1m² x 0.5 =183.55m²

TOTAL AREA THAT ACHIEVES SOLAR ACCES (INDICATED IN BLUE BELOW)

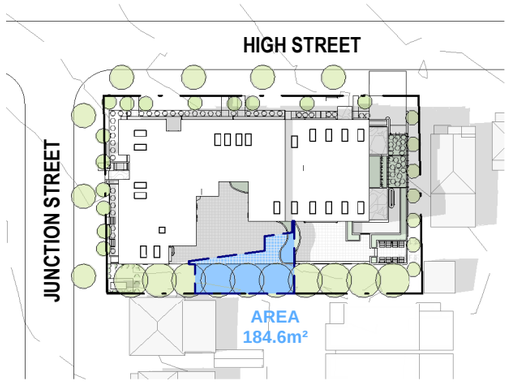
12noon	184.6m² (50%)
1pm	248.1m² (65%)
2pm	267.0m² (69%)
3pm	240.5m² (63%)



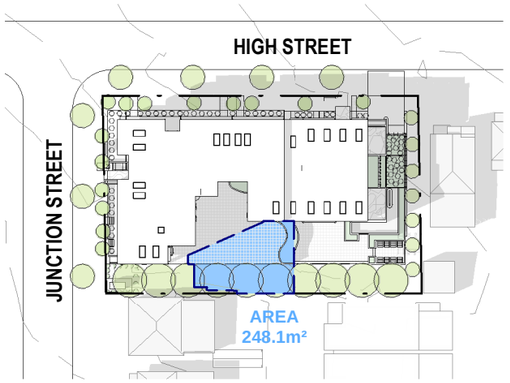
TOTAL COMMON OPEN SPACE AREA
1 : 800



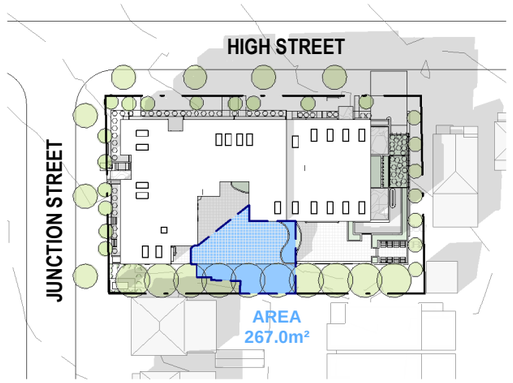
TOTAL AREA OF DEEP SOIL IN COS
1 : 800



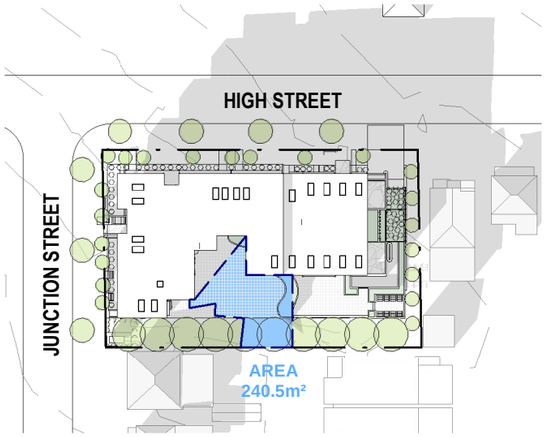
COS ANALYSIS - SHADOWS - JUNE 12noon
1 : 1250



COS ANALYSIS - SHADOWS - JUNE 1pm
1 : 1250



COS ANALYSIS - SHADOWS - JUNE 2pm
1 : 1250



COS ANALYSIS - SHADOWS - JUNE 3pm
1 : 1250

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Nominated Architect:
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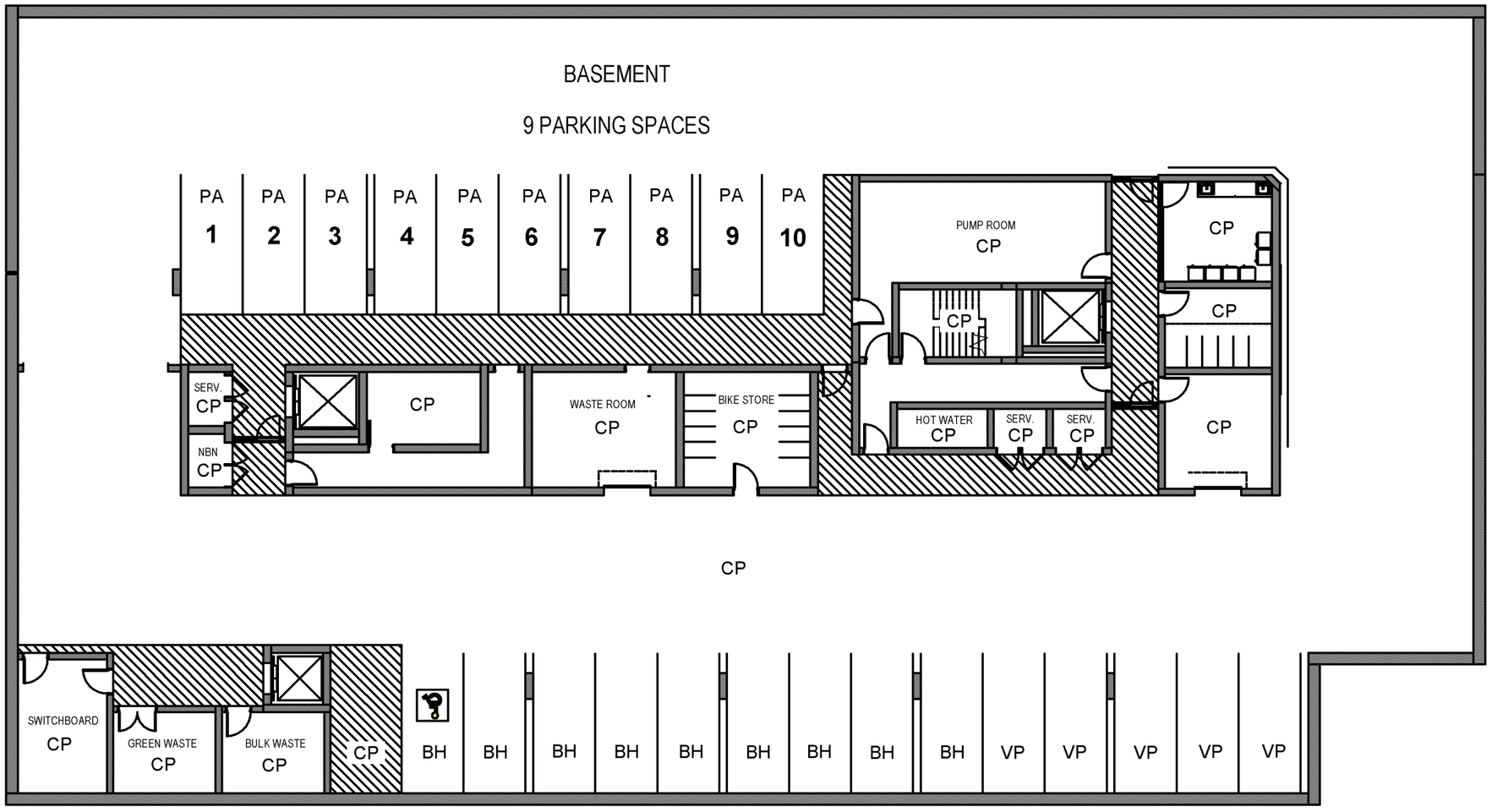
CLIENT: KM/AG
ADDRESS: RESIDENTIAL FLAT BUILDING AND BOARDING HOUSE DEVELOPMENT
23-31 HIGH STREET,
CORRIMAL, NSW
DRAWING NAME: SOLAR ANALYSIS - COMMON OPEN SPACE

ISSUE DATE: 31.03.2022
DRAWN: NT
SCALE:
QA: RG

PROJECT No. 2172
DWG No. 044
Rev. W

A3



NOTES:

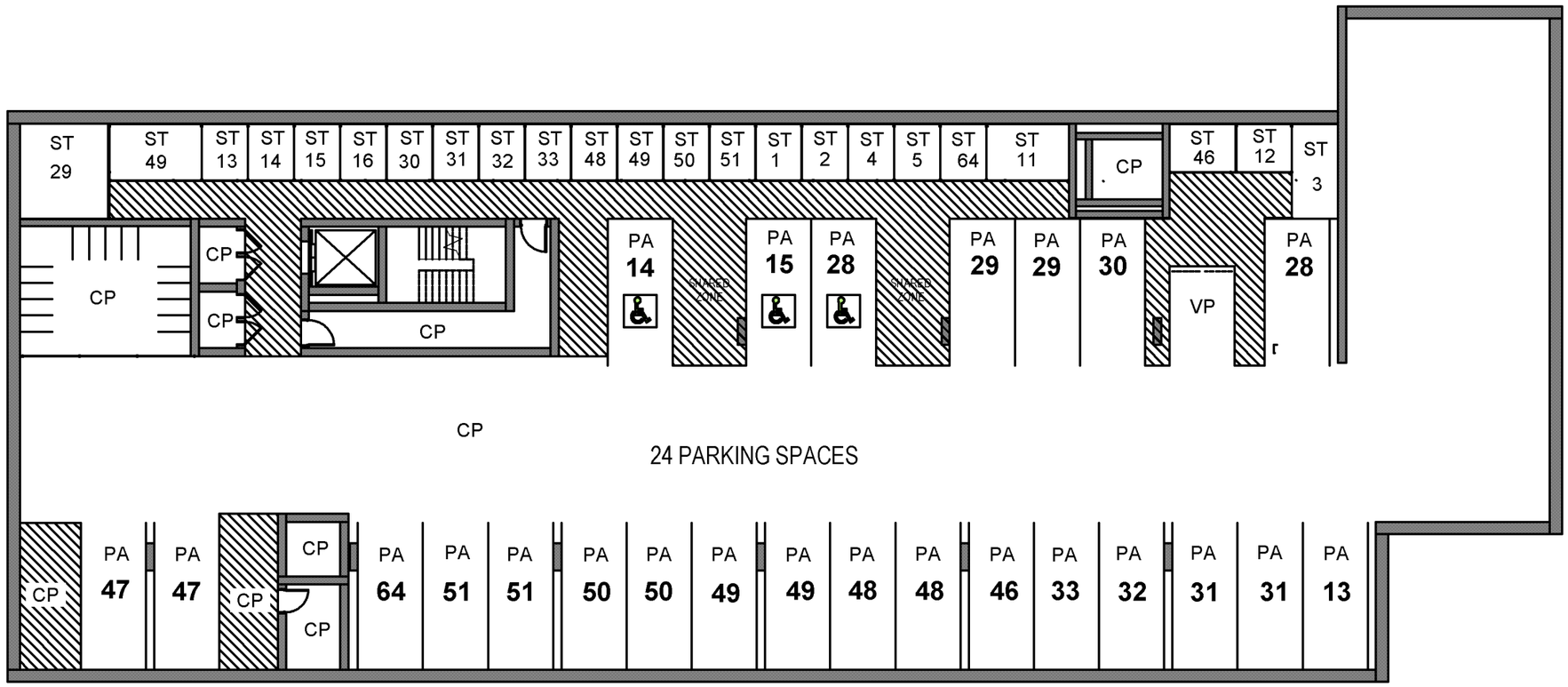
CP DENOTES COMMON PROPERTY
PA DENOTES CARPARKING SPACE
VP DENOTES VISITORS PARKING
BH DENOTES BOARDING HOUSE PARKING
YET TO BE ALLOCATED TO INDIVIDUAL LOTS.

ALL AREAS ARE APPROXIMATE
ALL STORAGE AND PARKING AREAS
TO BE DETERMINED

BASEMENT 1 PLAN

Date : 22/04/2022 Surveyor's Ref : D221406	PLAN OF PROPOSED STRATA SUBDIVISION OF LOT 1 DP 997985 AND LOT 2 DP 1078966 LOT 11 DP 1105714 AND LOT 10 DP 1042524	LGA: WOLLONGONG Locality : CORRIMAL Subdivision No: Lengths are in metres. Reduction Ratio 1:200	Registered	SP

00 | 10 | 20 | 30 | 40 | 50 | Table of mm | 90 | 100 | 110 | 120 | 130 | 140



NOTES:

ST DENOTES STORAGE AREA
CP DENOTES COMMON PROPERTY
PA DENOTES CARPARKING SPACE
VP DENOTES VISITORS PARKING
BH DENOTES BOARDING HOUSE PARKING
YET TO BE ALLOCATED TO INDIVIDUAL LOTS.

ALL AREAS ARE APPROXIMATE
ALL STORAGE AND PARKING AREAS
TO BE DETERMINED

BASEMENT 2 PLAN

Date : 22/04/2022 Surveyor's Ref : D221406	PLAN OF PROPOSED STRATA SUBDIVISION OF LOT 1 DP 997985 AND LOT 2 DP 1078966 LOT 11 DP 1105714 AND LOT 10 DP 1042524	LGA: WOLLONGONG Locality : CORRIMAL Subdivision No: Lengths are in metres. Reduction Ratio 1:200	Registered	SP

00 10 20 30 40 50 Table of mm 90 100 110 120 130 140

GROUND FLOOR

NOTES:

BA DENOTES BALCONY

ALL AREAS ARE APPROXIMATE

Surveyor : Date : 22/04/2022 Surveyor's Ref : D221406	PLAN OF PROPOSED STRATA SUBDIVISION OF LOT 1 DP 997985 AND LOT 2 DP 1078966 LOT 11 DP 1105714 AND LOT 10 DP 1042524	LGA: WOLLONGONG Locality : CORRIMAL Subdivision No: Lengths are in metres. Reduction Ratio 1:200	Registered	SP

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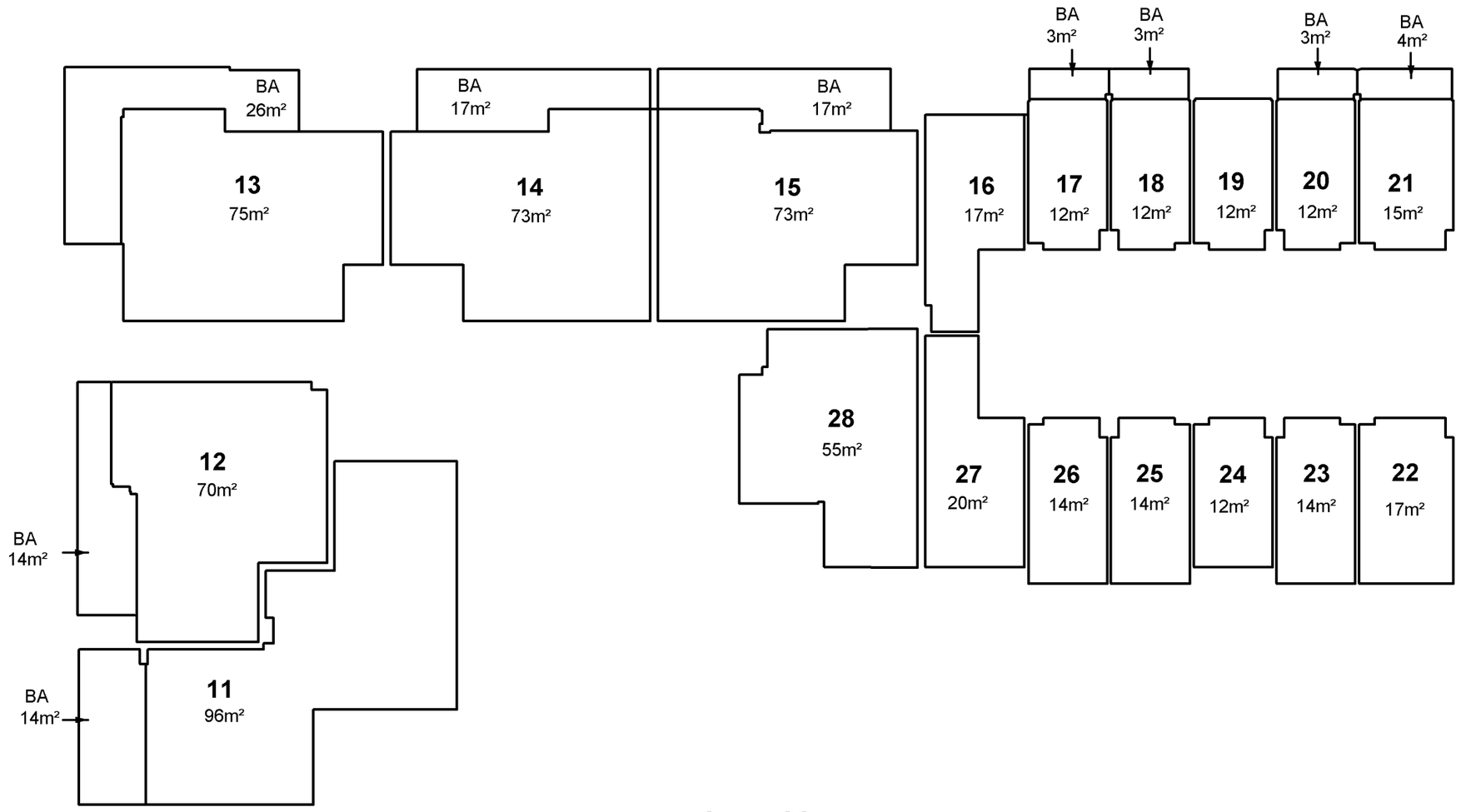

FIRST FLOOR

NOTES:

BA DENOTES BALCONY

ALL AREAS ARE APPROXIMATE

Date : 22/04/2022 Surveyor's Ref : D221406	PLAN OF PROPOSED STRATA SUBDIVISION OF LOT 1 DP 997985 AND LOT 2 DP 1078966 LOT 11 DP 1105714 AND LOT 10 DP 1042524	LGA: WOLLONGONG Locality : CORRIMAL Subdivision No: Lengths are in metres. Reduction Ratio 1:200	Registered	SP

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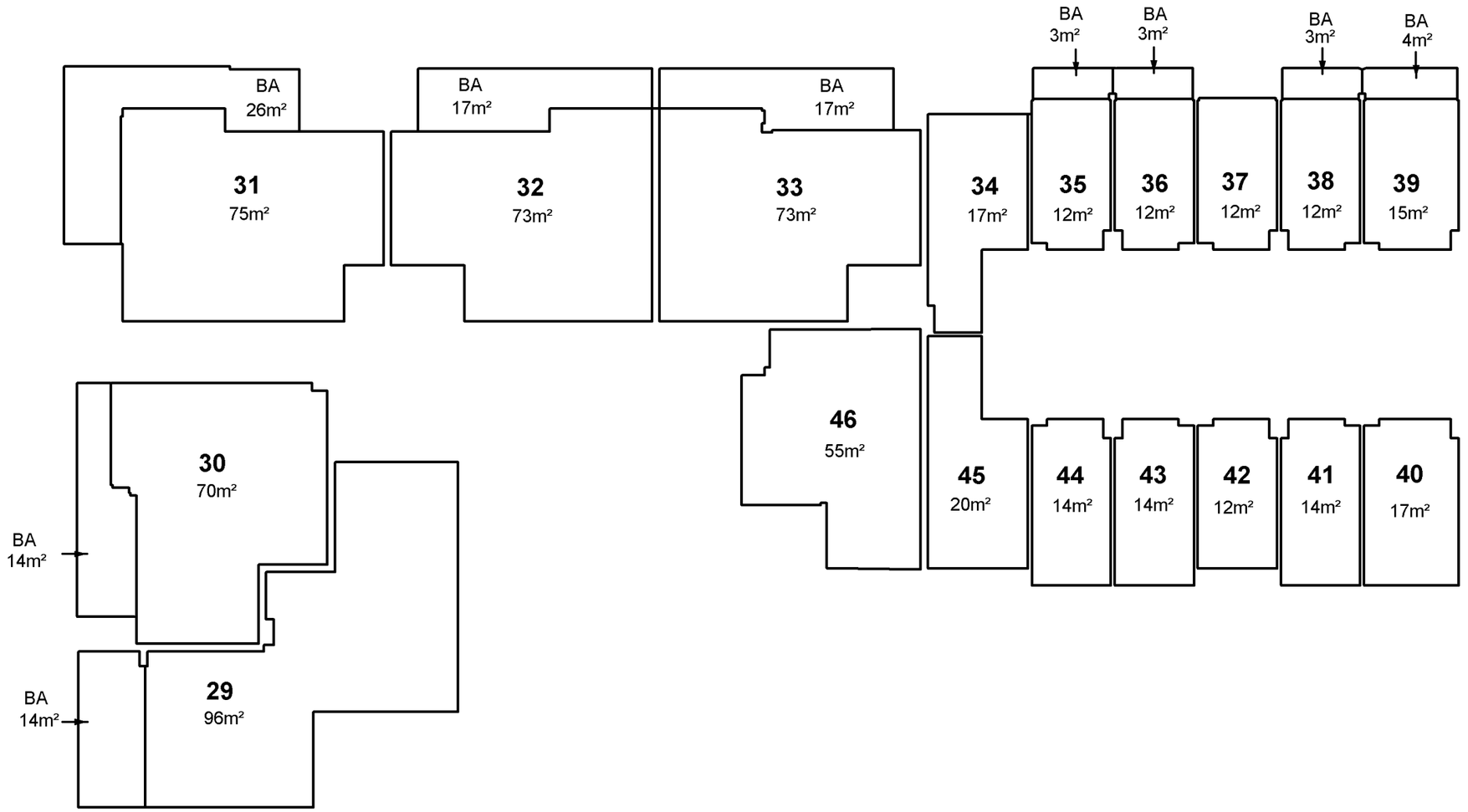

SECOND FLOOR

NOTES:

BA DENOTES BALCONY

ALL AREAS ARE APPROXIMATE

Date : 22/04/2022 Surveyor's Ref : D221406	PLAN OF PROPOSED STRATA SUBDIVISION OF LOT 1 DP 997985 AND LOT 2 DP 1078966 LOT 11 DP 1105714 AND LOT 10 DP 1042524	LGA: WOLLONGONG Locality : CORRIMAL Subdivision No: Lengths are in metres. Reduction Ratio 1:200	Registered	SP

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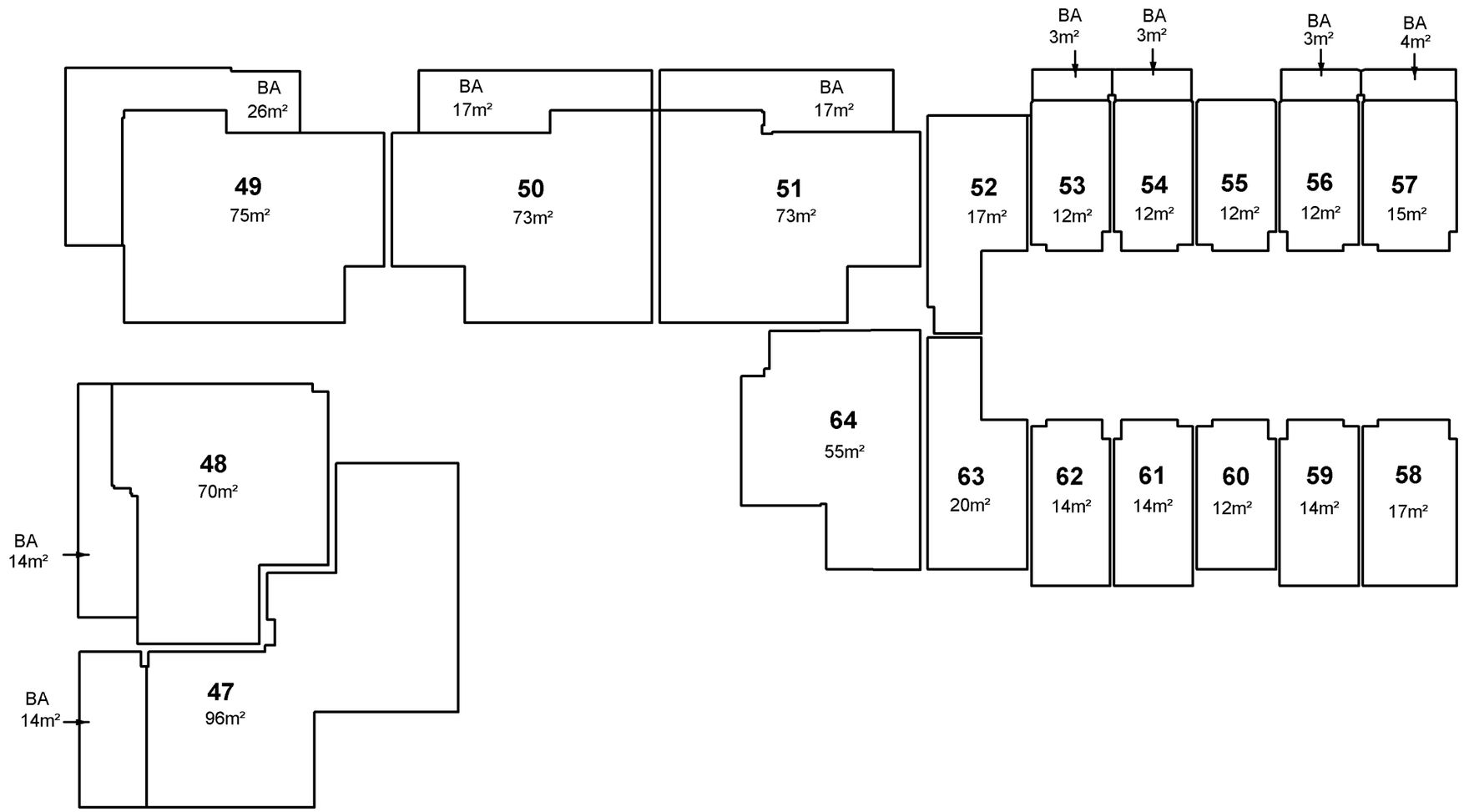

THIRD FLOOR

NOTES:

BA DENOTES BALCONY

ALL AREAS ARE APPROXIMATE

Date : 22/04/2022 Surveyor's Ref : D221406	PLAN OF PROPOSED STRATA SUBDIVISION OF LOT 1 DP 997985 AND LOT 2 DP 1078966 LOT 11 DP 1105714 AND LOT 10 DP 1042524	LGA: WOLLONGONG Locality : CORRIMAL Subdivision No: Lengths are in metres. Reduction Ratio 1:200	Registered	SP

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SOCIAL IMPACT ASSESSMENT (SIA) REPORT

The Proposal: Thirty Eighteen (38) Room Boarding House with Managers Room and Basement Car Parking

Project Address: No. 23-31 High Street, Corrimal

EPlanning

1.0 Social Impact - Executive Summary

1.1 SIA Introduction

The purpose of this Social Impact Assessment (SIA) is to describe a development application proposing a "Thirty Eight (38) Room Boarding House with Managers Room and Basement Car Parking" pursuant to the State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP2009) within the subject site(s) of Lot 1 DP 997985, Lot 2 DP 1078966, Lot 10 DP 1105714 & Lot 10 DP 1042524 No. 23 – 31 High Street, Corrimal, to the local consent authority of Wollongong City Council.

Wollongong City (the City) is located in the Illawarra Region of New South Wales, about 80 kilometres south of the Sydney CBD. The Wollongong City Council population forecast for 2021 is 221,157 and is forecast to grow to 278,744 by 2041. The Wollongong City Council population and household forecasts present what is driving population change in the community and how the population, age structure and household types and Affordable Housing will be in future demand.

The following is of high significance in support of the proposal.

Call for Affordable Housing Proposals

Monday 5 August 2019

***Plate**: Wollongong City Council – web page*

Wollongong City Lord Mayor Councillor Gordon Bradbery AM said that Council was particularly interested in proposals that included a focus on single women aged over 50. "I believe all people have a right to shelter however, this group has been identified as a group that is at a higher risk of homelessness," Cr Bradbery said. – Wollongong city council web.

Boarding Houses – what are they

Boarding houses are a form of residential accommodation where residents do not have the premises to themselves inclusivity. There is more sharing of space between residents and more control exercised by the proprietor, than in mainstream rental housing. Boarding house accommodation also tends to be more transitory and is commonly regarded as being socially as less than a 'home'.

Social Impacts are diverse and not easily defined, however can generally be characterized in terms of efforts to assess or estimate in advance, the social consequences that are likely or unlikely to follow specific Land Use construction. It is a process that provides a framework for prioritizing, gathering, analyzing, and incorporating social information and participation into the design and delivery of developmental interventions.

Housing is generally considered to be 'affordable' when very low or low and moderate income households are able to meet their housing costs and still have sufficient income to pay for other basic needs such as food, clothing, transport, medical care and education. This is generally accepted to be where such households pay no more than 30% of their gross household income on housing costs, although other factors such as cost of transport and access to services are also important.

Housing affordability remains a major issue affecting the Wollongong / Illawarra region. Planning for affordable housing is therefore a necessity to ensure the delivery of a variety of housing to meet the needs of the community now and into the future.

The Wollongong / Illawarra region is the most accessible but least affordable areas to live, which puts stress on individual households and has a significant impact on attracting key workers to the area.

Affordable housing is about having a range of housing options people can afford without causing them difficulty in purchasing other necessities. Affordable housing can take any form, including single dwelling houses, granny flats, units, boarding houses, shared accommodation or social housing.

This SIA report outlines the social impact assessment process, including planning, acquiring information about the development which has triggered the assessment, exploring conditions within the relevant locality, identifying the potential social impact and segments of the affected community and consulting with appropriate stakeholders, in relation to a relatively small scale Boarding House.

It can be stated that within the greater Wollongong / Illawarra region, population growth and the associated increase in new Homes and Boarding Homes is influenced by the lifestyle available, the development of vibrant strategic centres and the amenity of city communities. Greater housing choice in existing centres is needed to cater for the decrease in the average household size and indeed decrease in income and assets.

Urban form is the outcome of economic, cultural, social and environmental processes, while Urban consolidation has taken two main forms. The first encourages higher density development of new greenfields development on the urban fringe, and the second involves 'densification' including infill sites for residential use at low, medium to high densities (NSW Department of Planning 1995, NSW Department of Urban Affairs and Planning 1998).

Providing high density and Affordable Housing (such as the Boarding House proposed) will result in Wollongong City Council residents having access to a range of housing that suit different individual needs, budgets and lifestyle choices. It also assists albeit very minor or inconsequential, to place downward pressure on housing affordability and accessibility.

In summary, the proposed New Generation Boarding House will:

Provide affordable housing that limits the socio-economic boarders

- That is, affordable housing with set income threshold levels to attract professional workers and as such not add to the low income social housing stock.

Provide affordable housing that is of a type that has been declining and almost non-existent in the Wollongong / Illawarra region

- that is, provide affordable rental housing for low to medium income single person or coupled households.

Meet affordable housing needs for the Wollongong / Illawarra region

- that is, affordable rental housing choices for low to medium income, single or coupled households have declined over recent years.

Address steady decline in affordable housing stock

- assists with realising Wollongong City Council stated policy goal for an overall increase in affordable housing stock.

The development will have no measurable detrimental social impact on the locality.

- that is, the proposal will provide for a rather divers set off professional working social profiles, which reflects more varied housing markets structures within the Inner West suburb.
- that is, the social investment will be positive.

The development meets social housing trends.

- that is, high density / multi storey housing is currently the underlaying social trend for housing types across the state.

1.2 The Subject Site Description & Context

Site Location

The subject site is located on the corner of High Street and Junction Street, Corrimal. The site involves four parcels to be amalgamated to form the development parcel. The site is fairly regular in shape and has a 40.23m frontage to Junction Street and 64.32m frontage to High Street. The sites currently contain single storey dwellings of various age and construction with attached and detached garages and outbuildings all to be demolished.

Plate: *Site Location (SixMaps)*

Description Permissibility

The sites are zoned R3 Medium Density Residential pursuant to the Wollongong Local Environmental Plan 2009 (WLEP2009), with *Boarding Houses* and *Residential flat buildings* being a permitted use within the land zone.

Design Intent

The Architectural plans as prepared by DWA Architects have embraced the key design principles adopted for *Boarding Houses* and *Residential Flat Building* development, and include:

- *the provision of a contemporary architectural design externally and internally;*
- *retention increase of required housing stock;*
- *aesthetically pleasing facades and structures with modern materials and finishes;*
- *a selection of natural tones to provide the building with a soft, understated modern appearance; and*
- *Landscaping treatments that increase building form and connections.*

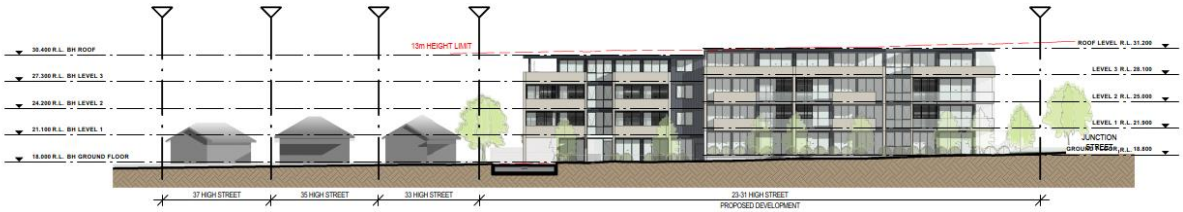


Plate: *Streetscape Elevation (DWA Architects)*

Plate: *3D render (DWA Architects)*

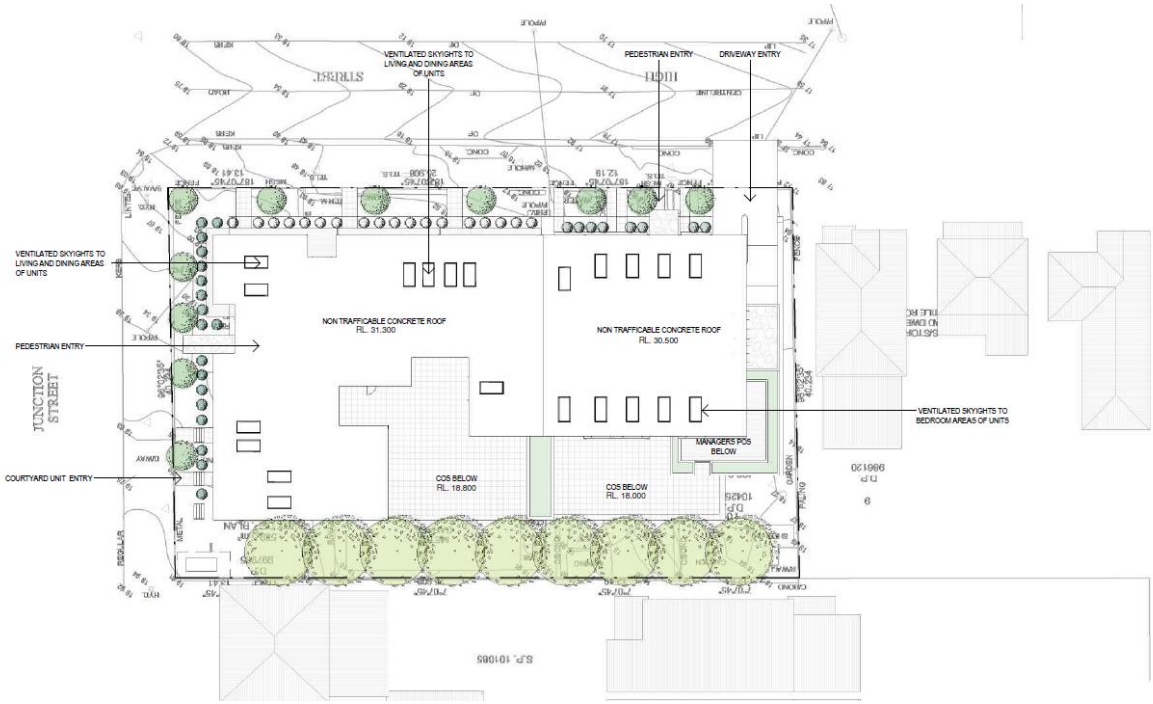


Plate: *Site Plan (DWA Architects)*

2.0 The Strategic Social Planning Context

2.1 The Social Planning context

In order to ensure its delivery, support for affordable housing needs to be an integral part of the planning system. Stakeholders consider that statutory planning mechanisms are needed that encourage the delivery of affordable housing in a commercially attractive manner in response to differing market conditions in different areas.

The need to deliver affordable housing in accessible locations should be integrated into all strategic planning including regional and local strategies. Currently there is no agreed or consistent approach to addressing affordable housing in a strategic planning context.

This submission is to be submitted pursuant to State Environmental Planning Policy (Affordable Rental Housing) 2009, Division 3 and Wollongong Local Environmental Plan 2009 (WLEP2009) with the definition noted below:

> ***Boarding room*** *means a room or suite of rooms within a boarding house occupied or so constructed or adapted as to be capable of being occupied by one or more lodgers.*
>
> ***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.*
> ***Note.*** *Boarding houses are a type of* ***residential accommodation****—see the definition of that term in this Dictionary.*

Boarding houses provide accommodation for a fee. Usually a resident only has a right to occupy a room and share other facilities such as a kitchen and bathroom, they do not have the same rights as tenants.

To make sure boarding houses are maintained to high standards, the Boarding Houses Act 2012 has established a public register of boarding houses in NSW increased inspection powers for local councils introduced occupancy rights for people living in boarding houses modernised the laws that apply to boarding houses accommodating people with 'additional need

Moreover, the need for social impact assessment stems from the fact that:

- SIA assessments enhance positive and sustainable outcomes associated with project implementation,
- They support the integration of social and environmental aspects associated with the numerous subprojects into the decision making process,
- They enhance positive social and environmental outcomes;
- They minimize social and environmental impacts as a result of either individual subprojects or their cumulative effects, and
- They protect human health and minimize impacts on cultural property.

Why do we need affordable housing ?

In NSW there is a strong need for a range of affordable housing options. Affordable housing can be a safety need for households that would otherwise rely on social housing. It can also be a transitional step out of social housing into standard market housing. It can help workers, including key workers, find a home closer to where they work.

What is a boarding house ?

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; and
- has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers.

The term does 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.

What is the State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP) ?

The ARHSEPP was introduced on 31 July 2009 to increase the supply and diversity of affordable rental and social housing in New South Wales. The information in this fact sheet reflects the current policy.

2.2 Environmental Planning & Assessment Act, 1979

Section 4.15 Evaluation - Matters for Consideration, of the Environmental Planning and Assessment Act 1979, provide for those matters that may be taken into consideration as applicable.

(1) Matters for Consideration – general
In determining a development application consideration of the following matters are to be taken into consideration as are of relevance to the development the subject of the development application:

a) the provision of:

(i) any environmental planning instrument; and

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan;

(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph);

(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979) *that apply to the land to which the development application relates.*

that apply to the land to which the development application relates

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,

c) the suitability of the site for the development;

d) any submissions made in accordance with the Act or the regulations; and

e) the public interest.

Environmental Planning & Assessment Act 19179

Clause 1.3 Objects of Act

(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,

(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,

(c) to promote the orderly and economic use and development of land,

(d) to promote the delivery and maintenance of affordable housing,

(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,

(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),

(g) to promote good design and amenity of the built environment,

(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,

(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,

(j) to provide increased opportunity for community participation in environmental planning and assessment.

One of the objectives of the Environmental Planning and Assessment Act 1979 is the delivery and maintenance of affordable housing and to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment. Stakeholders are concerned that the extended time it can take to approve a rezoning and/or approve a development application for affordable housing can often undermine the viability of a scheme, and other measures, such as fees and Section 94 contributions, can add significant costs to schemes.

Plate: *Affordable Housing Needs Scale.*

2.3 State Environmental Planning Policy (Affordable Rental Housing) 2009

The NSW Government supports planning policies that encourage affordable housing. The State Environmental Planning Policy (Affordable Rental Housing) 2009 and the State Environmental Planning Policy No. 70 Affordable Housing (Revised Schemes) are policies which encourage the development of new affordable housing and the maintenance of existing affordable housing.

The State Environmental Planning Policy (Affordable Rental Housing) 2009 (AHSEPP) was introduced on 31 July 2009. The policy's intent is to increase the supply and diversity of affordable rental and social housing in the state. The AHSEPP covers housing types including villas, townhouses and apartments that contain an affordable rental housing component, along with secondary dwellings (granny flats), new generation boarding houses, group homes, social housing and supportive accommodation.

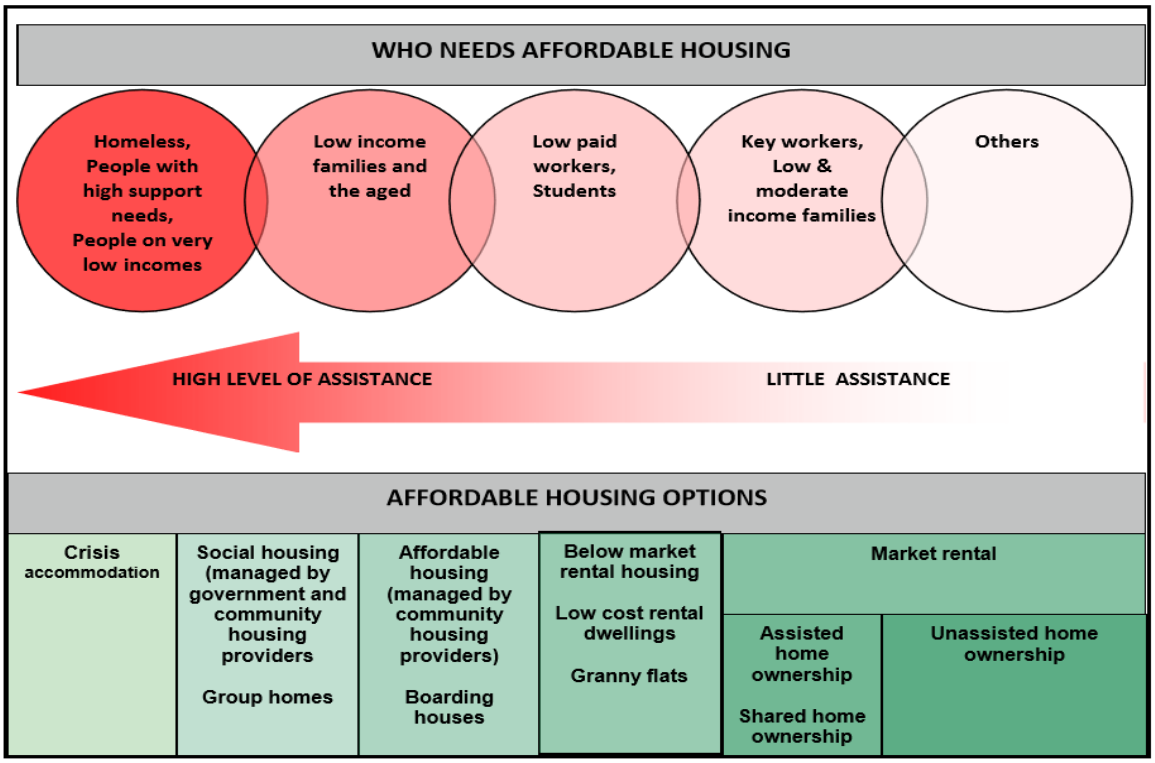


Plate 7: *Affordable Housing needs*

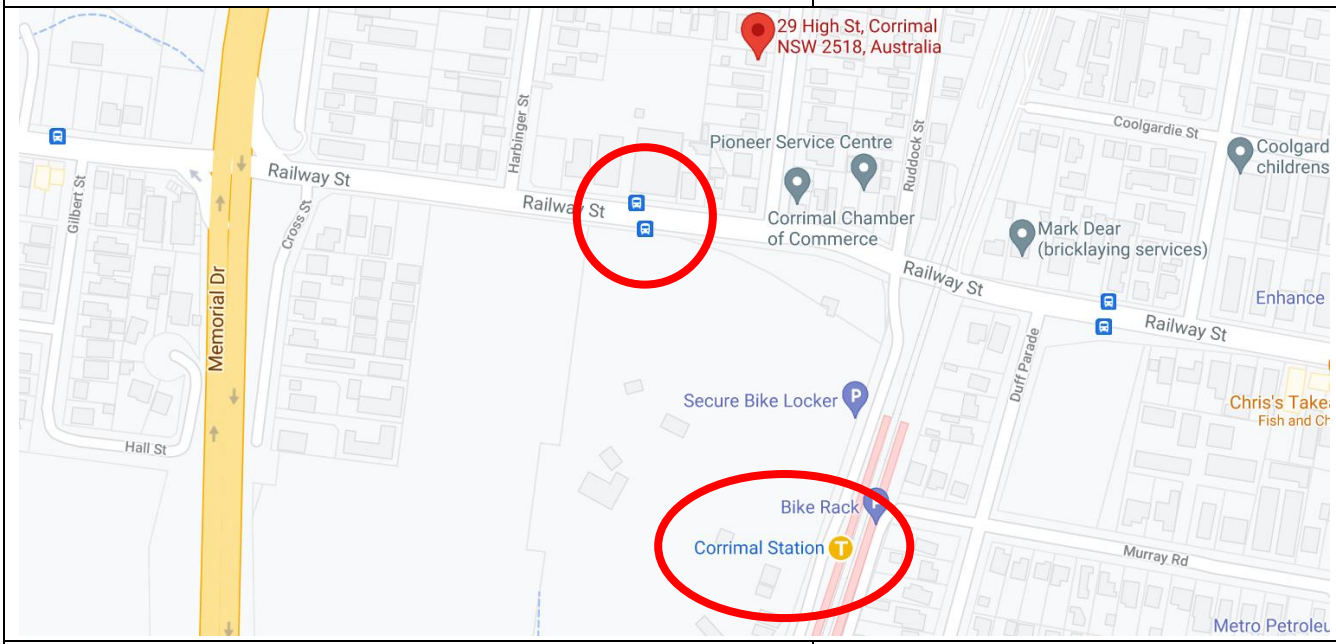
The NSW State Plan considers housing affordability from two perspectives:-

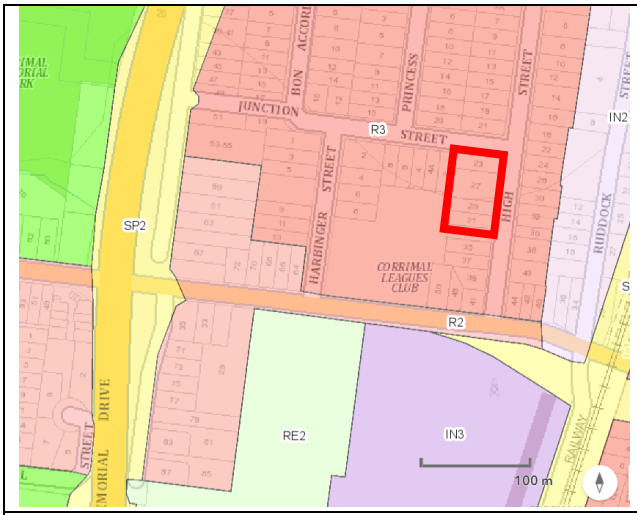
Firstly, from the perspective of the first home buyer for whom purchasing a home is increasingly difficult.

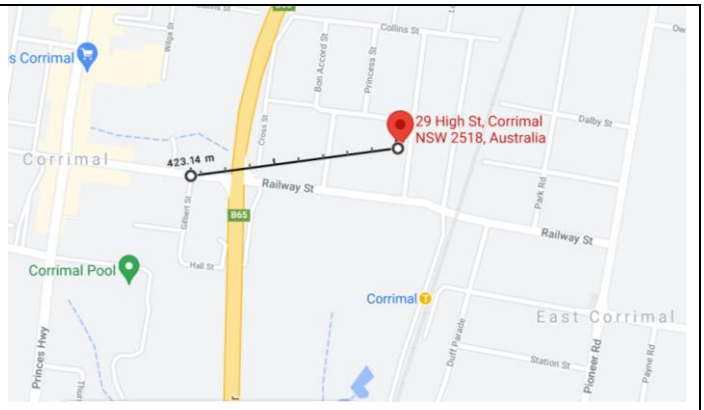
Secondly, from the perspective of the most vulnerable households; the frail aged, people with disabilities, people with mental illness and people at risk of homelessness; who face poor health, educational or other social outcomes due to high housing costs or overcrowding.

State Environmental Planning Policy (Affordable Rental Housing) 2009

State Environmental Planning Policy (Affordable Rental Housing) 2009 applies to the development. In particular, Division 3 Boarding Houses to which an assessment against the provisions is provided:

26 Land to which Division applies	
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: (a) Zone R1 General Residential, (b) Zone R2 Low Density Residential, (c) Zone R3 Medium Density Residential, (d) Zone R4 High Density Residential, (e) Zone B1 Neighbourhood Centre, (f) Zone B2 Local Centre, (g) Zone B4 Mixed Use.	The land is within the zone (b) Zone R3 Medium Density Residential,
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.	The purpose of this application is for a boarding house.
(2) Despite subclause (1), clauses 29, 30 and 30A do 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.	The land is within an accessible area.
	
(3) Despite subclause (1), clauses 29, 30 and 30A do 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.	The development is not located 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 and is not within 400 metres walking distance of land Zoned B2 Local Centre. Clauses 29, 30 and 30A continue to apply.





28 Development may be carried out with consent	
Development to which this Division applies may be carried out with consent.	
29 Standards that cannot be used to refuse consent	
(1) A consent authority must not refuse consent to development to which this Division applies on the grounds of density or scale if the density and scale of the buildings when expressed as a floor space ratio are not more than: (a) the existing maximum floor space ratio for any form of residential accommodation permitted on the land, or (b) if the development is on land within a zone in which no residential accommodation is permitted—the existing maximum floor space ratio for any form of development permitted on the land, or **(c) if the development is on land within a zone in which residential flat buildings are permitted and the land does not contain a heritage item that is identified in an environmental planning instrument or an interim heritage order or on the State Heritage Register—the existing maximum floor space ratio for any form of residential accommodation permitted on the land, plus:** **(i) 0.5:1, if the existing maximum floor space ratio is 2.5:1 or less, or** (ii) 20% of the existing maximum floor space ratio, if the existing maximum floor space ratio is greater than 2.5:1.	FSR permitted: 0.75:1 plus 0.5:1 as residential flat buildings are permitted in the zone and the land does not contain a heritage item or the like. The development proposes an FSR of 0.48:1 for the boarding house development
(2) A consent authority must not refuse consent to development to which this Division applies on any of the following grounds: (a) **building height** if the building height of all proposed buildings is not more than the maximum building height permitted under another environmental planning instrument for any building on the land,	Height permitted: 13m Height proposed: 12.4m
(b) **landscaped area** if the landscape treatment of the front setback area is compatible with the streetscape in which the building is located,	The landscape treatment of the front setback area is compatible with the streetscape in which the building is located. Refer to landscape plan.
(c) **solar access** where the development provides for one or more communal living rooms, if at least one of those rooms receives a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter,	The development includes a communal living area at ground floor and that room receives a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter. Refer to shadow diagrams.
(d) **private open space** if at least the following private open space areas are provided (other than the front setback area):	A common open space area in excess of 20m is provided at ground level adjacent to the indoor

(i) one area of at least 20 square metres with a minimum dimension of 3 metres is provided for the use of the lodgers, (ii) if accommodation is provided on site for a boarding house manager—one area of at least 8 square metres with a minimum dimension of 2.5 metres is provided adjacent to that accommodation, (e) **parking** if: **(i) in the case of development carried out by or on behalf of a social housing provider in an accessible area—at least 0.2 parking spaces are provided for each boarding room**, and (ii) in the case of development carried out by or on behalf of a social housing provider not in an accessible area—at least 0.4 parking spaces are provided for each boarding room, and (iii) in the case of any development—not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site, (iia) in the case of development not carried out by or on behalf of a social housing provider—at least 0.5 parking spaces are provided for each boarding room, and (f) **accommodation size** if each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least: (i) 12 square metres in the case of a boarding room intended to be used by a single lodger, or (ii) 16 square metres in any other case.	common area. A managers room is provided at ground level with access to a private open space area in excess of 8sqm. The basement parking includes nine (9) parking spaces. Each boarding room is in excess of 12sqm for a single lodger and 16sqm for doubles and accessible rooms.
(3) A boarding house may have private kitchen or bathroom facilities in each boarding room but is not required to have those facilities in any boarding room.	Each room is provided with private kitchen and bathroom facilities
(4) A consent authority may consent to development to which this Division applies whether or not the development complies with the standards set out in subclause (1) or (2).	Noted
(5) In this clause: ***social housing provider***	Social Housing provider being – CLG Management
30 Standards for boarding houses	
(1) A consent authority must not consent to development to which this Division applies unless it is satisfied of each of the following: (a) if a boarding house has 5 or more boarding rooms, at least one communal living room will be provided, (b) no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25 square metres, (c) no boarding room will be occupied by more than 2 adult lodgers, (d) adequate bathroom and kitchen facilities will be available within the boarding house for the use of each lodger,	The development provides for: (a) A communal living room at ground floor level (b) no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25 square metres, (c) no boarding room will be occupied by more than 2 adult lodgers, (d) adequate bathroom and kitchen facilities are available within the boarding house for the use of

(e) if the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on site dwelling will be provided for a boarding house manager, (f) (Repealed) (g) if the boarding house is on land zoned primarily for commercial purposes, no part of the ground floor of the boarding house that fronts a street will be used for residential purposes unless another environmental planning instrument permits such a use, (h) at least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms.	each lodger, (e) A managers room is provided for a boarding house manager, (f) (Repealed) (g) N/A. the site is zoned R3 Medium Density Residential (h) at least one parking space is provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms.
(2) Subclause (1) does not apply to development for the purposes of minor alterations or additions to an existing boarding house.	The application is not for alterations or additions to an existing boarding house.
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 development is on land within Zone R3 Medium Density Residential.
30A Character of local area	
A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.	**As follows:**

Chapter B01 (Residential Development), Clause 4.8 (Building Character and Form) of WDCP 2009, provide controls relating to Building Character and Form of residential development.

The objectives of Clause 4.8 (Building Character and Form) are stated as follows:

(a) To ensure that development responds to both its natural and built context.
(b) To design residential development that responds to the existing character and the future character of the area.
(c) To ensure building design contributes in to the locality through a design that considers building scale, form, articulation and landscaping.
(d) To encourage colour schemes that are of similar hues and tones to that within the streetscape.
(e) To ensure buildings address the primary street frontage via entry doors and windows.
(f) To ensure that dwellings provide appropriate passive surveillance of public spaces and street frontage.
(g) To ensure that ancillary structures are not the dominate feature of built form.

Additional to providing comment on the above objectives that outline how the development is consistent Clause 4.8, the NSW Land and Environment Court in *Project Venture Developments v Pittwater Council [2005] NSWLEC 191*, considered *Scale and density in the context of the surrounding area* and formed the following planning principle: *Compatibility in the urban environment.*

The planning principles provides: The most apposite meaning in an urban design context is *capable of existing together in harmony*. *Compatibility* is thus different from *sameness*. It is generally accepted that buildings can exist together in harmony without having the same density, scale or appearance, though as the difference in these attributes increases, harmony is harder to achieve.

In order to test whether a proposal is compatible with its context, two questions should be asked.

- *Are the proposal's physical impacts on surrounding development acceptable? The physical impacts include constraints on the development potential of surrounding sites*

Response: In relation to the physical impacts, consideration is given to **noise, overlooking, overshadowing** and constraining development potential which can be assessed with relative objectivity (as was applied in this principle).

In relation to noise: The development is of a residential nature. It is acknowledged that the development is an intensification of the use beyond the existing dwellings, however this is to be expected with the zoning of the site and State and Council objectives for housing in the area. The development will use high quality materials and comply with the NCC in all areas related to sound transmission.

In relation to overlooking: The site employs non habitable facades to the southern adjoining dwelling and separation distances to the western adjoining sites with significant landscaping along the perimeter to mitigate overlooking.

In relation to overshadowing: The site is oriented on the east- west axis with shadows being cast to the southern neighbouring dwelling private open space between 9m and 12middday. The upper floor of the development has been recessed to mitigate any further shadowing.

- *Is the proposal's appearance in harmony with the buildings around it and the character of the street?*

Response: The most important contributor to urban character is the relationship of built form to surrounding space, a relationship that is created by **building height, setbacks and landscaping**. In special areas, such as conservation areas, **architectural style and materials** are also contributors to character. As this site is not located within a conservation area the test is applied to **building height, setbacks and landscaping.**

The principle provides that *Buildings do not have to be the same **height** to be compatible.* The development proposes a maximum height of 12.4m being less than the 13m prescribed by the WLEP 2009.

The principal notes **front and rear setbacks** are an important element of urban character and determine the rhythm of building and void. While it may not be possible to reproduce the rhythm exactly, new development should strive to reflect it in some way. Setbacks have generally been provided in accordance with SEPP65 due to the overall form of the building and the adjoining Residential Flat Building element of the development. Being a SEPP, this is the highest point for this legislation and compliance suggests that this has been adequately addressed.

Landscaping is also an important contributor to urban character. In the most common sense, the Commissioner provides that most people "experience the urban environment without applying the kind of analysis described above" and simply moving around a city is enough for a person to respond to their surroundings and like in the planning principle a streetscape elevation is provided as a plates throughout this document that shows that if simply taking a walk in this neighbourhood there is little chance that this development would be seen "out of context" and therefore within a compatible **Scale and density in the context of the surrounding area.**
Landscaping has been provided throughout the development for the enjoyment of the residents and those surrounding the development.

Table: *Compliance Table – SEPP (ARH) 2009*

Draft SEPP (Environment)

The purpose of the Draft SEPP is to promote the protection and improvement of key environmental assets for their intrinsic value and the social and economic benefits they provide. The Draft SEPP proposes to integrate provisions from seven existing SEPPs relating to catchments, waterways, urban bushland and world heritage.

Draft SEPP (Remediation of Land)

The new SEPP will retain elements of SEPP 55, and add new provisions to establish a modern approach to the management of contaminated land.

Proposed SEPP (Design and Place)

The proposed new Design and Place SEPP establishes principles, matters for consideration and guidance to encourage innovative design that maximises public benefit.

Draft SEPP (Housing Diversity) 2020

The State Environmental Planning Policy (Housing Diversity SEPP):

- Introduces new definitions for build-to-rent housing, student housing and co-living;
- Amends some state-level planning provisions, particularly for boarding house and seniors housing development;
- Amends some state-level planning provisions to support social housing developments undertaken by the NSW Land and Housing Corporation (LAHC) on government-owned land; and
- Consolidates three housing-related SEPPs:
    - State Environmental Planning Policy (Affordable Rental Housing) 2009;
    - State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004; and
    - State Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes).

The Department states that the proposed changes, as set out in the Explanation of Intended Effect, will ensure that the residential development sector is well-placed to assist in the economic recovery of NSW following the COVID-19 pandemic and provide greater certainty for all stakeholders.

Part of the changes in relation to boarding houses are as follows:

> *Existing definition*
> *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.*
> *Note. Boarding houses are a type of residential accommodation—see the definition of that term in this Dictionary.*
>
> *Proposed definition*
> *boarding house means an affordable rental building that—*
> *(a) provides lodgers with a principal place of residence for 3 months or more, and*
> *(b) is managed by a registered not-for-profit community housing provider (CHP), and*
> *(c) has some 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 two adult lodgers, but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.*
> *Note. Boarding houses are a type of residential accommodation.*

The Government is seeking feedback on whether it would be more appropriate to require rooms in new boarding houses to be rented at affordable rates for a minimum of 10 years, after which they could revert to market rates.

The ARHSEPP permits boarding houses in the following zones:
• R1 General Residential;
• R2 Low Density Residential zone (only in 'accessible areas');
• R3 Medium Density Residential;
• R4 High Density Residential;
• B1 Neighbourhood Centre;
• B2 Local Centre; and
• B4 Mixed Use.

Boarding houses are also mandated in these zones in the Standard Instrument LEP, regardless of whether they are in an accessible area or not. Some councils and communities consider that boarding houses are fundamentally incompatible with other development in the R2 Low Density Residential zone due to their bulk, scale and nature of use.

In response to ongoing community concern about boarding houses in low density residential zones, it is now proposed that boarding houses will not be mandated within the R2 zone. While many councils will support this proposal, it is expected that some councils and communities would support the continued permissibility of boarding house development in all or part of the R2 zone in their local areas. If boarding houses are no longer mandated as permissible uses in the R2 zone, these councils would, should they choose to do so, be able to amend their local environmental plans (LEPs) to make boarding houses permissible in the R2 zone in their local areas.

It is proposed that provisions will be included in the new SEPP to ensure LAHC will be able to develop boarding houses on government-owned land in the R2 zone, regardless of whether an LEP allows or prohibits boarding houses in that zone. Where boarding houses are permitted in the R2 zone under an environmental planning instrument, the 12-room limit will continue to apply.

Currently, clause 29 of the ARHSEPP includes a floor space ratio (FSR) bonus on land within a zone in which residential flat buildings are permitted of:
• 0.5:1 if the existing maximum floor space ratio is 2.5:1 or less, or
• 20% of the existing maximum floor space ratio (FSR), if the existing maximum floor space ratio is greater than 2.5:1.

Stakeholders have advised that, in the case of an existing maximum FSR of 2.5:1 or less, when the existing FSR is low, for example 0.5:1, the 0.5:1 bonus effectively doubles the allowable FSR and can contribute to excessive bulk and scale of boarding house development.

In response to this issue, the Council Boarding House Working Group recommended that the existing FSR bonus be changed to a flat 10% (or potentially another percentage) bonus above existing maximum FSR, regardless of whether the existing maximum FSR is above or below 2.5:1.

The ARHSEPP currently provides reduced minimum car parking rates for boarding house development applications lodged by or on behalf of a social housing provider. It is proposed to maintain these provisions in the new SEPP. It is noted that the car parking rate is a standard that cannot be used to refuse consent. Therefore, a council would be able to accept a lower rate proposed under a development application if it was considered appropriate in the circumstances.

The development will not be affected by the proposed SEPPs.

Boarding Room Schedule

Room	*Total Room Area sqm*	*Occupancy*
1	*13.30 sqm*	*1 person*
2	*12.10 sqm*	*1 person*
3	*12.10 sqm*	*1 person*
4	*12.10 sqm*	*1 person*
5	*17.00 sqm*	*2 persons*
6	*12.10 sqm*	*1 person*
7	*12.10 sqm*	*1 person*
8	*12.10 sqm*	*1 person*
9	*12.10 sqm*	*1 person*
10	*15.40 sqm*	*1 person*
11	*17.80 sqm*	*1 person*
12	*14.00 sqm*	*1 person*
13	*12.10 sqm*	*1 person*
14	*14,00 sqm*	*1 person*
15	*14.00 sqm*	*1 person*
16	*20.00 sqm*	*2 persons*
17	*17.00 sqm*	*2 persons*
18	*12.10 sqm*	*1 person*
19	*12.10 sqm*	*1 person*
20	*12.10 sqm*	*1 person*
21	*12.10 sqm*	*1 person*
22	*15.40 sqm*	*1 person*
23	*17.80 sqm*	*1 person*
24	*14.00 sqm*	*1 person*
25	*12.10 sqm*	*1 person*
26	*14.00 sqm*	*1 person*
27	*14.00 sqm*	*1 person*
28	*20.10 sqm*	*2 persons*
29	*17.00 sqm*	*2 persons*
30	*12.10 sqm*	*1 person*
31	*12.10 sqm*	*1 person*
32	*12.10 sqm*	*1 person*
33	*12.10 sqm*	*1 person*
34	*14.00 sqm*	*1 person*
35	*12.10 sqm*	*1 person*
36	*14.00 sqm*	*1 person*
37	*14.00 sqm*	*1 person*
38	*20.10 sqm*	*2 persons*

Wollongong Local Environmental Plan 2009 (WLEP2009)

As noted above, one the key planning instruments applying to the land is acknowledged as the Wollongong Local Environmental Plan 2009 (WLEP2009), in this respect the relevant clauses of the instrument as applying to the land are discussed further below. The definition of the proposal pursuant to the Wollongong Local Environmental Plan 2009 (WLEP2009), would best be defined as *Boarding Houses* and *Residential Flat Building*.

Pursuant to Wollongong Local Environmental Plan 2009 (WLEP2009), the proposed development is located within the subject site zoned R3 Medium Density Residential and is considered to satisfy the statutory framework for the proposed use of the land and considered to be in the Public interest.

The Objectives of the R3 Medium Density Residential zone are;-

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

It is concluded that the proposal post re-developed could satisfy one (1) or more of the objectives for the zone.

2.4 State Environmental Planning Policy (Infrastructure) 2007

The State Environmental Planning Policy Infrastructure (2007) assists the NSW Government, private infrastructure providers, local councils and the communities they support by simplifying the process for providing infrastructure like hospitals, roads, railways, emergency services, water supply and electricity delivery. The Infrastructure SEPP plays a key role in helping to deliver the NSW Government's infrastructure works.

Noise pollution has a heavy social and territorial impact. The high noise levels along busy roads in the centre of towns is leading to an exodus to the calmer suburbs. This change is not without consequences on social mixing, with the lowest income earners not being able to escape the noise. Noise seems to be a factor that reinforces social and territorial inequalities.

The cost of this pertains to:

- the social costs related to the health impact of noise (medical treatment of cardiovascular disease, sickness leave, insurance costs, intangible costs related to loss of well-being, loss of concentration, tiredness, and pain and suffering for the ill and their loved ones);
- the economic repercussions of noise in terms of the devaluation of property prices, loss of attractiveness of certain sectors and loss of productivity due to the effects of noise on health

In this instance, an Acoustic report has been provided in support of the proposal. Refer to report as prepared by Harwood Acoustics, of which supports the proposal with recommendations The measure will be meniscal.

2.5 General Statistics

The following (as listed below) are tables and maps that are considered appropriate to provide in the context of this submission.

Benchmark:
Regional NSW
reset

Key statistics

export

Wollongong City - Low income households	2016			2011			Change
	Number	%	Regional NSW	Number	%	Regional NSW	2011 to 2016
Total Population	39,831	100.0	100.0	35,541	100.0	100.0	+4,290
▪ Males	18,713	47.0	46.5	16,376	46.1	46.0	+2,337
▪ Females	21,113	53.0	53.5	19,165	53.9	54.0	+1,948
Total households	19,096	100.0	100.0	17,809	100.0	100.0	+1,287

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id (informed decisions).

Plate: *Low Income statistics*

The table provides a percentage of low income households within the Wollongong city area, of which shows a greater percentage increase in low income households.

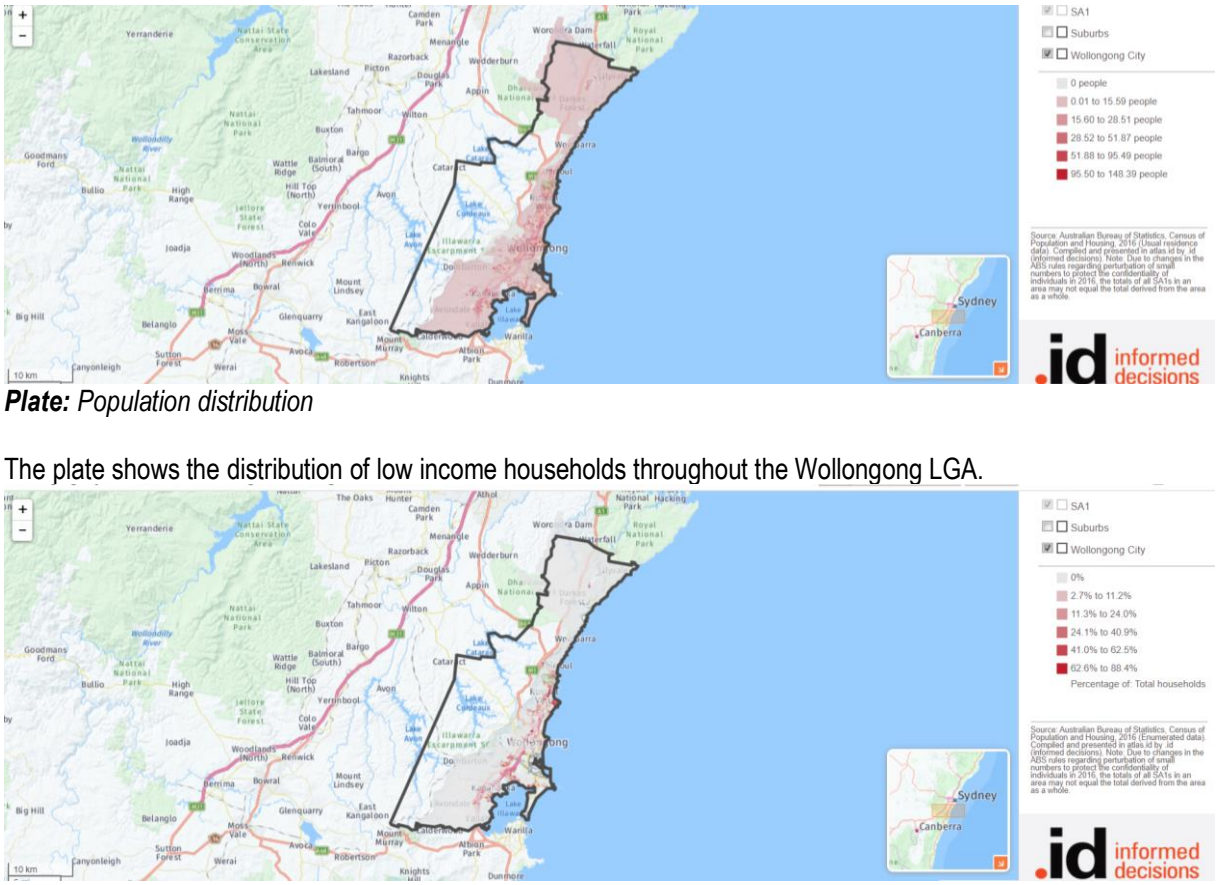


Plate: *Population distribution*

The plate shows the distribution of low income households throughout the Wollongong LGA.

Plate: *Affordable Housing households*

The plate shows the distribution of affordable housing throughout the Wollongong LGA, of which is less than 10 % and simply must be improved.

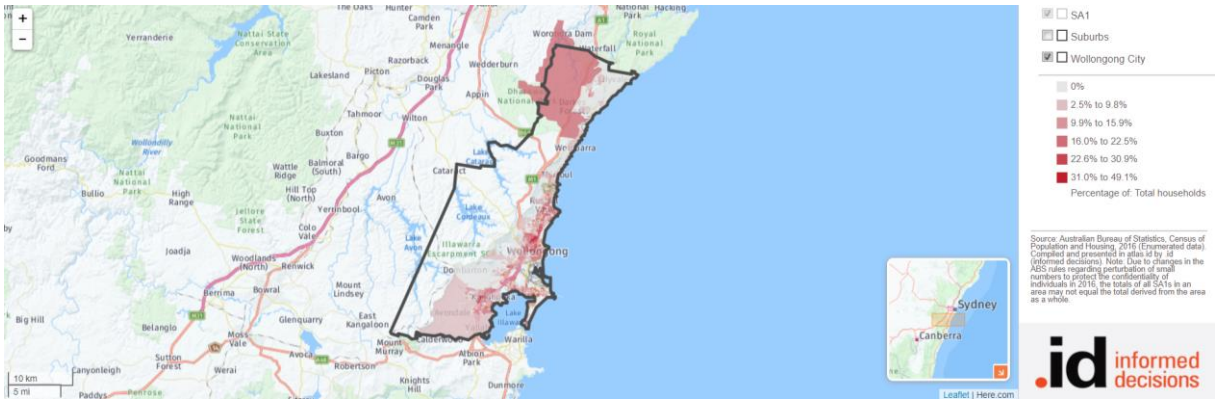


Plate: *Households in distress*

The plate shows the number of households in financial distress. The northern portion of the Wollongong LGA appears to show significant distress.

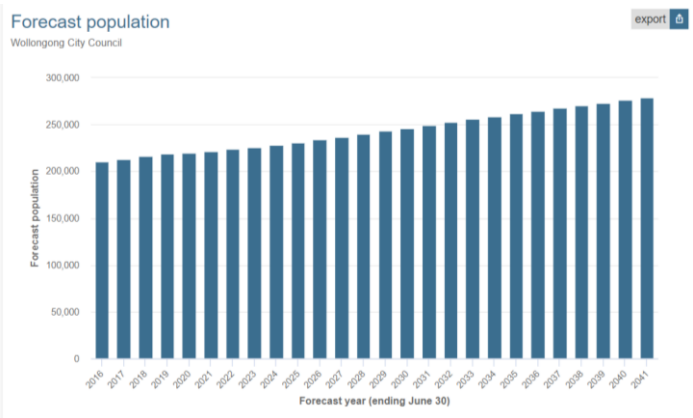


Plate: *Forecast population*

The Plate shows the forecast population for the Wollongong LGA and clearly shows a significant increase and hence a necessary demand for Affordable housing.

2.7 Crime Prevention Through Environmental Design

What are the principles of CPTED?

The three (3) principles central to Crime Prevention Through Environmental Design are, as follows:

Natural Surveillance

Criminals usually do not want to be seen. Placing physical features, activities and people in ways that maximise the ability to see what is happening discourages crime. For example, placing cafes and kiosks in parks increases natural surveillance by park users. Another example would be placing clotheslines near play equipment in multiple unit developments, increases natural surveillance of the play area. Inappropriately placed barriers, such as bushes or sheds, can make it difficult to observe activity.

Access Control

Access can be restricted by physical barriers such as bollards, fences, doorways and landscaping or by security hardware such as locks, chains and alarms. Human measures can also be utilised such as security guards. All of these methods aim to direct and/or restrict access into an area and therefore increase the effort required to commit a crime.

Ownership (Territorial Reinforcement)

People usually protect territory that they feel is their own and have a certain respect for the territory of others. Fences, paving, art, signs, good maintenance and landscaping are some ways

This chapter seeks to promote the creation of safer places through environmental design in the planning, design and management of development. The principles aim to encourage and guide both public and private developments to include CPTED principles in the planning and design stages of buildings and public places. This chapter captures the principles where they can be incorporated as design controls for certain types of development in Wollongong LGA.

3 GENERAL ISSUES		
3.1 Lighting	1. Areas intended to be used at night must provide appropriate lighting. 2. Lighting must be provided to heavily used spaces such as car parks, major pedestrian routes, entries to buildings and entries to public toilets. 3. Security lighting is to be consistent with AS4282 (1997) The Control of the Obtrusive Effect of Outdoor Lighting. 4. In areas used by pedestrians, ensure that lighting shines on pedestrian pathways and possible entrapment spaces. 5. Select and light 'safe routes' so that these become the focus of legitimate pedestrian activity after dark. 6. Provide adequate illumination for directional signage and maps in locations used at night. 7. Avoid glare by not placing any unshielded lighting at eye level (that is 1.5m to 3m above ground level). 8. Lighting must be designed to be vandal resistant, through measures such as high mounting.	Lighting is provided to common areas. Refer to architectural plans.
3.2 Natural surveillance and sightlines	1. Avoid blind, sharp corners on pathways, stairs or corridors 2. Avoid or ameliorate sudden changes of grade on pathways which may reduce sightlines. 3. Ensure that pedestrians can easily see what is at the end of tunnels/overpasses 4. Seating should be located in areas of active use 5. Avoid medium height vegetation with concentrated top to bottom foliage. Plants such as low hedges and shrubs (1 - 1.2m high), creepers, ground covers or high canopied vegetation are good for natural surveillance. 6. Where sightlines are impeded, determine whether they can be improved through the use of hardware such as flat vandal-resistant security mirrors. 7. Avoid convex mirrors as they distort images.	Natural surveillance and sightlines are provided. Refer to architectural plans.

	8. Ensure where barriers are provided along paths that they are semi transparent. 9. Ensure that windows of activity rooms (e.g. kitchen windows not bathroom windows) rather than blank facades overlook pedestrian areas, car parks, parks and public spaces. 10. Colocate pedestrian, cycle and vehicular movement systems to encourage maximum surveillance of public areas. 11. Ensure that bus shelter location and design do not impede natural surveillance. 12. In designing subdivisions ensure that back yards do not orientate towards public open spaces and cycle ways.	
3.3 Signage	1. A signage plan focusing on the safe routes and indicating destinations, facilities and amenities en route may be required for large developments. 2. Ensure that signage is clearly legible through the use strong colors, clear contrasts, standard symbols and simple graphics. 3. Provide clear signage at bus shelters, taxi ranks and public facilities. 4. Clearly identify streets, courtyards and common areas and encourage use of street numbers and businesses identification signs. 5. Illuminate signs that are essential for night use. 6. Locate signs so that they are not likely to be obscured by vegetation growth. 7. Ensure that the size and/or location of signs do not create entrapment opportunities. 8. Maps should be provided in large public open spaces such as parks, and orientated towards main routes if pedestrian travel.	Signage will be provided to the common areas. Refer to architectural plans.
3.4 Building design	1. Ensure that entrances to buildings are clearly defined, secure, well lit and face the street. 2. Blank walls should be avoided onto public streets, public open spaces and pedestrian traffic areas. 3. Design the front entrances of public buildings so that they do not create entrapment spots or places where intruders may loiter. 4. Clearly indicate closing hours at entrances to public areas which are closed off to access at night. 5. Design lobbies to be highly visible. 6. Avoid the location of ramps and elevator entrances in isolated areas. 7. Secure non-pedestrian entrances against illicit activities/entry. 8. If staff entrances are to be separated from the main entrance, ensure that they are well lit and maximize opportunities for natural surveillance and sight lines. 9. Use transparent, unbreakable materials in door and walls at major entry points to provide sightlines through the door or wall. 10. Locate delivery hatches and bins so that they do not assist an intruder to gain access to a building. 11. Ensure that loading and storage areas are either well lit or can be locked after hours. 12. Areas are to be illuminated so that occupants can see out some distance from the entry before leaving the building. 13. Illuminate all external edges and access points to car parks.	The building design is consistent with the desired housing density of a residential development that overlooks the common areas of the development. Situated on a corner allotment, there is significant design elements addressing the streetscapes.

	14. Where large expanses of car parks are proposed, consideration should be given to the provision of surveillance e.g. the installation of security cameras. 15. Avoid hidden recesses. 16. Car spaces should be reserved near the building entry for employees working after hours. 17. Ensure that enclosed or underground car parking can only be accessed from inside the building not by pedestrians passing.	
3.5 Landscaping	1. Shrubbery and low-level planting must be selected for footpaths that does not exceed 1m in height where abutting pavements. 2. Avoid planting taller growing plants and trees in areas that screen doorways, entrances and windows. 3. Select trees that do not have branches below 1.5m (for the trees protection it is recommended that they do not have branches below 2.4m above ground level) 4. Use hard landscaping details such as low fencing and walls to deter pedestrian or vehicle movement. 5. If surfaces are constructed using cobbles or large pebbles, make sure that they are embedded for two thirds of their depth. 6. Avoid using gravel paths as these may cause difficulties for people that are mobility impaired. 7. Landscaping within front yards should not obscure the entry points and windows of the dwelling.	Refer to Landscape plan.
3.6 Public open space and parks.	N/A	N/A. There are no public open space and/or parks proposed.
3.7 Community Facilities and Public Amenities	N/A	N/A. No Community Facilities and Public Amenities proposed
3.8 Bus stops and taxi ranks	*N/A*	N/A. No Bus stops and/or taxi ranks proposed

Table: *Compliance Table – WDCP 2009 Chapter E01 Crime Prevention Through Environmental Design*

3.0 Impact Analysis

3.1 Social Benefit

The potential for clear and significant social benefits and within the public interest of the proposed Boarding House development have been identified. The likely positive and negative impacts are detailed in this section of the report, together with a detailed consideration of available mitigations to limit or avoid negative impacts and improve or facilitate positive impacts. Refer to Management plan for further.

There are three key Positive impacts relevant to this SIA.

- The first is the immediate locality of the proposed accommodation site to compliance the locality and conservation of the zone,
- The second is the immediate locality of the proposed accommodation site to public transport nodes, and
- The wider inclusion of Affordable Housing to the context of the Wollongong / Illawarra region.

Overall the social benefits of the proposed redevelopment have been found to outweigh any potential negative impacts. Especially given that all anticipated negative impacts as a result of the proposed development can be mitigated to a satisfactory degree through imposition of development consent conditions and/or implementation of a quality plan of management. For details, refer to the Plan of Management (PoM).

3.2 The SIA evidence

Rental stock for low and moderate income rental households in Wollongong is minimal. Low and Low/Medium income rental households can be expected to continue moving to outer suburbs in search of affordable housing. General decrease in the proportion of affordable rental housing for low income households demonstrates current approach to increasing affordable housing needs to be reviewed.

To remain affordable @ $200-$250/week (i.e. no more than 30% of household income on rental payments):

- prospective tenants would need a weekly household income of approx. $800 ($45,000/annum)
- to service rent payments and remain out of rental housing stress individual tenants would require residents to have at least well-paying part time or above minimum wage full time employment.

Weekly household income at which it remains affordable cuts in at the low-income band.

- Not affordable to very low income households
- Affordable to all moderate-income households.

Income band	Classification	NSW Median Income	Computation	Result
Very low	<50% NSW median income	$1,233	1,233*.5	<$617/week
Low	50%-80% NSW median income		1,233*.5-.8	$618 - $986 /week
Moderate	80%-120% NSW median income		1,233*.8-1.2	$987 - $1,480 /week

Table: income bands.

4.0 Transport Options

Bus Routes

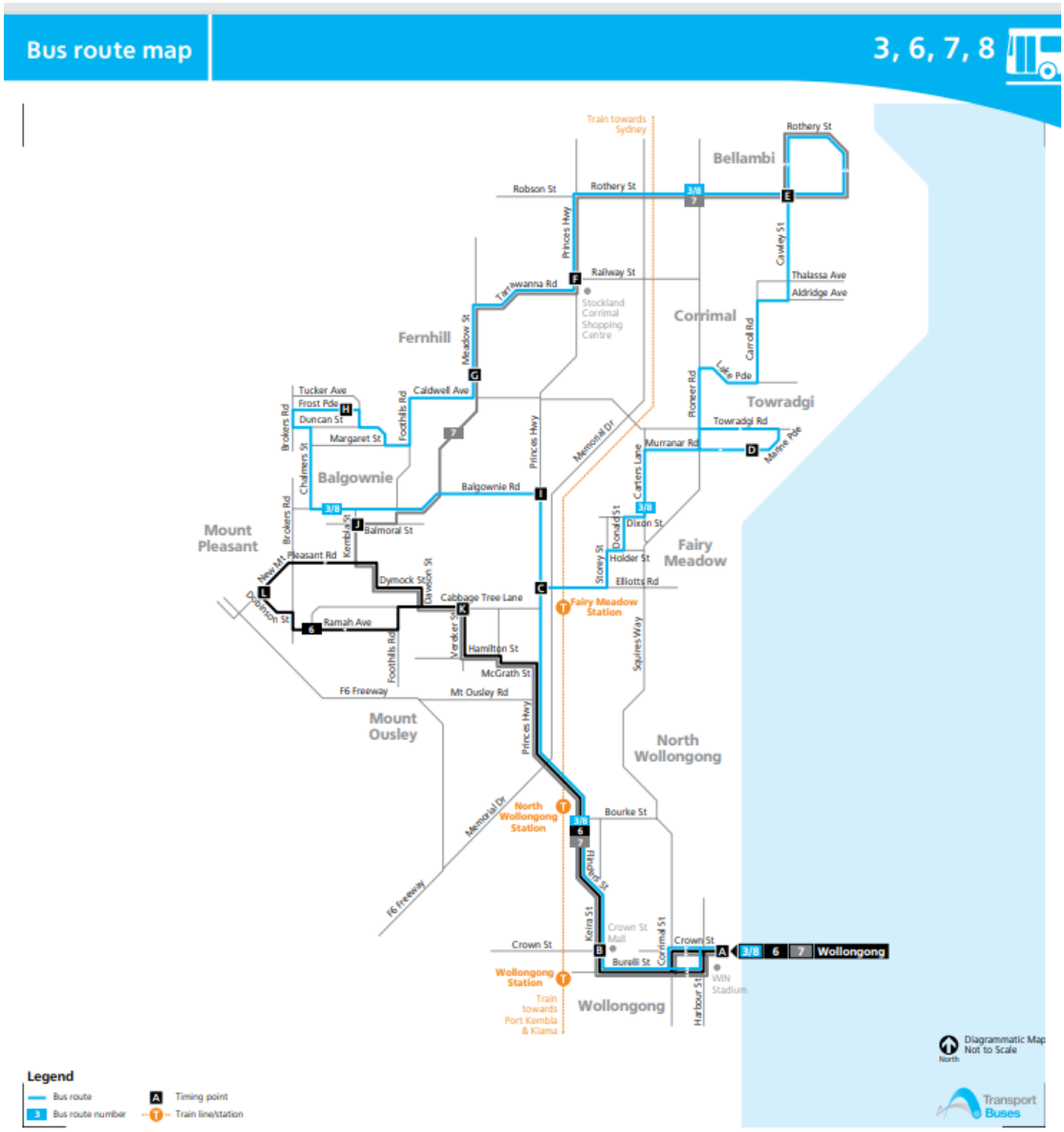


Plate: *Bus route example.*

The Plate above shows one example of many Public Transport nodes within Corrimal area

NSW Wheelchair Accessible Taxi Service

NSW Taxi Council member networks are dedicated to offering the highest possible level of Wheelchair Accessible Taxi Service (WATS). NSW Taxi Council member networks are dedicated to meeting or exceeding the service standards set by the Disability Standards for Accessible Public Transport.

4.0 Operation Plan of Management

This Operational Plan of Management (PoM) forms part of Development Application to Wollongong City Council Council for a proposed Thirty Eight (38) room Boarding House at No. 23-29 High Street, Corrimal.

The primary purpose of this Plan of Management (PoM) is to outline the operational management controls which will apply to the boarding house to:

- *Ensure an acceptable level of resident amenity, safety and privacy to meet the needs of residents.*
- *Provide a comfortable and harmonious residential environment for residents.*
- *Maintain the internal and external appearance of the boarding house.*
- *Identify a procedure for reporting, processing and resolving complaints.*
- *To ensure that the Boarding House premises is properly maintained and operates in a manner which maintains a high level of amenity, and*
- *Make provision for the PoM to be amended as necessary over time, with the approval of Wollongong City Council in order to facilitate timely and responsive operational changes to improve and maintain residential amenity both within and external to the Site.*

The primary responsibility for implementing and administrating this Operational Plan of Management (PoM) will be the Boarding House Operator / Manager.

The PoM provides an acceptable Social Cohesion document that will ensure a positive social outcome for the operation and management of the premises, to ensure not only the occupants but the adjoining neighbours and greater community is positively impacted.

The primary objective of this Pan of Management is to ensure the proposed Boarding House accommodation maintains a high level of amenity for neighbouring properties and for all lodgers residing at the premises. To achieve this, the following matters, as a minimum have been considered:

- *General site management*
- *Amenity of occupants and to that of adjoining neighbours*
- *House rules*
- *Fire safety of the premises including Emergency Management and Evacuation*
- *Work Health and Safety*
- *Internal / external cleanliness and appearance, including communal areas and individual units, and*
- *Complaints register*
- *Parking arrangements*
- *Pest Management*

5.0 Social Impact Assessment Report Conclusion

The purpose of this Social Impact Assessment (SIA) is to describe a development application proposing a "Thirty Eight (38) Room Boarding House with Managers Room and Basement Car Parking" pursuant to the State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP2009) within the subject site of on No. 23-31 High Street, Corrimal to the local consent authority of Wollongong City Council.

Housing affordability remains an issue affecting the Wollongong and Illawarra regions. Planning for affordable housing is therefore necessary to ensure the delivery of a variety of housing to meet the needs of the community now and into the future.

Social Impacts can generally be defined in terms of efforts to assess or estimate, in advance, the social consequences that are likely or unlikely to follow specific Land Use construction. It is a process that provides a framework for prioritizing, gathering, analyzing, and incorporating social information and participation into the design and delivery of developmental interventions.

The proposed development will significantly contribute towards addressing the ongoing shortfall of Affordable housing stock currently experienced in the Wollongong LGA by increasing the number of affordable residential dwelling rooms.

Overall, no significant social impacts are anticipated and no unreasonable negative impact is expected that cannot be mitigated through site design or conditions of development consent. The proposed development is fully recommended to Wollongong City Council subject to the recommendations of this assessment.

- End -

Wollongong Design Review Panel – MS Teams Meeting
Meeting minutes and recommendations

Date	7 February 2022
Meeting location	Wollongong City Council Administration Offices
Panel members	(Chair) David Jarvis
	(Member) Tony Tribe
	(Member) Marc Deuschle
Apologies	Mark Adamson – Manager Development Assessment & Certification Pier Panozzo – City Centre & Major Development Manager
Council staff	Alexandra McRobert - City Architect Nigel Lamb – Senior Development Project Officer
Guests/ representatives of the applicant	Robert Gizzi – Architect - Design Workshop Nathan Tyerman – Design Workshop Goran Ugrinovski – ATB Consulting Matthew Taylor – Taylor Brammer James Phillips - Weir Phillips Kevin Moore - Client Anthony Guido – Client
Declarations of Interest	None
Item number	1
DA number	DA-2021/1297
Reason for consideration by DRP	SEPP65. WLPE2009
Determination pathway	WLPP
Property address	23 & 27-31 High Street Corrimal
Proposal	Demolition of existing dwellings, construction of a four (4) storey residential flat building with twenty-four (24) units and attached thirty-eight (38) room boarding house over basement parking.
Applicant or applicant's representative address to the design review panel	The meeting was conducted by video link between the Panel (remote) and the Applicants' team (remote).
Background	Representatives of the Panel visited the site prior to the meeting. The understanding is that the two uses, RFB and Boarding House will be entirely separate operations. The RFB will be strata titled, the boarding house will be on a single title, with responsible management. The respective basement carparks and services will be separated by title, with shared access and egress. A draft subdivision plan is recommended to assist understanding of the ramifications of this complex proposal.
Design quality principals SEPP 65	
Context and Neighbourhood Character	The proposal is located on a corner site in a medium density neighbourhood. The existing context consists of 1 and 2 storey single dwellings. A recent 4 storey RFB and townhouse development exists on the SW corner of street block, occupying towards 50% of the block area (Leagues Club development). The built form controls permit town houses and modestly scaled residential flat buildings, up to 4 storeys in height (13m). As such it is anticipated that the context will emerge over time to realise the potential outlined by councils' controls. Single storey cottages abut the Southern and the Northern half of the Western boundaries. Recently developed, strata title, single storey attached dwellings abut the southern portion of the Western boundary. High Street is the primary street frontage. Both streets are devoid

	of street tree planting and pedestrian footpaths. Analysis of constraints and opportunities should include utility services. The existing sewer main position and its diversion to authority requirements is unclear. Plans should indicate finished and key existing levels together with clear setbacks at all levels including basements.
Built Form and Scale	The proposal consists of a single building form that accommodates a boarding house (southern portion of the site, High Street address) and a residential flat building (Northern portion of the site, Junction Street address). The building has been configured as an L-shape, that addresses both street frontages, providing an area of open space contained within the site, that benefits from clear views towards the escarpment to the west. A 6m wide area of deep soil has been provided to the rear of the site (western boundary) providing a landscape buffer with adjoining residential developments. The Panel endorses the basic site planning currently proposed, but recommend further detail refinement: - A driveway entry ramp from High Street is located adjacent to the site's southern boundary. The ramp provides a strip of landscaping approximately 1m wide. Documents show this narrow strip containing several trees and a grass swale to accommodate over land flow. A more generous setback is required to accommodate both drainage and landscaping. It is recommended that the driveway is reconfigured to be contained wholly within the building form, this would accommodate a landscape strip of 4m - 5m in width along the southern boundary. - The proposed boarding house is set back approximately 5m from its southern boundary up to level 2. With an increased setback of approximately 9m provided at level 3. The proposed setbacks provide a reasonable transition with future built forms to the south. However, an excessively deep roof overhang on the southern edge of the building is proposed. The overhang contributes to overshadowing the southern neighbour, whilst providing no perceivable benefits to the subject site. The extent of the roof overhang should be significantly reduced. Further analysis is also required to quantify the extent of overshadowing of the existing dwelling to the south. The impact upon solar access to living areas and primary areas private open space should be quantified. Further refinements of the southern edge of the building form may be required to improve solar access to the southern neighbour. - Units G01 and G02 sit approximately 900mm below street level. This provides pedestrians clear lines of site into habitable rooms and areas of private open space. Detail sections and solar studies should be developed to demonstrate how the privacy of these units is maintained whilst still providing adequate solar access to the units in the winter months. Ideally privacy to the units would not be solely dependent upon soft landscape elements. The residential access provided from Junction Street is 540mm below the adjacent street level. The access ramp provided (1:20 @7.5m and 1:40 @2m) will accommodate a change in level of 425mm. Further detail refinement is required to provide an accessible entry. 1:14 ramps (which

	require handrails and toe boards) and platform lifts should be avoided. - It is anticipated that sites within this neighbourhood will develop over time to provide a variety of housing options including boutique residential flat buildings and three storey terrace houses. The proposed building form is expressed with a solid three storey base with and recessive upper level. This expression is considered to be an appropriate response to the site's future context. However, the panel recommends further refinement of the upper level / roof form to provide a more recessive upper level. To achieve this consideration must be given to the position / extent of roof overhangs and the use of a dark recessive material pallet. - The proposal does not appear to be providing ADG compliant solar access to its principle usable area of communal open space. Further refinement of the western edge of the RFB should be considered to assist in increasing direct solar access to communal open space.
Density	From the information provided, it is unclear how the GFA bonus attributed to the boarding house has been applied and if the scheme in its entirety complies with the maximum permissible FSR. This needs to be clarified. As outlined above the proposal would benefit from further refinement of its southern edge to improve solar access to its southern neighbour. Further refinement of the proposal's western edge is also recommended to improve solar access to the communal open space of the residential flat building.
Sustainability	The proposal claims in excess of 70% of units receive ADG compliant solar access. Units 1.01, 3.05 and 3.06 claim ADG compliance (minimum 2 hours of solar access to living areas and areas of POS, mid-winter between 9am and 3pm). However, none of these units appear to be receiving solar access to areas of POS, Further detail development is required. The extent of solar access provided by sky lights into living areas should also be more clearly documented to demonstrate compliance with the ADG. Units 3.02, 3.04 and 3.05 are dependent upon skylights to provide natural cross ventilation to meet ADG requirements. Further details of the skylights should be provided to demonstrate the skylights can provide functional cross ventilation. The skylight should be: - remotely operable - meet ADG opening size requirements - accommodate shading devices to prevent excessive heat gain. Opportunities to harvest rainwater for use in maintaining any plantings established on the building or the site should be explored. Other water minimization 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, particularly to common and house services Landscape plantings should address aims for biodiversity protection, weed minimisation and low water use.

Landscape	<u>Streetscape</u> Discussions should be undertaken with Council to achieve the best streetscape possible, including, large shade trees at close centres to maximise canopy cover and shade, wider verges with planting (as opposed to lawn), trees further from the kerb edge, and generous footpaths with native planting beside to property boundary. <u>Site Landscaping</u> Along the street, but internal of the site boundary, the proposed lawn would be better replaced with low planting as it provides little to no amenity but does add to ongoing maintenance. The southern boundary shows significant tree planting however there appears to be inadequate soil width and volume in this location to achieve this. Coordination between disciplines needs to be undertaken to provide a wider soil zone that can sustain proposed tree growth. <u>Communal Open Space</u> It was explained that the COS for the RFB and boarding house components of the project are being supplied and kept separate. As such the COS for each needs to comply with the ADG requirements with regards to solar access. Work needs to be undertaken to ensure this is achieved. Currently the RFB COS does not appear to achieve the required solar access. The location of the RFB's COS entry location should be reconsidered; it may be better located immediately south of the fire stair to provide access more central to the COS, and to avoid accidental views into apartments opposite. The layout of the RFB's COS is dominated by circulation and scattered seating. Further design work should be undertaken to provide spaces programmed for a variety of uses suitable to the expected future tenants. Planters could be arranged to create a series of rooms as opposed to corridors. The potential to use the buildings walls, and introduce thresholds, to create these spaces should be explored. The lawn to the edge of both the RFB and boarding house spaces allows informal seating (a potentially good inclusion) however the resolution means that overly shaded, unusably narrow, and oddly arranged spaces, result (e.g., planter or seat directly beside narrow strip of lawn). Work needs to be done to ensure the arrangement is logical and maximises usability and provides adequate solar exposure. Consideration should be given to the retention of the solitary tree (Crepe Myrtle) on the Junction Street boundary. It is not shown on the survey.
Amenity	Units are generally configured to provide a reasonable level of amenity. Boarding house rooms also provide tight but functional layouts. Communal open space is accessible and relates reasonably well to the internal circulation of both boarding house and residential flat building (see note in landscape). However, it does not appear to meet minimum ADG solar access requirements. Further detail refinement is required. Some open plan living areas appear to be in excess of the maximum 8m depth (ADG objective) from window to back wall of

	kitchen. Compliance may be achieved by refining nib walls to living areas, to increase solar access. On the Eastern façade of the narrow boarding house units, consideration could be given to proving slit openings in northern balcony walls to improve winter sun access. Separate Waste management systems need further clarity.
Safety	BCA Compliance: A BCA report is included in the application which refers to the need for 'Engineered Solutions' and issues to be addressed at CC stage. The panel is firmly of the view that any health or safety issue impacting site planning or building layout must be addressed at DA stage. e.g escape exits, distances, fire services. As a fully sprinklered building, booster pump valves and associated plant rooms etc. need to be located. Are the systems duplicated for both uses? Stormwater: Several ground level POS areas are below street level. A fail-safe overland flow path should be incorporated in the event of piped system failure.
Housing Diversity and Social Interaction	The proposal provides a commendable mix of housing options, appropriate to the emerging character of this area.
Aesthetics	A competent and contextually appropriate aesthetic has been proposed. Further refinement to the building form (as outlined above, building form) will result in a building that will provide a positive contribution to this neighbourhood. The materials selection shown on elevational drawing provide an appropriate material pallet for this context. However, further detail information should be provided to ensure that the design intent shown in the elevations and perspective studies is realised. The type of face brick, balustrade (frameless, semi frameless?), screens (sliding operable louvers powder coat finish?), glazing/ frames should be specified. It is recommended that a large-scale section (1:20) is provided to more clearly document the design intent. Servicing of the building must be considered at this stage of the design process. The location of service risers, AC condensers, down pipes, fire hydrant boosters etc. should be accommodated. The position and extent of lift overruns must also be shown. Stormwater management plan should include the roof. Currently this is shown as a flat plate with no edge upturn.
Key issues, further Comments & Recommendations	The Panel endorses the basic site planning currently proposed and recommends further development of the following issues: - Clarification of GFA calculation. - Reposition driveway to increase the extent of deep soil landscaping along the southern boundary. - Reduction of roof overhang adjacent to the southern boundary - Solar access study to determine impact upon southern neighbour, refinement of built form may be necessary to

	improve solar access. - Further refinements to provide an accessible entry to the RFB - Provide a detail section / solar study to demonstrate the level of amenity provided to units G01 and G02 - Refine the building form to provide a more recessive upper level / roof. - Further refinement to provide ADG compliant solar access to the RFB. - Further refinement to provide ADG compliant solar access to communal open space. - Further detail of skylights to demonstrate ADG Compliant solar access and cross ventilation. - Implementation of environmental initiatives - Further detail documenting material finishes and the provision of a detail section.

Attachment 5 – ADG Compliance table

Standards/controls	*Comment*
Part 3 Siting the development **3A Site analysis** Site analysis uses the following key elements to demonstrate that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context: - Site location plan - Aerial photograph - Local context plan - Site context and survey plan - Streetscape elevations and sections - Analysis A written statement explaining how the design of the proposed development has responded to the site analysis must accompany the development application.	An acceptable site analysis has been provided.
3B Orientation *Objective 3B-1* Building types and layouts respond to the streetscape and site while optimising solar access within the development ***Design guidance*** Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1) Where the street frontage is to the east or west, rear buildings should be orientated to the north Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west (see figure 3B.2)	The orientation of the tower is satisfactory.

Standards/controls	*Comment*
Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter	Overshadowing of neighbouring properties is considered acceptable. The height complies with the LEP and the tower form complies or exceeds rear and front setback requirements. The property to the immediate south of the site containing a single dwelling will be overshadowed throughout the middle of the day but will receive morning and afternoon sun.
Design guidance	
Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access	
Solar access to living rooms, balconies and private open spaces of neighbours should be considered	
Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%	
If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy	
Overshadowing should be minimised to the south or down hill by increased upper level setbacks	
It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development	
A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings	

Standards/controls	*Comment*
3C Public domain interface *Objective 3C-1* Transition between private and public domain is achieved without compromising safety and security ***Design guidance*** Terraces, balconies and courtyard apartments should have direct street entry, where appropriate Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings (see figure 3C.1) Upper level balconies and windows should overlook the public domain Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m Length of solid walls should be limited along street frontages Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions: • architectural detailing • changes in materials • plant species • colours Opportunities for people to be concealed should be minimised	The proposal provides a pleasant street address with generous landscaped areas and legible entries.

Standards/controls	*Comment*
Objective 3C-2 Amenity of the public domain is retained and enhanced	The front, side and rear setback areas are appropriately landscaped. Mailboxes are provided within a wall adjacent to the entry perpendicular to the street. A substation is proposed in the setback to Junction Street.
Design guidance	
Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking	
Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided	
The visual prominence of underground car park vents should be minimised and located at a low level where possible	
Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view	
Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels	
Durable, graffiti resistant and easily cleanable materials should be used	
Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions: • street access, pedestrian paths and building entries which are clearly defined • paths, low fences and planting that clearly delineate between communal/private open space and the adjoining public open space • minimal use of blank walls, fences and ground level parking	
On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking	

Standards/controls	*Comment*
3D Communal and public open space *Objective 3D-1* An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping ***Design criteria*** 1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) 2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter) ***Design guidance*** Communal open space should be consolidated into a well designed, easily identified and usable area Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions Communal open space should be co-located with deep soil areas Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies Where communal open space cannot be provided at ground level, it should be provided on a podium or roof Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should: • provide communal spaces elsewhere such as a landscaped roof top terrace or a common room • provide larger balconies or increased private open space for apartments • demonstrate good proximity to public open space and facilities and/or provide contributions to public open space	The proposal includes a communal open space of approximately 210m² which equates to ~20% of the site area. This is consistent with the DCP rate of 5m²/dwelling. The communal open space will achieve suitable solar access.

Standards/controls	*Comment*
Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting ***Design guidance*** Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements: • seating for individuals or groups • barbecue areas • play equipment or play areas • swimming pools, gyms, tennis courts or common rooms The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks	The design and location of the communal open space area is considered to provide suitable amenity and includes a toilet, BBQ area, covered area and seating.
Objective 3D-3 Communal open space is designed to maximise safety ***Design guidance*** Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include: • bay windows • corner windows • balconies Communal open space should be well lit Where communal open space/facilities are provided for children and young people they are safe and contained	The communal open space is secure and safe.

Standards/controls	*Comment*
Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood ***Design guidance*** The public open space should be well connected with public streets along at least one edge The public open space should be connected with nearby parks and other landscape elements Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid Solar access should be provided year round along with protection from strong winds Opportunities for a range of recreational activities should be provided for people of all ages A positive address and active frontages should be provided adjacent to public open space Boundaries should be clearly defined between public open space and private areas	N/A
3E Deep soil zones *Objective 3E-1* Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality ***Design criteria*** 1. Deep soil zones are to meet the following minimum requirements: Site area / Minimum dimensions / Deep soil zone (% of site area) less than 650m² / - / 7% 650m² - 1,500m² / 3m greater than 1,500m² / 6m greater than 1,500m² with significant existing tree cover / 6m	A suitable deep soil zone is provided along the rear of the site.

Standards/controls	*Comment*
Design guidance On some sites it may be possible to provide larger deep soil zones, depending on the site area and context: • 10% of the site as deep soil on sites with an area of 650m² - 1,500m² • 15% of the site as deep soil on sites greater than 1,500m² Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include: • basement and sub basement car park design that is consolidated beneath building footprints • use of increased front and side setbacks • adequate clearance around trees to ensure long term health • co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil Achieving the design criteria may not be possible on some sites including where: • the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres) • there is 100% site coverage or non-residential uses at ground floor level Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure	There are no significant trees proposed to be retained. The deep soil area can accommodate trees.

Standards/controls	*Comment*
3F Visual privacy *Objective 3F-1* Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy ***Design criteria*** 1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: Building height / Habitable rooms and balconies / Non-habitable rooms up to 12m (4 storeys) / 6m / 3m up to 25m (5-8 storeys) / 9m / 4.5m over 25m (9+ storeys) / 12m / 6m Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2) Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties	The proposal complies with setbacks.

Standards/controls	*Comment*
Design guidance	The building is four storey's with the upper level made slightly recessive through variation to treatment and setbacks. The layout of the units is considered to be acceptable with regard to privacy and overlooking.
Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance	
For residential buildings next to commercial buildings, separation distances should be measured as follows: • for retail, office spaces and commercial balconies use the habitable room distances • for service and plant areas use the non-habitable room distances	
New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include: • site layout and building orientation to minimise privacy impacts (see also section 3B Orientation) • on sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4)	
Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping (figure 3F.5)	
Direct lines of sight should be avoided for windows and balconies across corners	
No separation is required between blank walls	

Standards/controls	*Comment*
Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space ***Design guidance*** Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include: • setbacks • solid or partially solid balustrades to balconies at lower levels • fencing and/or trees and vegetation to separate spaces • screening devices • bay windows or pop out windows to provide privacy in one direction and outlook in another • raising apartments/private open space above the public domain or communal open space • planter boxes incorporated into walls and balustrades to increase visual separation • pergolas or shading devices to limit overlooking of lower apartments or private open space • on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas Balconies and private terraces should be located in front of living rooms to increase internal privacy Windows should be offset from the windows of adjacent buildings Recessed balconies and/or vertical fins should be used between adjacent balconies	Suitable separation is provided between the communal open space and units within the development and adjoining sites through use of privacy screens landscaped areas and orientation. Bedrooms are separated from common areas. Balconies are located in front of living rooms. Orientation of windows is generally between northwest and northeast to maximise solar access. Towards the west the deep soil zone provides some visual screening. Adjacent balconies within the development are separated by fin walls.

Standards/controls	*Comment*
3G Pedestrian access and entries	
Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain	The proposed building has a legible street address.
Design guidance	
Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge	
Entry locations relate to the street and subdivision pattern and the existing pedestrian network	
Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries	
Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with clear sight lines and pathways to secondary building entries	
Objective 3G-2 Access, entries and pathways are accessible and easy to identify	As noted above the entry is clearly identifiable from the street and secure. Changes in levels are appropriately dealt with.
Design guidance	
Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces	
The design of ground floors and underground car parks minimise level changes along pathways and entries	
Steps and ramps should be integrated into the overall building and landscape design	
For large developments 'way finding' maps should be provided to assist visitors and residents (see figure 4T.3)	
For large developments electronic access and audio/video intercom should be provided to manage access	

Standards/controls	*Comment*
Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations ***Design guidance*** Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate	N/A
3H Vehicle access *Objective 3H-1* Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes ***Design guidance*** Car park access should be integrated with the building's overall facade. Design solutions may include: • the materials and colour palette to minimise visibility from the street • security doors or gates at entries that minimise voids in the facade • where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed	The vehicle access point has compliant sight lines and does not dominate the streetscape and is setback from the side boundary. The entry is behind the building line. The width is no greater than it needs to be to facilitate safe manoeuvring. A garbage enclosure is provided within the basement.

Standards/controls	*Comment*
Car park entries should be located behind the building line	
Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout	
Car park entry and access should be located on secondary streets or lanes where available	
Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided	
Access point locations should avoid headlight glare to habitable rooms	
Adequate separation distances should be provided between vehicle entries and street intersections	
The width and number of vehicle access points should be limited to the minimum	
Visual impact of long driveways should be minimised through changing alignments and screen planting	
The need for large vehicles to enter or turn around within the site should be avoided	
Garbage collection, loading and servicing areas are screened	
Clear sight lines should be provided at pedestrian and vehicle crossings	
Traffic calming devices such as changes in paving material or textures should be used where appropriate	
Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include: • changes in surface materials • level changes • the use of landscaping for separation	

Standards/controls	*Comment*
3J Bicycle and car parking ***Objective 3J-1*** Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas ***Design criteria*** 1. For development in the following locations: • on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or • on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street ***Design guidance*** Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site Where less car parking is provided in a development, council should not provide on street resident parking permits	The proposal provides a surplus of residential car parking spaces to that required by the Guide to Traffic Generating Development. These spaces would either have to be designated as additional gross floor area, removed or reallocated to the boarding house component.
Objective 3J-2 Parking and facilities are provided for other modes of transport ***Design guidance*** Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas Conveniently located charging stations are provided for electric vehicles, where desirable	Compliant motorcycle and bicycle parking is provided.

Standards/controls	*Comment*
3J Bicycle and car parking *Objective 3J-3* Car park design and access is safe and secure ***Design guidance*** Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces Direct, clearly visible and well lit access should be provided into common circulation areas A clearly defined and visible lobby or waiting area should be provided to lifts and stairs For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards	A secure bicycle enclosure is provided within the basement.

Standards/controls	*Comment*
Objective 3J-4 Visual and environmental impacts of underground car parking are minimised	The proposal is not considered to result in unreasonable excavation and the basement is entirely below ground. Mechanical ventilation of the basement is provided. The layout is efficient and logical.
Design guidance	
Excavation should be minimised through efficient car park layouts and ramp design	
Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles	
Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites	
Natural ventilation should be provided to basement and sub basement car parking areas	
Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design	
Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised	N/A
Design guidance	
On-grade car parking should be avoided	
Where on-grade car parking is unavoidable, the following design solutions are used: • parking is located on the side or rear of the lot away from the primary street frontage • cars are screened from view of streets, buildings, communal and private open space areas • safe and direct access to building entry points is provided • parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space • stormwater run-off is managed appropriately from car parking surfaces • bio-swales, rain gardens or on site detention tanks are provided, where appropriate • light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving	

Standards/controls	*Comment*
Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised ***Design guidance*** Exposed parking should not be located along primary street frontages Screening, landscaping and other design elements including public art should be used to integrate the above ground car parking with the facade. Design solutions may include: • car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels) • car parking that is 'wrapped' with other uses, such as retail, commercial or two storey Small Office/Home Office (SOHO) units along the street frontage (see figure 3J.9) Positive street address and active frontages should be provided at ground level	A suitable street address is provided.
4A Solar and daylight access ***Objective 4A-1*** To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space ***Design criteria*** 1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas 2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter 3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	The proposal provides compliant solar access.

Standards/controls	*Comment*
Design guidance	No south facing single aspect units are proposed. Living areas are oriented to maximise outlook and solar access.
The design maximises north aspect and the number of single aspect south facing apartments is minimised	
Single aspect, single storey apartments should have a northerly or easterly aspect	
Living areas are best located to the north and service areas to the south and west of apartments	
To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: • dual aspect apartments • shallow apartment layouts • two storey and mezzanine level apartments • bay windows	
To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of $1m^2$ of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes	
Achieving the design criteria may not be possible on some sites. This includes: • where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source • on south facing sloping sites • where significant views are oriented away from the desired aspect for direct sunlight Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective	

Standards/controls	*Comment*
Objective 4A-2 **Daylight access is maximised where sunlight is limited** ***Design guidance*** Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms Where courtyards are used : • use is restricted to kitchens, bathrooms and service areas • building services are concealed with appropriate detailing and materials to visible walls • courtyards are fully open to the sky • access is provided to the light well from a communal area for cleaning and maintenance • acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved Opportunities for reflected light into apartments are optimised through: • reflective exterior surfaces on buildings opposite south facing windows • positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light • integrating light shelves into the design • light coloured internal finishes	Alternate measures for capturing daylight are not required.

Standards/controls	*Comment*
Objective 4A-3 **Design incorporates shading and glare control, particularly for warmer months** ***Design guidance*** A number of the following design features are used: • balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas • shading devices such as eaves, awnings, balconies, pergolas, external louvres and planting • horizontal shading to north facing windows • vertical shading to east and particularly west facing windows • operable shading to allow adjustment and choice • high performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20% (reflective films are avoided)	The western elevation does not contain significant glazed areas. Shade control is also provided through vertical louvres and recessed living areas behind balconies.
4B Natural ventilation	
Objective 4B-1 **All habitable rooms are naturally ventilated** ***Design guidance*** The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms Depths of habitable rooms support natural ventilation The area of unobstructed window openings should be equal to at least 5% of the floor area served Light wells are not the primary air source for habitable rooms Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: • adjustable windows with large effective openable areas • a variety of window types that provide safety and flexibility such as awnings and louvres • windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors	Complies

Standards/controls	*Comment*
Objective 4B-2 **The layout and design of single aspect apartments maximises natural ventilation** ***Design guidance*** Apartment depths are limited to maximise ventilation and airflow (see also figure 4D.3) Natural ventilation to single aspect apartments is achieved with the following design solutions: • primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation) • stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries • courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells	N/A

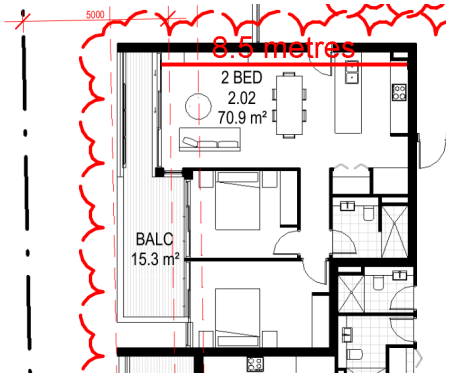
Standards/controls	*Comment*
Objective 4B-3 **The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents**	The proposal does not meet the minimum requirements. There are a number of units on the upper level that have been provided with operable skylights however this is not considered to address the requirements of the ADG.
Design criteria	
1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	
2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	
Design guidance	
The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths	
In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side) (see figure 4B.4)	
Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow	
Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow	

Standards/controls	*Comment*
4C Ceiling heights	
Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access ***Design criteria*** 1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are: **Minimum ceiling height for apartment and mixed use buildings** Habitable rooms: 2.7m Non-habitable: 2.4m For 2 storey apartments: 2.7m for main living area floor; 2.4m for second floor, where its area does not exceed 50% of the apartment area Attic spaces: 1.8m at edge of room with a 30 degree minimum ceiling slope If located in mixed used areas: 3.3m for ground and first floor to promote future flexibility of use These minimums do not preclude higher ceilings if desired ***Design guidance*** Ceiling height can accommodate use of ceiling fans for cooling and heat distribution	Complies
Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms ***Design guidance*** A number of the following design solutions can be used: • the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings, or double height spaces • well proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings • ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist	Complies

Standards/controls	*Comment*
Objective 4C-3 **Ceiling heights contribute to the flexibility of building use over the life of the building** ***Design guidance*** Ceiling heights of lower level apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses (see figure 4C.1)	Complies

Standards/controls	*Comment*
4D Apartment size and layout *Objective 4D-1* The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity ***Design criteria*** 1. Apartments are required to have the following minimum internal areas: The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each 2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms ***Design guidance*** Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space) A window should be visible from any point in a habitable room Where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layouts and circulation areas. These circumstances would be assessed on their merits	Room sizes comply.

Apartment type	Minimum internal area
Studio	35m²
1 bedroom	50m²
2 bedroom	70m²
3 bedroom	90m²

Standards/controls	*Comment*
Objective 4D-2 Environmental performance of the apartment is maximised	The depth of units from a window exceeds 8m in certain units (see below). 
Design criteria 1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	
2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	
Design guidance Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths	
All living areas and bedrooms should be located on the external face of the building	
Where possible: • bathrooms and laundries should have an external openable window • main living spaces should be oriented toward the primary outlook and aspect and away from noise sources	Bathrooms generally have windows. Living spaces are oriented towards views and to take advantage of sun. There are no significant noise sources in the locality.

Standards/controls	*Comment*
Objective 4D-3 **Apartment layouts are designed to accommodate a variety of household activities and needs** ***Design criteria*** 1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space) 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space) 3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts ***Design guidance*** Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas All bedrooms allow a minimum length of 1.5m for robes The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high Apartment layouts allow flexibility over time, design solutions may include: • dimensions that facilitate a variety of furniture arrangements and removal • spaces for a range of activities and privacy levels between different spaces within the apartment • dual master apartments • dual key apartments *Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the Building Code of Australia and for calculating the mix of apartments* • room sizes and proportions or open plans (rectangular spaces (2:3) are more easily furnished than square spaces (1:1)) • efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of usable floor space in rooms	Rooms comply with minimum recommended areas. Bedrooms do not open directly to living spaces and have suitable robe space.

Standards/controls	*Comment*
4E Private open space and balconies *Objective 4E-1* **Apartments provide appropriately sized private open space and balconies to enhance residential amenity** ***Design criteria*** 1. All apartments are required to have primary balconies as follows: 	Dwelling type	Minimum area	Minimum depth
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Studio apartments	4m²	-
1 bedroom apartments	8m²	2m
2 bedroom apartments	10m²	2m
3+ bedroom apartments	12m²	2.4m | The minimum balcony depth to be counted as contributing to the balcony area is 1m 2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m ***Design guidance*** Increased communal open space should be provided where the number or size of balconies are reduced Storage areas on balconies is additional to the minimum balcony size Balcony use may be limited in some proposals by: • consistently high wind speeds at 10 storeys and above • close proximity to road, rail or other noise sources • exposure to significant levels of aircraft noise • heritage and adaptive reuse of existing buildings In these situations, juliet balconies, operable walls, enclosed wintergardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both. Natural ventilation also needs to be demonstrated	Balconies comply with the exception of unit G.01. This could be readily made to comply by extending the POS area minimally beyond the building line.

Standards/controls	*Comment*
Objective 4E-2 **Primary private open space and balconies are appropriately located to enhance liveability for residents** ***Design guidance*** Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space Private open spaces and balconies predominantly face north, east or west Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms	Complies

Standards/controls	*Comment*
Objective 4E-3 **Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building** ***Design guidance*** Solid, partially solid or transparent fences and balustrades are selected to respond to the location. They are designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Solid and partially solid balustrades are preferred Full width full height glass balustrades alone are generally not desirable Projecting balconies should be integrated into the building design and the design of soffits considered Operable screens, shutters, hoods and pergolas are used to control sunlight and wind Balustrades are set back from the building or balcony edge where overlooking or safety is an issue Downpipes and balcony drainage are integrated with the overall facade and building design Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design Ceilings of apartments below terraces should be insulated to avoid heat loss Water and gas outlets should be provided for primary balconies and private open space	Complies
Objective 4E-4 **Private open space and balcony design maximises safety** ***Design guidance*** Changes in ground levels or landscaping are minimised Design and detailing of balconies avoids opportunities for climbing and falls	Complies

Standards/controls	*Comment*
4F Common circulation and spaces ***Objective 4F-1*** Common circulation spaces achieve good amenity and properly service the number of apartments ***Design criteria*** 1. The maximum number of apartments off a circulation core on a single level is eight 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	The circulation hallway space has a window and is suitable for the size and layout of the building which has only five units per floor.

Standards/controls	*Comment*
Design guidance	
Greater than minimum requirements for corridor widths and/ or ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors	
Daylight and natural ventilation should be provided to all common circulation spaces that are above ground	
Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors	
Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include: • a series of foyer areas with windows and spaces for seating • wider areas at apartment entry doors and varied ceiling heights	
Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments	
Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including: • sunlight and natural cross ventilation in apartments • access to ample daylight and natural ventilation in common circulation spaces • common areas for seating and gathering • generous corridors with greater than minimum ceiling heights • other innovative design solutions that provide high levels of amenity	
Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level	
Primary living room or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces to any other rooms should be carefully controlled	

Standards/controls	*Comment*
Objective 4F-2 **Common circulation spaces promote safety and provide for social interaction between residents**	Complies
Design guidance	
Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines	
Tight corners and spaces are avoided	
Circulation spaces should be well lit at night	
Legible signage should be provided for apartment numbers, common areas and general wayfinding	
Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided	
In larger developments, community rooms for activities such as owners corporation meetings or resident use should be provided and are ideally co-located with communal open space	
Where external galleries are provided, they are more open than closed above the balustrade along their length	

Standards/controls	*Comment*
4G Storage ***Objective 4G-1*** Adequate, well designed storage is provided in each apartment ***Design criteria*** 1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Dwelling type / Storage size volume Studio apartments / 4m³ 1 bedroom apartments / 6m³ 2 bedroom apartments / 8m³ 3+ bedroom apartments / 10m³ At least 50% of the required storage is to be located within the apartment ***Design guidance*** Storage is accessible from either circulation or living areas Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street Left over space such as under stairs is used for storage	Complies

Standards/controls	*Comment*
Objective 4G-2 **Additional storage is conveniently located, accessible and nominated for individual apartments** ***Design guidance*** Storage not located in apartments is secure and clearly allocated to specific apartments Storage is provided for larger and less frequently accessed items Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible If communal storage rooms are provided they should be accessible from common circulation areas of the building Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain	Complies
4H Acoustic privacy ***Objective 4H-1*** **Noise transfer is minimised through the siting of buildings and building layout** ***Design guidance*** Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses (see also section 2F Building separation and section 3F Visual privacy) Window and door openings are generally orientated away from noise sources Noisy areas within buildings including building entries and corridors should be located next to or above each other and quieter areas next to or above quieter areas Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources The number of party walls (walls shared with other apartments) are limited and are appropriately insulated Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be located at least 3m away from bedrooms	The layout mitigates noise transfer for common area.

Standards/controls	*Comment*
Objective 4H-2 **Noise impacts are mitigated within apartments through layout and acoustic treatments** ***Design guidance*** Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: • rooms with similar noise requirements are grouped together • doors separate different use zones • wardrobes in bedrooms are co-located to act as sound buffers Where physical separation cannot be achieved noise conflicts are resolved using the following design solutions: • double or acoustic glazing • acoustic seals • use of materials with low noise penetration properties • continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements	Satisfactory

Standards/controls	*Comment*
4J Noise and pollution *Objective 4J-1* **In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings** ***Design guidance*** To minimise impacts the following design solutions may be used: • physical separation between buildings and the noise or pollution source • residential uses are located perpendicular to the noise source and where possible buffered by other uses • non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses and communal open spaces • non-residential uses are located at lower levels vertically separating the residential component from the noise or pollution source. Setbacks to the underside of residential floor levels should increase relative to traffic volumes and other noise sources • buildings should respond to both solar access and noise. Where solar access is away from the noise source, non-habitable rooms can provide a buffer • where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferable (see figure 4J.4) • landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry Achieving the design criteria in this Apartment Design Guide may not be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas: • solar and daylight access • private open space and balconies • natural cross ventilation	N/A

Standards/controls	*Comment*
Objective 4J-2 **Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission** ***Design guidance*** Design solutions to mitigate noise include: • limiting the number and size of openings facing noise sources • providing seals to prevent noise transfer through gaps • using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens) • using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens and soffits	N/A
4K Apartment mix	
Objective 4K-1 **A range of apartment types and sizes is provided to cater for different household types now and into the future** ***Design guidance*** A variety of apartment types is provided The apartment mix is appropriate, taking into consideration: • the distance to public transport, employment and education centres • the current market demands and projected future demographic trends • the demand for social and affordable housing • different cultural and socioeconomic groups Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households	The proposal has a mixture unit sizes.

Standards/controls	*Comment*
Objective 4K-2 The apartment mix is distributed to suitable locations within the building ***Design guidance*** Different apartment types are located to achieve successful facade composition and to optimise solar access (see figure 4K.3) Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available	Satisfactory.
4L Ground floor apartments	
Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located ***Design guidance*** Direct street access should be provided to ground floor apartments Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include: • both street, foyer and other common internal circulation entrances to ground floor apartments • private open space is next to the street • doors and windows face the street Retail or home office spaces should be located along street frontages Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail areas. In these cases provide higher floor to ceiling heights and ground floor amenities for easy conversion	Satisfactory

Standards/controls	*Comment*
Objective 4L-2 **Design of ground floor apartments delivers amenity and safety for residents** ***Design guidance*** Privacy and safety should be provided without obstructing casual surveillance. Design solutions may include: • elevation of private gardens and terraces above the street level by 1-1.5m (see figure 4L.4) • landscaping and private courtyards • window sill heights that minimise sight lines into apartments • integrating balustrades, safety bars or screens with the exterior design Solar access should be maximised through: • high ceilings and tall windows • trees and shrubs that allow solar access in winter and shade in summer	Satisfactory

Standards/controls	*Comment*
4M Facades	
Objective 4M-1 **Building facades provide visual interest along the street while respecting the character of the local area**	The design incorporates a mixture of materials and finishes and is articulated in a way to provide visual interest. Services are integrated.
Design guidance	
Design solutions for front building facades may include: • a composition of varied building elements • a defined base, middle and top of buildings • revealing and concealing certain elements • changes in texture, material, detail and colour to modify the prominence of elements	
Building services should be integrated within the overall facade	
Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include: • well composed horizontal and vertical elements • variation in floor heights to enhance the human scale • elements that are proportional and arranged in patterns • public artwork or treatments to exterior blank walls • grouping of floors or elements such as balconies and windows on taller buildings	
Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights	
Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals	
Objective 4M-2 **Building functions are expressed by the facade**	Satisfactory.
Design guidance	
Building entries should be clearly defined	
Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height	
The apartment layout should be expressed externally through facade features such as party walls and floor slabs	

Standards/controls	*Comment*
4N Roof design	
Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street	Complies.
Design guidance	
Roof design relates to the street. Design solutions may include: • special roof features and strong corners • use of skillion or very low pitch hipped roofs • breaking down the massing of the roof by using smaller elements to avoid bulk • using materials or a pitched form complementary to adjacent buildings	
Roof treatments should be integrated with the building design. Design solutions may include: • roof design proportionate to the overall building size, scale and form • roof materials compliment the building • service elements are integrated	
Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised	N/A
Design guidance	
Habitable roof space should be provided with good levels of amenity. Design solutions may include: • penthouse apartments • dormer or clerestory windows • openable skylights	
Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations	

Standards/controls	*Comment*
Objective 4N-3 **Roof design incorporates sustainability features** ***Design guidance*** Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include: • the roof lifts to the north • eaves and overhangs shade walls and windows from summer sun Skylights and ventilation systems should be integrated into the roof design	Satisfactory.
4O Landscape design ***Objective 4O-1*** **Landscape design is viable and sustainable** ***Design guidance*** Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: • diverse and appropriate planting • bio-filtration gardens • appropriately planted shading trees • areas for residents to plant vegetables and herbs • composting • green roofs or walls Ongoing maintenance plans should be prepared Microclimate is enhanced by: • appropriately scaled trees near the eastern and western elevations for shade • a balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter • shade structures such as pergolas for balconies and courtyards Tree and shrub selection considers size at maturity and the potential for roots to compete (see Table 4)	The landscaping meets Council controls.

Standards/controls	*Comment*
Objective 4O-2 **Landscape design contributes to the streetscape and amenity** ***Design guidance*** Landscape design responds to the existing site conditions including: • changes of levels • views • significant landscape features including trees and rock outcrops Significant landscape features should be protected by: • tree protection zones (see figure 4O.5) • appropriate signage and fencing during construction Plants selected should be endemic to the region and reflect the local ecology	Satisfactory
4P Planting on structures	
Objective 4P-1 Appropriate soil profiles are provided ***Design guidance*** Structures are reinforced for additional saturated soil weight Soil volume is appropriate for plant growth, considerations include: • modifying depths and widths according to the planting mix and irrigation frequency • free draining and long soil life span • tree anchorage Minimum soil standards for plant sizes should be provided in accordance with Table 5	Satisfactory

Standards/controls	*Comment*
Objective 4P-2 **Plant growth is optimised with appropriate selection and maintenance** ***Design guidance*** Plants are suited to site conditions, considerations include: • drought and wind tolerance • seasonal changes in solar access • modified substrate depths for a diverse range of plants • plant longevity A landscape maintenance plan is prepared Irrigation and drainage systems respond to: • changing site conditions • soil profile and the planting regime • whether rainwater, stormwater or recycled grey water is used	Satisfactory
Objective 4P-3 **Planting on structures contributes to the quality and amenity of communal and public open spaces** ***Design guidance*** Building design incorporates opportunities for planting on structures. Design solutions may include: • green walls with specialised lighting for indoor green walls • wall design that incorporates planting • green roofs, particularly where roofs are visible from the public domain • planter boxes Note: structures designed to accommodate green walls should be integrated into the building facade and consider the ability of the facade to change over time	Satisfactory

Standards/controls	*Comment*
4Q Universal design	
Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members ***Design guidance*** Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features	Complies
Objective 4Q-2 A variety of apartments with adaptable designs are provided ***Design guidance*** Adaptable housing should be provided in accordance with the relevant council policy Design solutions for adaptable apartments include: • convenient access to communal and public areas • high level of solar access • minimal structural change and residential amenity loss when adapted • larger car parking spaces for accessibility • parking titled separately from apartments or shared car parking arrangements	A suitable number of adaptable units are provided.
Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs ***Design guidance*** Apartment design incorporates flexible design solutions which may include: • rooms with multiple functions • dual master bedroom apartments with separate bathrooms • larger apartments with various living space options • open plan 'loft' style apartments with only a fixed kitchen, laundry and bathroom	Satisfactory

Standards/controls	*Comment*
4R Adaptive reuse ***Objective 4R-1*** New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place ***Design guidance*** Design solutions may include: • new elements to align with the existing building • additions that complement the existing character, siting, scale, proportion, pattern, form and detailing • use of contemporary and complementary materials, finishes, textures and colours Additions to heritage items should be clearly identifiable from the original building New additions allow for the interpretation and future evolution of the building	N/A

Standards/controls	*Comment*
Objective 4R-2 **Adapted buildings provide residential amenity while not precluding future adaptive reuse** ***Design guidance*** Design features should be incorporated sensitively into adapted buildings to make up for any physical limitations, to ensure residential amenity is achieved. Design solutions may include: • generously sized voids in deeper buildings • alternative apartment types when orientation is poor • using additions to expand the existing building envelope Some proposals that adapt existing buildings may not be able to achieve all of the design criteria in this Apartment Design Guide. Where developments are unable to achieve the design criteria, alternatives could be considered in the following areas: • where there are existing higher ceilings, depths of habitable rooms could increase subject to demonstrating access to natural ventilation, cross ventilation (when applicable) and solar and daylight access (see also sections 4A Solar and daylight access and 4B Natural ventilation) • alternatives to providing deep soil where less than the minimum requirement is currently available on the site • building and visual separation – subject to demonstrating alternative design approaches to achieving privacy • common circulation • car parking • alternative approaches to private open space and balconies	N/A

Standards/controls	*Comment*
4S Mixed use	
Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	N/A
Design guidance	
Mixed use development should be concentrated around public transport and centres	
Mixed use developments positively contribute to the public domain. Design solutions may include: • development addresses the street • active frontages are provided • diverse activities and uses • avoiding blank walls at the ground level • live/work apartments on the ground floor level, rather than commercial	
Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	N/A
Design guidance	
Residential circulation areas should be clearly defined. Design solutions may include: • residential entries are separated from commercial entries and directly accessible from the street • commercial service areas are separated from residential components • residential car parking and communal facilities are separated or secured • security at entries and safe pedestrian routes are provided • concealment opportunities are avoided	
Landscaped communal open space should be provided at podium or roof levels	

Standards/controls	*Comment*
4T Awnings and signage	
Objective 4T-1 **Awnings are well located and complement and integrate with the building design**	N/A
Design guidance	
Awnings should be located along streets with high pedestrian activity and active frontages	
A number of the following design solutions are used: • continuous awnings are maintained and provided in areas with an existing pattern • height, depth, material and form complements the existing street character • protection from the sun and rain is provided • awnings are wrapped around the secondary frontages of corner sites • awnings are retractable in areas without an established pattern	
Awnings should be located over building entries for building address and public domain amenity	
Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure	
Gutters and down pipes should be integrated and concealed	
Lighting under awnings should be provided for pedestrian safety	
Objective 4T-2 **Signage responds to the context and desired streetscape character**	N/A
Design guidance	
Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development	
Legible and discrete way finding should be provided for larger developments	
Signage is limited to being on and below awnings and a single facade sign on the primary street frontage	

Standards/controls	*Comment*
4U Energy efficiency	
Objective 4U-1 Development incorporates passive environmental design ***Design guidance*** Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access) Well located, screened outdoor areas should be provided for clothes drying	Complies
Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer ***Design guidance*** A number of the following design solutions are used: • the use of smart glass or other technologies on north and west elevations • thermal mass in the floors and walls of north facing rooms is maximised • polished concrete floors, tiles or timber rather than carpet • insulated roofs, walls and floors and seals on window and door openings • overhangs and shading devices such as awnings, blinds and screens Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement)	Satisfactory
Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation ***Design guidance*** A number of the following design solutions are used: • rooms with similar usage are grouped together • natural cross ventilation for apartments is optimised • natural ventilation is provided to all habitable rooms and as many non-habitable rooms, common areas and	Satisfactory

Standards/controls	*Comment*
4V Water management and conservation	
Objective 4V-1 Potable water use is minimised ***Design guidance*** Water efficient fittings, appliances and wastewater reuse should be incorporated Apartments should be individually metered Rainwater should be collected, stored and reused on site Drought tolerant, low water use plants should be used within landscaped areas	Satisfactory
Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters ***Design guidance*** Water sensitive urban design systems are designed by a suitably qualified professional A number of the following design solutions are used: • runoff is collected from roofs and balconies in water tanks and plumbed into toilets, laundry and irrigation • porous and open paving materials is maximised • on site stormwater and infiltration, including bio-retention systems such as rain gardens or street tree pits	Satisfactory
Objective 4V-3 Flood management systems are integrated into site design ***Design guidance*** Detention tanks should be located under paved areas, driveways or in basement car parks On large sites parks or open spaces are designed to provide temporary on site detention basins	The site is not flood impacted.

Standards/controls	*Comment*
4W Waste management	
Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	A suitable waste storage area is provided to accommodate the likely waste generated by the development and includes a bulk waste room and FOGO waste. The waste room is securely located in the basement.
Design guidance	
Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park	
Waste and recycling storage areas should be well ventilated	
Circulation design allows bins to be easily manoeuvred between storage and collection points	
Temporary storage should be provided for large bulk items such as mattresses	
A waste management plan should be prepared	
Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling	Complies
Design guidance	
All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days worth of waste and recycling	
Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core	
For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses	
Alternative waste disposal methods such as composting should be provided	

Standards/controls	*Comment*
4X Building maintenance	
Objective 4X-1 Building design detail provides protection from weathering ***Design guidance*** A number of the following design solutions are used: • roof overhangs to protect walls • hoods over windows and doors to protect openings • detailing horizontal edges with drip lines to avoid staining of surfaces • methods to eliminate or reduce planter box leaching • appropriate design and material selection for hostile locations	Satisfactory
Objective 4X-2 Systems and access enable ease of maintenance ***Design guidance*** Window design enables cleaning from the inside of the building Building maintenance systems should be incorporated and integrated into the design of the building form, roof and facade Design solutions do not require external scaffolding for maintenance access Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems Centralised maintenance, services and storage should be provided for communal open space areas within the building	Satisfactory
Objective 4X-3 Material selection reduces ongoing maintenance costs ***Design guidance*** A number of the following design solutions are used: • sensors to control artificial lighting in common circulation and spaces • natural materials that weather well and improve with time such as face brickwork • easily cleaned surfaces that are graffiti resistant • robust and durable materials and finishes are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors	Satisfactory

ATTACHMENT 6

CHAPTER A1 – INTRODUCTION

8 Variations to development controls in the DCP

Front setback

(a) The control being varied;

Chapter B1 – Residential Development, section 6.3 Front Setbacks: A 6m setback is required to High Street.

(b) The extent of the proposed variation and the unique circumstances as to why the variation is requested; and

The proposal seeks a front setback of 4.7m to High Street. There are no unique circumstances for the variation.

(c) Demonstrate how the objectives are met with the proposed variations; and

The objectives of the control are as follows:

(a) To reinforce the existing character of the street and locality by acknowledging building setbacks.

(b) To ensure that buildings are appropriately sited, having regard to site constraints.

(c) To ensure building setbacks are representative of the character of the area.

(d) To provide for compatibility in front setbacks to provide unity in the building line.

(e) To ensure that setbacks do not have a detrimental effect on streetscape or view corridors.

(f) To ensure that hard stand areas can be provided in front of garage without imposing on movement corridors (pathways, cycle ways and road reserves).

The existing character of the street is of low density residential nature, primarily torrens lots with single storey dwelling houses. A significant portion of the houses along High Street have setbacks less than 6m. Acknowledging this, the proposal is a significant intensification of the use of the land and would represent the first development on the street to seek to realise the development potential available under the LEP. In that regard, it will set a precedent for future higher density development, to which there will likely be a transition to over time. A compliant setback in the circumstances is considered desirable from a streetscape perspective.

(d) Demonstrate that the development will not have additional adverse impacts as a result of the variation.

Providing a front setback below the recommended 6m is not considered to set a desirable precedent and would erode the ability to provide compliant forms for future similar development in the locality.

CHAPTER A2 – ECOLOGICALLY SUSTAINABLE DEVELOPMENT

The Statement of Environmental Effects addresses ecologically sustainable development as follows:

The proposal is consistent with the principles of ESD as it does not exploit natural resources, it has been based soundly on economic and environmental considerations, the likely environmental impacts of the proposal are well understood and predictable, it doesn't deplete, does not unreasonably affect biological diversity or ecological integrity, and it provides an enduring asset for future generations.

This is considered to offer little tangible measures beyond what would apply to any development.

Further consideration should be given to a variety of other readily available measures including:

- Water capture and reuse in landscaped areas
- Provision of EV charging within the basement
- Charging stations for e-bikes
- Solar panels on the roof

CHAPTER B1 – RESIDENTIAL DEVELOPMENT

4.0 General Residential controls

4.13 Fire Brigade Servicing

The proposal has direct frontage to two streets and can be readily accessed by fire fighting personnel.

4.14 Services

A substation is proposed on the Junction Street frontage.

Conditions of consent would apply with respect to connection to other services.

6 Residential flat buildings

Controls/objectives	Comment
6.2 Minimum Site Width Requirement	
Minimum 24m site width	Complies
Must not result in creation of isolated lot	Complies
6.3 Front Setbacks	
1. For residential flat buildings the following setback requirements apply from the front property boundary to the front façade of the building: (a) The same distance as one or other of the adjoining buildings, provided the difference between the setbacks of the two adjoining dwellings is less than 2.0m. (b) The average of the setbacks of the two adjoining buildings, if the difference between the setbacks of the buildings is greater than 2.0m. (c) A minimum front setback of 6m applies to residential apartment buildings where calculations of a) or b) result in a front setback of less than 6m.	Does not comply. See discussion at Chapter A1
2. On corner allotments, a minimum setback of 3m to the secondary street frontage from the dwelling façade must be provided.	4m – complies
3. Balconies, front courtyard fences and other building extrusions may be setback up to 900mm closer than the required front or secondary setback.	Complies
4. An increase in setbacks may be required to retain existing trees or respect adjacent heritage items.	N/A
6.4 Side and Rear Setbacks / Building Separation	
Up to 4 storeys (12m)	
6m habitable room / balcony	Complies
3.5 non-habitable or blank wall	
6.5 Built Form	
All residential flat buildings must be designed by a qualified designer in accordance with State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development. A Design Verification Statement must accompany the Development Application.	Provided

Controls/objectives	Comment
The design, height and siting of the development must respond to its context, being both the natural and built features of an area. The Site and Context Analysis must be utilised as the process by which the opportunities and constraints of the site are identified and the character of a local area defined.	The reduced setback to High Street is not considered to be a suitable response to the current and likely future context as further detailed at Chapter A1 above .
The appearance of new development must be in harmony with the buildings around it and the character of the street. New development must contain or respond to the essential elements that make up the character of the surrounding urban environment. This character is created by elements such as building height, setbacks, architectural style, window treatment and placement, materials and landscaping.	The proposal is in contrast to the character of the street, being primarily single storey dwelling houses. The area is however one that will likely undergo a transition over time to more high density development that realises the 13m height limit and 0.75:1 floor space ratio applicable to the land under the LEP.
The design should incorporate the following:	
(a) Define a base, middle and top related to the overall proportion of the building.	Satisfactory
(b) Articulate all building elevations in both plan and section to reduce monotonous flat facades.	
(c) Highly reflective finishes and curtain wall glazing are not permitted above ground level.	
(d) Avoid expanses of any single material.	
(e) Utilise high quality and durable materials and finishes.	
(f) Avoid blank or solid walls and the use of dark or obscured glass on street frontages.	
(g) Air conditioning units must be screened and not be visible from the street.	
(h) For those dwellings adjacent to the street frontage, the habitable rooms must face the street.	
(i) The main pedestrian entrance or a foyer must be 1.2m or less above natural ground level.	
(j) Entrances must be visible at eye level from the street and well lit. Ensure entrances can accommodate the movement of furniture.	
5. The design of roof forms must address the following:	
(a) Lift over runs and service plants must be concealed within the roof of the building or relate to adjacent roof top rooms or open space.	The proposal does not identify a lift overrun and no manufacturer details have been provided to demonstrate how this will be achieved.
(b) Where flat roofs are proposed, lift overruns and rooftop plant and machinery are to be obscured from view by parapets or designed to be incorporated with rooftop activities/features. Details of any rooftop overruns or equipment must accompany the development application for the residential apartment building.	
(c) The siting of ventilation stacks within the landscaped areas will not be permitted.	
(d) Landscaped and shaded areas on the roof of residential apartment buildings for private use by	

Controls/objectives	Comment
residents will be considered where residential amenity is not unreasonably affected.	
6. Residential flat buildings which are located on corner sites must address the following:	Satisfactory
(a) Emphasise verticality at corners, where possible, by concentrating the tallest portion of the building on the corner itself. Utilise design devices such as increased wall heights, splayed corner details, increased heights, expression of junction of building planes and other architectural features to reinforce the way finding attributes of street corners.	
(b) Design corners to add variety and interest to the street and clarify the street hierarchy.	
(c) Present each frontage of a corner building as a main street frontage.	
<u>6.6 Visual privacy</u>	
1. New buildings should be sited and oriented to maximise visual privacy between buildings through compliance with minimum front, side and rear setback / building separation requirements.	Satisfactory
2. The internal layout of buildings should be designed to minimise any direct overlooking impacts occurring upon habitable rooms and private balcony / open space courtyards, wherever possible by separating communal open space and public domain areas from windows of rooms, particularly sleeping room and living room areas.	Satisfactory

Controls/objectives	Comment
3. Buildings are to be designed to increase privacy without compromising access to sunlight and natural ventilation through the following measures: (a) Off-setting of windows in new buildings from windows in existing adjoining building(s). (b) Living room windows, balconies and outdoor living areas are not to allow direct views into neighbouring dwellings or neighbouring private open space. (c) Recessed balconies and / or vertical fin elements between adjoining balconies to improve visual privacy. (d) Provision of solid, semi-solid or dark tinted glazed balustrading to balconies. (e) Orientate balconies and outdoor living areas to either the front or rear of the building and not side boundaries where potential overlooking or amenity impacts may occur upon directly adjoining dwellings or private open space areas of side adjoining development. (f) Provision of louvers or screen panels to windows and / or balconies. (g) Provision of perimeter landscaped screen / deep soil planting. (h) Incorporating planter boxes onto apartment balconies to improve visual separation between apartments within the development and adjoining buildings. (i) Provision of pergolas or shading devices to limit overlooking of lower apartments or private open space courtyards / balconies.	Satisfactory
4. Habitable room windows in the subject building with a direct sightline to habitable room windows in an adjacent dwelling within 12 metres must be: (a) Off-set from the edge of one window to the edge of the other by a distance sufficient to limit views into the windows of the adjacent building; or (b) Sill heights at least 1.7 metres above floor level; or (c) Fixed obscure glazing in any part of the window below 1.7 metres above floor level.	Satisfactory
5. Windows, balconies, stairs, terraces, decks, verandahs or other private areas which provide direct overlooking opportunities from the development into the private open space courtyard of an adjoining property must be obscured or screened. However, no screening is required where such windows have sill heights of at least 1.7 metres above the floor level or the windows are obscured glazing.	Satisfactory
<u>6.7 Acoustic privacy</u>	
1. Residential apartments and / or serviced apartments should be arranged in a building, to minimise noise transition between apartments by:	Satisfactory

Controls/objectives	Comment
(a) Locating busy, noisy areas next to each other and quieter areas, next to other quieter areas (eg living rooms with living rooms and bedrooms with bedrooms); (b) Using storage or circulation zones within an apartment to buffer noise from adjacent apartments, mechanical services or corridors and lobby areas; and (c) Minimising the amount of party (shared) walls with other apartments.	
2. All residential apartments and / or serviced apartments within a building should be designed and constructed with double-glazed windows and / or laminated windows, solid walls, sealing of air gaps around doors and windows as well as appropriate insulating building elements for doors, walls, roofs and ceilings etc; to provide satisfactory acoustic privacy and amenity levels for occupants within the residential and / or serviced apartment(s).	Satisfactory or readily addressed through conditions.
3. Appropriate sound attenuation measures should be considered between each floor in the development, to minimise potential sound transmission into any residential apartment below.	Satisfactory
4. Any residential apartment which faces towards a major (busy) road must be designed in accordance with the requirements contained in Chapter E4: Development near Railway Corridors and Major (Busy) Roads in this DCP.	N/A
5. The Statement of Environmental Effects (SEE) accompanying the development must demonstrate what acoustic measures will be provided to windows of sleeping areas and living areas for each residential apartment or serviced apartment in the development. The proposed acoustic measures must also be shown on the required architectural floor layout and elevation plans for the development. Alternatively, the Statement of Environmental Effects (SEE) may include an acoustical impact assessment study which outlines alternative acoustic treatment measures for residential apartment(s) and / or serviced apartment(s) in the development. The acoustic impact assessment study must be carried out by a suitably qualified and experienced acoustic consultant (ie a person who is a Member of the Australian Acoustical Society, the Institution of Engineers or the Association of Australian Acoustical Consultants).	An acoustic assessment has been provided which evaluates noise sources in the locality including from the Illawarra train line which is located approximately 130m east of the site. Construction recommendations contained in that report could be addressed via conditions.
<u>6.8 Car Parking Requirements</u> See Chapter C3	
<u>6.9 Basement Car Parking</u>	
1. Where parking is provided within a basement level(s), the scale and siting of the basement car park must not impact upon the ability of the development to satisfy minimum landscaping and deep soil zone requirements.	Satisfactory

Controls/objectives	Comment
2. The roof of any basement podium, measured to the top of any solid wall located on the podium must not be greater than 1.2m above natural or finished ground level, when measured at any point on the outside walls of the building. On sites with a greater slope, a change in level in the basement must be provided to achieve this maximum 1.2m height. Generally variation to this 1.2m podium height limit will not be supported, however Council recognises that there may be occasions where this standard cannot be achieved. Should such a circumstance arise, the additional portion of the basement podium above 1.2m height must be included in the total gross floor area calculation for the development.	Basement is completely below ground
3. In addition, the following must be satisfied: (a) Landscaped terraces are provided in front of the basement podium to reduce the overall visual impact; (b) The height of the basement does not result in the building having a bulk and scale which dominates the streetscape; and c) The main pedestrian entry to the building is identifiable and readily accessible from the street frontage, including access by disabled persons.	Satisfactory
4. The following setbacks from side and rear boundaries apply to basement podiums: (a) Where the height of the basement podium (measured to the top of any solid wall located on the podium) is less than 1.2m above natural or finished ground level (whichever distance is greater), the basement podium may extend to the property boundary. A minimum 1.5m wide landscaped planter must be provided on the perimeter of any section of the basement podium which is located on a side or rear property boundary. Such planter must prevent direct access to the outer edge of the podium, to minimise direct overlooking of adjacent dwellings and open space areas. (b) Any portion of the basement (measured to the top of any solid wall located on the podium) which exceeds 1.2m above natural or finished ground level (whichever distance is greater) must be setback from the property boundaries by a ratio of 1:1 (height:setback). A minimum setback of 1.5m applies in this instance, with this area to be landscaped.	Satisfactory
5. Where parking is provided in a basement, ventilation structures/openings/exhausts for basement parking and air-conditioning units must be orientated away from windows of habitable rooms and private open space areas on the subject land as well as adjoining sites. Ventilation grills must be integrated into the design of the façade of the building to minimise their visual impact.	Satisfactory

Controls/objectives	Comment
6. The visual impact of all basement walls must be minimised through the use of various design techniques including well-proportioned ground level articulation and relief, mixed finishes and materials, terracing and/or dense landscaping.	Satisfactory
7. Basements must be protected from inundation from 100-year ARI flood levels (or greater).	Satisfactory
8. Basement car park areas must be located to optimise deep soil planting around the building and allow for natural ventilation to be achieved. Integrating the podium design into the overall design of the development and limiting the extent to which the podium extends beyond the building footprint will minimise the impact of the basement parking areas on the streetscape.	Satisfactory
6.10 Access Requirements	
1. The development proposal must provide access to the site which is compliant with the following controls:	Satisfactory
(a) Provide driveways to parking areas from lanes and secondary streets rather than the primary street, wherever practical.	
(b) Locate driveways taking into account any services within the road reserve, such as power poles, drainage inlet pits and existing street trees.	
(c) All driveways must be located a minimum of 6 metres from the perpendicular of any intersection of any two roads.	
(d) Any driveway servicing a residential development is to be setback a minimum of 1.5m from any side property boundary.	
(e) Driveways are to be a maximum of 6m in width.	
(f) The design of driveway crossovers must be in accordance with council's standard vehicle entrance designs.	
2. All vehicles within a residential apartment building must provide vehicular manoeuvring areas to all parking spaces so vehicles do not need to make more than a single point turn to leave the site in a forward direction.	Complies
3. Driveway grades, vehicular ramp width/grades and passing bays must be in accordance with the relevant Australian Standard, being AS 2890.1 – 3-4m separated	Complies

Controls/objectives	Comment
6.11 Landscaping Requirements	
1. A minimum of 30% of the total site area must be provided as landscaped area. Landscaped area is defined in the Wollongong LEP 2009 as part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area. The landscaped area may also include landscaping on a podium, where that section of the podium is less or equal to than 1.2 metres in height and the minimum soil standards below are achieved. Any landscaped area on the site which is less than 1.5 metres in width is not included within the landscaped area calculations.	For the RFB component, the site area is approximately 1,461m² which would equate to 438m² of landscaped area. The landscaped area attributable to the RFB component is approximately 388m². Required: 2,590.16m² x 0.3 = 777m² Proposed: ~670 Deep soil ~360
2. Any landscaped or grassed areas within the front setback area will be included in the landscaped area calculations. Landscaping in this area must be in context with the scale and height of the residential flat building	Satisfactory
3. Landscaped planters located on the podium level over any basement carparking will also be included within the landscaped area requirements, where such landscaping provides minimum soil depths for growth of vegetation.	Satisfactory
4. The required landscaped area must include a minimum 1.5 metre wide landscaping bed, which is provided along the side and rear boundaries of the site.	Satisfactory
5. Where private or communal open space is located on the rooftop provide 1.5 metre wide landscaped beds or screening devices, setback 1.5 metre from the edge of the building façade, to avoid overlooking into neighbouring properties	N/A
6. The minimum number of trees to be planted onsite is as specified in the table below [or a minimum of 1 medium tree (minimum pot size 45L), whichever is greater]. Trees are to be planted in the deep soil zone or landscaped area on the site and at least 3m from any existing or proposed dwelling, building or structure.	Complies or could be addressed via conditions.
7. The following matters must be addressed within the submitted landscape plan: (a) Site landscaping must be integrated with the stormwater management controls. In particular, the location and nature of the on site stormwater detention basins should not conflict with landscaping areas and objectives. (b) Select appropriate species that are likely to survive in the specific environmental conditions of the site, orientation and microclimate. (c) Identify and retain where possible existing mature trees. (d) Garden beds to be mulched and be separated from driveways or open space areas by an appropriate border or edge. (e) The width of the landscape bed does not include kerbs or other hard borders or edges. (f) Where	Satisfactory

Controls/objectives	Comment
driveways are located parallel to a property boundary, a minimum 1.5m landscape strip is required adjacent to the driveway.	
8. Street trees are required to be planted in accordance with the requirements contained in the Landscaping Chapter in Part E of this DCP.	Complies
6.12 Deep Soil Zone	
1. The siting of the deep soil zone must be determined following a site analysis to investigate whether this area should be located: (a) Centrally within the site to allow for overlooking from dwellings within a development; (b) At the rear of the site to allow for separation from adjacent dwellings and to provide a continuous corridor of vegetation of native fauna; or (c) Elsewhere within a site to allow for retention of significant trees and attain maximum access to sunlight.	The deep soil zone is located along the western boundary and provides a buffer between the development and adjoining property to the west.
2. A minimum of half of the landscaped area (i.e. 15% of the site) must be provided as a deep soil zone, where the deep soil zone is not located at the rear of the site. The deep soil zone may be located in any position on the site, other than forward of the building line, subject to this area having a minimum dimension of 6m. Alternatively, the deep soil may extend along the full length of the rear of the site, with a minimum width of 6m. The area of deep soil planting must be contiguous.	The proposal provides approximately 190m² of deep soil planting of approximately 6m width adjacent to the RFB component. This does not satisfy the 15% requirement as a proportion of the site attributed to the RFB. It is however noted the deep soil zone extends beyond the portion of the boundary adjacent to the RFB and adjacent to the boarding house. This essentially provides a greater deep soil zone than would technically be required as boarding houses do not require deep soil planting.
3. No structures, basement car parks, driveways, hard paving, decks, balconies or drying areas are permitted within the deep soil zone.	Complies
4. The deep soil zone must be densely planted with trees and shrubs. Where a residential apartment building is to be strata titled, the deep soil zone must be retained in the common property and be managed by the body corporate	Complies
6.13 Communal Open Space	
1. Developments with more than 10 dwellings must incorporate communal open space. The minimum size of this open space is to be calculated at 5m2 per dwelling. Any area to be included in the communal open space calculations must have a minimum dimension of 5 metres.	5 x 23 = 115m² Proposed: 285m²
2. The communal open space must be easily accessible and within a reasonable distance from apartments, be integrated with site landscaping, allow for casual social interaction and be capable of accommodating recreational activities.	Complies

Controls/objectives	Comment
3. Where a minimum of 15% of the site is provided as a deep soil zone, combined use of part of the deep soil zone as communal open space may occur. The combined communal open space/deep soil area may be grassed but must contain significant shade trees. A maximum of 1/3 of the required communal open space area may be combined with the deep soil zone.	N/A
4. Areas of the communal open space which are to be paved or which will contain shade structures, swimming pools or the like cannot be located within the deep soil zone.	N/A
5. The communal open space area must receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on June 21.	The proposal does not comply with this requirement. The communal open space will largely be overshadowed by the building and tree planting in the deep soil zone. It is however feasible that with appropriate selection of plantings that deep soil planting could be managed in a way to provide acceptable solar access to this area in the afternoon. It seems the area will however meet the minimum of 2 hours under the ADG.
6.14 Private Open Space	
1. Private open space must be provided for each dwelling within a residential apartment building in the form of a balcony, courtyard, terrace and/or roof garden.	Complies
2. Private open space for each dwelling within a residential apartment building must comply with the following:	Complies
(a) The courtyard/terrace for the ground level dwellings must have a minimum area of 25m2 and width of 2 metres. This area must be separated from boundaries by at least 1.5m with a vegetated landscaping bed and must not encroach upon deep soil zone landscaping areas.	
(b) The primary private open area of at least 70% of the dwellings within a residential apartment building must receive a minimum of three hours of direct sunlight between 9.00am and 3.00pm on June 21.	
(c) Private open space areas (courtyards) must not extend forward of the front building setback by greater than 900mm.	
(d) Private open space should be sited in a location which provides privacy, solar access, and pleasing outlook and has a limited impact upon adjoining neighbours.	
(e) Design private open spaces so that they act as direct extensions of the living areas of the dwellings they serve.	
(f) Clearly define private open space through use of planting, fencing or landscaping features.	

Controls/objectives	Comment
(g) Screen private open space where appropriate to ensure privacy.	
3. Where private open space is provided in the form of a balcony, the following requirements must also be met:	Complies
(a) Avoid locating the primary balconies where they address side setbacks.	
(b) The balcony must have a minimum area of 12m2 open space and a minimum depth of 2.4 metres.	
(c) The primary balcony of at least 70% of the dwellings within a multi dwelling housing development shall receive a minimum of three hours of direct sunlight between 9.00am and 3.00pm on June 21.	
(d) Balconies must be designed and positioned to ensure sufficient light can penetrate into the building at lower levels.	
4. The enclosure of balconies on existing residential flat buildings will generally not be permitted due to their negative impact on maximum floor space controls, fire rating, building aesthetics and form, and the availability and functionality of private open space.	N/A
5. Balcony screening and climate control elements shall be provided in the initial design of new residential flat buildings. Operable screens, pergolas, shutters, operable walls or similar shall be provided in locations where noise or high winds prohibit reasonable outdoor use (i.e. next to rail corridors, busy roads and tall towers).	N/A
6. Balcony screening and climate control will only be permitted by Council for existing residential flat buildings if the following requirements are met:	N/A
(a) A proposal is submitted for an overall building façade design treatment. This need not include the installation of building elements to all balconies but shall exhibit an appropriate pattern and proportion within the overall façade composition (i.e. treatments may vary depending upon the type and location of balconies at the base, middle or top of facades).	
(b) The proposal involves the written agreement of all of the owners of unit facades that will be affected (e.g. if screening is proposed to four out of six balconies located on the north façade, the agreement of all owners of units on the north façade is required even if all units are not directly affected by the works).	
(c) The proposal does not compromise the functionality of a balcony as a private open space area nor reduce the aesthetic quality or articulation of the building.	
(d) The proposal improves the functionality of the balcony and thereby promotes the enjoyment of the outdoor living area	
(e) The use of curtain wall glazing or an expanse of glazing is not permitted. Any glazing used to screen balconies shall be broken up by framing (e.g. louvers)	

Controls/objectives	Comment
which also casts shadows on the glass in order to reduce reflectivity and building bulk.	
(f) The design integrates with existing balustrades and/or involves the removal of balustrades to ensure the additions do not appear as a 'retrofit'.	
(g) The design integrates with the existing façade composition and increases the variety in façade design particularly for existing facades that exhibit little variation in materials, finishes and form. This may necessitate other modifications to façades such as the installation of awnings, pergolas and/or blade walls, a new colour scheme, and/or cornice treatment.	
(h) Coloured elevations and a photomontage shall be submitted with a Development Application.	
(i) If staged installation is proposed then the approved design shall be included as a by-law attached to the strata plan of the residential flat building prior to issue of an Occupation Certificate for the first stage in order to ensure that the installation of screening/climate control elements accord with an overall building façade design treatment and can be undertaken by various owners when it suits them.	
<u>6.15 Adaptable Housing</u>	
1. Within a residential apartment building, 10% of all dwellings (or at least one dwelling) must be designed to be capable of adaptation for disabled or elderly residents. Dwellings must be designed in accordance with the Australian Adaptable Housing Standard (AS 4299-1995), which includes "preadaptation" design details to ensure visitability is achieved.	23 residential units are proposed which equate to 2 adaptable units – 3 are provided (1.03, 1.04 and 1.05)
2. Where possible, adaptable dwellings shall be located on the ground floor, for ease of access. Dwellings located above the ground level of a building may only be provided as adaptable dwellings where lift access is available within the building. The lift access must provide access from the basement to allow access for people with disabilities.	On level 1 with lift access
3. The development application must be accompanied by certification from an accredited Access Consultant confirming that the adaptable dwellings are capable of being modified, when required by the occupant, to comply with the Australian Adaptable Housing Standard (AS 4299-1995).	Provided
4. Car parking and garages allocated to adaptable dwellings must comply with the requirements of the Traffic, Access, Parking and Servicing Chapter in Part E of this DCP.	Complies

Controls/objectives	Comment
5. Within a residential apartment building incorporating more than six (6) dwellings, 10% of all dwellings (or at least 1 dwelling) must be designed to achieve the Silver Standards of the Livable Housing Design Guideline (Livable Housing Australia 2015). All proposed livable dwellings must be clearly identified on the submitted DA plans	Complies
<u>6.16 Access for People with a Disability</u>	
1. The provision of continuous path of travel is required to the development to ensure equitable access for all people including people with a disability. Refer to Access for People with a Disability in Part E of this DCP.	Unimpeded access is provided from the footpath into the development. Lift access is provided from within the basement. Compliant accessible car parking spaces are provided. A compliant number of accessible units is provided. Communal areas are accessible
<u>6.17 Apartment Size and Layout Mix for Larger Residential Flat Building Developments</u>	
1. A mix of apartment sizes and layouts is required for larger residential apartment buildings involving ten (10) or more dwellings. This could include both variation in the number of bedrooms and gross floor areas of apartments, variety in the internal design or incorporating single and two level apartments to accommodate various resident requirements.	Complies
2. The selection of the number of bedrooms within developments shall be determined having regard to the site's context, geographic location and anticipated market demands. For residential apartment buildings having ten (10) or more dwellings, a minimum of 10% of the apartments must be one bedroom and/or studio apartments, to provide for housing choice.	1 bed 4 17.4% 2 bed 17 74% 3 bed 2 9%
3. Consideration should be given to the design of apartments to encourage future flexibility. This may include opportunities to combine smaller apartments with adjacent dwellings should residents' lifestyle change or may include the ability to accommodate home office opportunities. Consideration should also be given to the location of one and three bedroom apartments on the ground level where accessibility is more easily achieved for disabled, elderly people or families with children.	Not achieved
4. Apartments must be designed with internal spaces which are flexible and adaptable to resident's requirements. This should involve the efficient utilisation of available floor space to maximise useable room areas. Apartment layouts must respond to the site's opportunities, including views and aspect.	Satisfactory
5. Ceiling heights of apartments must be selected to encourage the penetration of natural sunlight into all	2.7 floor to ceiling proposed

Controls/objectives	Comment
areas of the building. Provide the following minimum floor to ceiling heights, for residential flat buildings:	
(a) 2.7m minimum for all habitable rooms on all floors;	
(b) 2.25 to 2.4m minimum for non-habitable rooms on all floors;	
(c) For two storey apartments, 2.4m minimum for the second storey if 50% or more of the apartment has 2.7m minimum ceiling heights;	
(d) For 2 storey units with a two storey void space, 2.4m minimum ceiling heights;	
(e) Attic spaces, 1.5m minimum wall height at edge of room with a 30 degree minimum ceiling slope.	
6.18 Solar Access	
Solar Access into Residential Apartment Buildings	
1. Residential apartment buildings must aim to maximise their level of northern exposure to optimise the number of dwellings having a northern aspect. Where a northern aspect is available, the living spaces and balconies of such apartments must typically be orientated towards the north.	Satisfactory
2. The development must maximise the number of apartments with a dual orientation. Single aspect, single storey apartments should preferably have a northerly or easterly aspect and a reduced depth to allow for access of natural light to all habitable spaces.	Satisfactory
3. Shading devices should be utilised where necessary, particularly where windows of habitable rooms are located on the western elevation.	The development is designed to minimise exposed westerly aspect units
4. The living rooms and private open space of at least 70% of apartments should receive a minimum of three hours of direct sunlight between 9.00am and 3.00pm.	Approximately 83% of internal areas achieve at least 3 hours of solar access between 9am and 3pm.
5. The number of single aspect apartments with a southerly aspect (south-westerly to south-easterly) is limited to a maximum of 10% of the total number of apartments proposed.	Complies
6. Provide vertical shading to eastern and western windows. Shading can take the form of eaves, awnings, colonnades, balconies, pergolas, external louvres and planting.	Satisfactory
Solar Access into Living Areas and Private Open Space Area of Adjoining Properties	
1. The design of the development must have regard to the existing and proposed level of sunlight which is received by living areas and private open space areas of adjacent dwellings. Sensitive design must aim to retain the maximum amount of sunlight for adjacent residents. Council will place greatest emphasis on the retention of sunlight within the lower density residential areas.	Satisfactory
2. Windows to living rooms and private space areas in adjacent residential buildings must receive at least 3	Satisfactory

Controls/objectives	Comment
hours of direct sunlight between 9.00am and 3.00pm on June 21.	
3. In determining access to sunlight, overshadowing by fences, roof overhangs and changes in level must be taken into consideration. Overshadowing by vegetation should also be considered, where dense vegetation appears as a solid fence.	Consideration to planting along southern boundary not reaching excessive height. Species selection could be addressed through conditions.
4. In areas undergoing change, the impact of overshadowing on development likely to be built on adjoining sites must be considered, in addition to the impacts on existing development.	Satisfactory
5. At least 50% of the private open areas of adjoining residential properties must receive at least 3 hours of sunlight between 9.00am and 3.00pm on June 21.	Satisfactory
6. Shadow diagrams will be required for hourly intervals between 9.00 am and 3.00 pm for the 21 June winter solstice period which show the extent of overshadowing upon dwellings and rear private open space areas of adjoining dwellings. Additional hourly interval shadow diagrams for the equinox period where it is necessary to determine the full extent of overshadowing upon the dwelling and / or private open space area of an adjoining property.	Provided – hourly intervals from 9 till 3pm
<u>6.19 Natural Ventilation</u>	
1. All residential apartment buildings shall have a building depth of between 10 and 18 metres. The depth is measured across the shortest dimension of the building. Dwellings should be a maximum depth of 21 metres, measured from the outside of the balcony. Variation to this standard will only be considered where it can be demonstrated that apartments will achieve the minimum requirements with regard to natural ventilation. This may be achieved where apartments have a wider frontage, or increased ceiling and window height to allow for greater penetration of natural light. The building depth is measured across the shortest access, excluding the depth of any unenclosed balconies.	Complies
2. A minimum of sixty percent (60%) of all residential apartments shall be naturally cross ventilated.	Only 52% comply – the proposal seeks to rely on operable skylights to address natural ventilation. It is not clear that these would satisfy the requirements of the ADG.
3. Twenty five (25%) of kitchens within a development must have access to natural ventilation. Where kitchens do not have direct access to a window, the back of the kitchen must be no more than 8 metres from a window.	35% of units have a window from kitchens. There are a number which exceed the maximum depth from a window of 8m.
4. Single aspect apartments must be limited in depth to 8 metres from a window.	As above.

CHAPTER B2 – RESIDENTIAL SUBDIVISION

The proposal does not involve torrens subdivision however it does include indicative strata plans.

There are no particular controls within this chapter applicable to strata subdivision.

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.

Controls/objectives	*Comment*
3 Development controls for boarding houses	
3.1 Location of Boarding Houses	
1. Boarding houses should be generally located within areas that have:	
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.	Complies
b) Access to employment and or services (either within walking distance or via public transport)	Complies
c) Access to parks or open space corridors	Satisfactory
d) Access to educational institutes such as Universities.	The university and other educational institutions are reasonably accessible from the site by virtue of the proximity to the train station, bus routes and major roads.
2. Clustering of boarding houses should be avoided so as to reduce the amenity impacts on residential areas. A separation distance of 150m should be considered from existing boarding houses in areas not covered by the SEPP.	The nearest boarding house to the site was approved at 126 Murry Road East Corrimal under DA-2017/522 approximately 440m away to the south east.
3.2 Setbacks	
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.	A 6m setback to habitable room or balcony is required for an RFB. The boarding house has setback of 6.5m to the southern boundary.
4 Minimum facilities for boarding houses – Building Code Of Australia	
4.1.2 CLASS 3 BOARDING HOUSES	Provided
1. The Building Code of Australia classifies buildings based on their purpose. Class 3 boarding houses are recommended to make provision for the following facilities within the development:	
(a) Bedrooms;	
(b) Laundry facilities;	
(c) Toilet facilities;	

Controls/objectives	*Comment*
(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.	
4.1.3 GENERAL BOARDING HOUSE CONTROLS	
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.	The boarding house incorporates private balconies along with an internal common room and communal open space at ground level and a study space on level 3.
2. Boarding rooms shall be a minimum of 12m² for 1 person or 16m² for 2 people.	Complies
3. The maximum number of lodgers per boarding room is two (2).	Complies or conditionable
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.	Ensuite bathrooms are below the minimum 3m² recommended as illustrated below. 
5. Where shared bathroom facilities are proposed in a Class 1(b) Boarding House the bathroom must:	N/A
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 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.	
6. Shared bathroom facilities for Class 3 Boarding houses are required to comply with the Building Code of Australia.	N/A

Controls/objectives	*Comment*
7. Communal kitchens in Class 1(b) boarding house are to be: a. Supplied with cupboards, kitchen sink, food preparation benches and cooking facilities plus tables and chairs in a central location accessible to all residents. 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. 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).	N/A
8. Class 3 communal kitchen and dining area are to be: a. A minimum of 15m² plus 1m² per additional person above 12 persons; or b. All bedrooms shall contain kitchenette facilities a fridge, adequate cupboards and shelves and a microwave. (For fire safety reasons no other cooking appliances are permitted)	Rooms contain kitchenettes
9. Laundry and clothes drying facilities are to be provided at a rate of: a. One (1) washing machine and washing tub is required for every 10 rooms plus b. One (1) clothes dryer or a Min. 30 metres of clothesline for every 10 rooms is required.	4 washing machines and 4 washing tubs along with one clothes dryer or 30m of clothes lines. A laundry room is provided within the basement of the development along with clothes lines adjacent to the communal open space.
10. All boarding houses must provide at least one communal living room of sufficient size to accommodate proposed number of residents.	Complies
11. At least one communal living room should receive a minimum of 3 hours direct sunlight between 9am and 3pm on 22 June.	It is not clear that the space would meet this requirement. The Landscape Plan indicates a pergola structure adjacent to the internal communal open space area which would impact on solar access into the room. This would need to be clarified.
12. Communal living rooms should be appropriately located to minimise impacts on adjoining properties.	Satisfactory.
13. Private open space is to be located in the rear setback.	Complies
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.	Complies
15. Where the boarding house is not within walking distance to public open space it should provide 30 square metres of private open space.	Complies

Controls/objectives	*Comment*
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.	Complies
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.	Complies
18. A landscape plan will be required for new purpose built boarding houses in accordance with Chapter E6 Landscaping.	Complies
19. Boarding house shall make satisfactory provision for on-site car parking for residents, the resident manager / property owner and visitors.	Complies
20. Car parking shall be provided in accordance with Chapter E3 Car Parking.	See discussion at Chapter E3.
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.	Complies
22. Subdivision or community title subdivision of boarding houses is prohibited.	An indicative strata subdivision plan has been provided of the boarding house.
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?)	The key objectives of the boarding house are stated to be to provide housing needs for the community with a range of typologies. The intended occupants are not clearly identified. It would appear suitable for student accommodation (see study break out area)
b. What are the local area characteristics? (i.e. streetscape character, visual catchments, dominant style of surrounding built form)	The proposal is in stark contrast to the character of the immediate locality. However, the locality has the potential to change in future as the maximum heights and density permitted under the LEP are realised.
c. What are the likely physical and social characteristics of the proposed boarding house? (i.e. what is the development physical form (e.g. Number of bedrooms, type etc) change the size and characteristics of the population?)	Not clearly identified
d. What are the key social impacts associated with the proposed development? (i.e. will the development impact on certain groups of the community?)	Not clear

Controls/objectives	*Comment*
5 Management plan	
1. The management plan shall provide the following information:	A management plan has been provided.
(a) Proposed staffing arrangements during the daytime and at night-time;	
(b) Proposed measures to ameliorate any potential noise or amenity impacts within the building and upon the surrounding locality;	
(c) Proposed safety and security measures to be employed within the boarding house including prominent display boards within the building of emergency telephone numbers including ambulance, fire and police, relevant utilities suppliers such as gas, electricity and water and emergency repair persons for each utility and other essential telephone numbers;	
(d) 'House Rules' to be clearly displayed within each bedroom and within the communal living area of the boarding house. This is to include proposed management practices to prevent the use of outdoor common open space areas between 10.00 pm and 7.00 am, cleaning and waste standards and practices to maintain health and safety of residents for all communal areas, house management details, house layout;	
(e) An Emergency Evacuation Plan is to be prepared, identifying evacuation route and assembly points with details of how residents will be made aware of procedures within the plan. A copy of the plan is to be provided to the relevant managing agent and all residents.	
(f) A parking statement to address how the boarding house will manage any additional overflow parking demand created;	
(g) The 24 hour contact details of the manager / caretaker (including phone number and mobile phone number) to be displayed externally at the front entrance of the boarding house and internally within the communal living area (the details can be provided at the Occupation Certificate stage).	
6 Fire safety	
(a) All fire safety features within the building are to be regularly inspected and maintained.	These matters could be addressed through conditions.
(b) A floor plan will be provided and displayed inside of the door in each bedroom indicating emergency exit routes.	
(c) details of actions to reduce fire risk. e.g. prevent smoking indoors, prevent use of open flames, cooking and kitchen equipment to be used, restrictions to type of heating devices	

Controls/objectives	*Comment*
in individual rooms, individual fire ratings for bedrooms etc.	
3 House rules	
House rules are to be clearly displayed throughout the boarding house. The rules are to address the following:	These matters could be addressed through conditions.
(a) visitor/guests policy	
(b) activities and noise control	
(c) operating hours for communal areas and outdoor spaces	
(d) use of communal areas	
(e) maximum room occupation	
(f) resident and guest behaviour standards	
(g) accessing rooms for inspection	
(h) cooking and dining	
(i) waste disposal	
(j) damage/breakages/loss of keys/emergency contacts	
(k) fire safety	
(l) smoking, alcohol and zero tolerance policy on illegal drugs	
(m) keeping of pets	
4 Furniture and facilities	
Documentation of all furniture and fittings to be provided within the boarding house	Satisfactory
5 Cleaning and maintenance	
For the health and safety of residents and any staff, all communal areas of the boarding house are to be cleaned to a professional standard at least once a week.	These matters could be addressed through conditions.
Outline the cleaning arrangements such as:	
(a) Name and contact details of cleaner and maintenance person, gardeners etc (if possible)	
(b) Outline of responsibilities, to whom – eg. Cleaner will clean communal area once a week, resident will be responsible for cleaning bedroom etc	
(c) Frequency of cleaning to be conducted and standards for individual rooms, bathrooms, indoor and outdoor areas)	
(d) Cleaning/maintenance programme of individual rooms and furniture	
(e) Frequency of maintenance and repairs	

Controls/objectives	*Comment*
(f) Pest control arrangements, frequency and areas affected etc (g) Frequency and type of gardening (lawns, hedge trimming, watering etc) (h) Frequency of linen changes (i) Record and management of breakages and repairs	
6 Waste and recycling	
Residents of the facility are to be encouraged to participate in recycling with the provision of general waste, recycling waste and green waste bins from Wollongong City Council. Outline who is responsible for internal waste disposal and external disposal for individual areas and communal areas. Include days external waste services collect waste and who is responsible for ensuring waste is removed from premises. Detail if a sharps bin will be provided, collected and by whom.	Details of waste management have been provided.
7 Parking statement	
Beyond parking provided in accordance with the DCP, this statement proposes how the boarding house will manage any over flow parking demand generated that cannot be accommodated on site. Provide details around how this will be managed, a map with alternative parking or detailed instructions would suffice.	Overflow parking could only be directed to the street.
8 Emergency evacuation plan	
The evacuation procedures for the boarding house in case of emergency include: (a) Emergency evacuation routes for each room and common area (b) Resident assembly point (c) How resident presence will be checked/recorded in the event of an emergency (eg.log book) (d) Emergency contact details (e) Training and preparation for emergency evacuations	The Plan of Management makes reference to emergency evacuation however does not provide any specifics.
9 Complaints handling	
The boarding house manager is responsible for establishing a forum for adjoining neighbours to discuss any concerns. Residents and adjoining residents will be provided with access to the management plan and relevant contact details. Provide further details around how the boarding house will record, and action and respond to any complaints made	Satisfactory or able to be addressed via conditions.

CHAPTER D1 – CHARACTER STATEMENTS

Corrimal

There are no particular references to the subject area in this chapter of relevance to the proposal.

CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

The proposal has been accompanied by an Access Report and the development incorporates equitable access into and within the development along with accessible units and parking spaces.

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

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

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 was submitted with the proposal. That report concluded that the development was not expected to impact on traffic movements or road user safety within High Street and the adjacent road network. Traffic generated by the proposed development will considered to be only minor and have no impact on the operation of the adjoining road network when compared with the existing use of the site.

This report and its conclusions has been reviewed by Council's Traffic Officer who has not raised any concerns subject to conditions of consent.

6.2 Preliminary Construction Traffic Management Plan

A Construction Traffic Management Plan is not considered necessary for the proposal at DA stage.

7 Parking demand and servicing requirements

7.1 Car Parking, Motor Cycle, Bicycle Requirements and Delivery / Servicing Vehicle Requirements

	Required	Proposed
Car parking		
RFB		
(within 400m of railway station (RMS rate is the same)		
0.75 / <70m²	6	
1 / 70-110m²	18	
1.25 / 110m²		
Total resident	21	34**
0.2 / dwelling visitors	21 x 0.2 = 5	5
Boarding house (38 rooms)		
by or on behalf of a social housing provider in an accessible area 0.2 / room	38 x 0.2 = 8*	9
0.5 / room	38 x 0.5 = 19	9
Bicycle parking		
1/3 dwellings RFB	38/3 = 11	15
1/12 dwellings RFB visitor	38/12 = 3	5

Motorbike parking		
RFB		
1/15 dwellings	21/15 = 2	2
Boarding house		
0.5 car parking space per staff plus 1 car parking space per 5 beds	The rate under the SEPP takes precedence – see discussion above.	

** The applicant has sought to utilise the rate for a social housing provider whilst not providing confirmation that the operator is in fact a registered social housing provider.*

**Surplus residential car parking spaces are to included in gross floor area calculations which would not be possible in this instance. Alternatively they would have to be removed or reallocated to address the shortfall in boarding house car parking.

7.2 Disabled Access and Parking

Accessible parking spaces are provided for both the boarding house and residential flat building components.

7.3 Bicycle Parking / Storage Facilities and Shower and Change Facilities

Separate bicycle parking is provided for both the boarding house and residential flat building.

8 Vehicular access

Driveway grades and sight distances comply.

9 Loading / unloading facilities and service vehicle manoeuvring

The development complies with AS 2890.2.

Waste servicing will occur from the kerb.

Bins for the RFB will be taken by the lift from basement 1 level to Junction Street via the pathway adjacent to residential unit G.01. The site has a frontage of approximately 40m along Junction Street and bins would not occupy greater than 50% of that street frontage on collection day.

Bins for the boarding house component will be wheeled from the basement 1 level up the ramp to High Street for collection. The site has a frontage of approximately 64m to High Street and bins would not occupy greater than 50% of that street frontage on collection day.

10 Pedestrian access

The proposal is satisfactory with regard to pedestrian access into the site and along the frontage.

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

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

CHAPTER E6: LANDSCAPING

A suitable landscape plan has been submitted

CHAPTER E7: WASTE MANAGEMENT

A Site Waste Minimisation and Management Plan has been provided in accordance with this chapter.

The proposal involves demolition of existing buildings and a demolition plan has accordingly been provided.

Separate waste storage areas are provided for the residential flat building and boarding house elements. This includes provision for FOGO waste and a bulk waste room.

Waste collection will be from High Street for the boarding house, with bins being wheeled up the driveway. Waste collection for the residential flat building element will be from Junction Street with bins being taken up a service lift to that frontage.

There is suitable street frontage available for this to occur.

CHAPTER E11 HERITAGE CONSERVATION

There are no identified heritage items on the land or nearby the site that would be impacted by the proposal.

CHAPTER E12 GEOTECHNICAL ASSESSMENT

The application has been reviewed by Council's Geotechnical Engineer in relation to site stability and construction methodology and appropriate conditions have been recommended.

CHAPTER E14 STORMWATER MANAGEMENT

Stormwater is proposed to be disposed of to the street. Council's stormwater engineer has reviewed the proposal with respect to the provisions of this chapter and has recommended conditions of consent.

CHAPTER E15 WATER SENSITIVE URBAN DESIGN

The proposal is satisfactory with regard to the objectives of this chapter. The Stormwater Concept Plan includes a stormwater treatment train and opportunity for natural water infiltration to the water table is provided.

CHAPTER E19 EARTHWORKS (LAND RESHAPING WORKS)

The proposed earthworks are satisfactory with regard to this chapter subject to conditions.

CHAPTER E21 DEMOLITION AND HAZARDOUS BUILDING MATERIALS MANAGEMENT

Conditions of consent apply with regard to demolition.

CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL

Conditions of consent are recommended in regard to appropriate sediment and erosion control measures to be in place during works.

Attachment 7 – Draft refusal reasons

- Pursuant to the provisions of Section 4.15 (1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposal exceeds the maximum floor space ratio permitted under the clause 4.4 of Wollongong Local Environmental Plan and clause 29(1)(c)(i) of State Environmental Planning Policy (Affordable Rental Housing) 2009.
- Pursuant to the provisions of Section 4.15 (1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposal does not comply with the following amenity requirements of the Apartment Design Guide:
  - Objective 3D-2 – The communal open space is not considered to be designed for a range of activities.
  - Objective 4B – A minimum 60% of units being naturally cross ventilated is not achieved.
  - Objective 4D-2 – Depths of some units exceed 8m from a window
  - Objective 4E-1 – The terrace area for Unit G.01 does not meet minimum dimensions.
- Pursuant to the provisions of Section 4.15 (1)(a)(i) of the Environmental Planning and Assessment Act 1979, is inconsistent with the following provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009
  - Strata subdivision is proposed contrary to clause 52.
  - Motorbike parking for the boarding house component is not provided as required clause 30(1)(h) State Environmental Planning Policy (Affordable Rental Housing) 2009.
  - The car parking rate 29(2)(e)(i) of 0.2 spaces per boarding room has been applied without it being demonstrated that the proposal is to be carried out by or on behalf of a social housing provider.
- Pursuant to the provisions of Section 4.15 (1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposal does not comply with the front setback requirements of Wollongong Development Control Plan 2009, Chapter B1, Section 6.3.
- Pursuant to the provisions of Section 4.15 (1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposal provides surplus residential car parking spaces to that required under Wollongong Development Control Plan 2009, Chapter E3. Those spaces would be required to be included as gross floor area.
- Pursuant to the provisions of Section 4.15 (1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposal does not meet the following requirements of Wollongong Development Control Plan 2009, Chapter C3 section 4.1.3:
  - The boarding house shall make satisfactory provision for on-site car parking for residents, the resident manager / property owner and visitors.
  - Where an ensuite bathroom facility is to be provided this shall be a minimum of 3m². A number of rooms do not meet this requirement.
  - The key objectives of the boarding house and local area characteristics are not suitably identified.
- Pursuant to the provisions of Section 4.15 (1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposal does not suitably address the requirements of Wollongong Development Control Plan 2009, Chapter E2 Crime Prevention Through Environmental Design with regard to the following:
  - The basement location of the laundry is not considered to promote a sense of safety or security.
  - Direct pathways from the street towards bedrooms of the development are not considered desirable.
  - Bicycle storage areas should be within caged enclosures rather than fully enclosed rooms

- Pursuant to the provisions of Section 4.15(1)(b) the proposal does not adequately demonstrate a suitable relationship can be achieved between the boarding house and residential flat building.
- Pursuant to the provisions of Section 4.15(1)(b) the proposal does not adequately suitable manoeuvring for vehicles in basement level 2.
- Pursuant to the provisions of Section 4.15 (1)(e) of the Environmental Planning and Assessment Act 1979 it is considered that in the circumstances of the case, approval of the development would set an undesirable precedent for similar inappropriate development and is therefore not in the public interest.