

# Wollongong Local Planning Panel Assessment Report | 1 May 2019

<b>WLPP No.</b>	Item No. 1
<b>DA No.</b>	DA-2018/1568
<b>Proposal</b>	Demolition of existing dwelling house, associated structures, tree removals and construction of a boarding house comprising sixteen rooms and one (1) manager's room
<b>Property</b>	Lot 1 DP 413039, No 124 Avondale Road Avondale
<b>Applicant</b>	ES Engineering & Design
<b>Responsible Team</b>	Development Assessment and Certification – City Wide Team (NA)

## ASSESSMENT REPORT AND RECOMMENDATIONS

### Executive Summary

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#### Reason for consideration by 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 Schedule 2 of the Local Planning Panels Direction of 1 March 2018, the proposal has received greater than 10 unique submissions by way of objection.

#### Proposal

The proposal is for the demolition of the existing dwelling house and associated structures, tree removals and construction of a boarding house comprising sixteen rooms and one (1) manager's room.

#### Permissibility

The site is zoned R2 Low Density Residential pursuant to Wollongong Local Environmental Plan 2009 (WLEP 2009). The proposal is categorised as a boarding house and is permissible in the zone with development consent.

#### Exhibition

The proposal was notified in accordance with Wollongong Development Control Plan 2009 (WDCP 2009) and received 18 unique submissions including two pro forma submissions with 9 and 8 submissions each. These submissions are discussed at section 2.13.

#### Consultation

Details of the proposal were referred to Council's Stormwater, Landscape, Traffic, Environment, Community Services and Social Planning Officers for comment. Several officers returned unsatisfactory referral comments.

#### Main Issues

The main issues are:

- Stormwater disposal
- Insufficient information
- Design Matters
- Social impacts

#### RECOMMENDATION

It is recommended that the application be refused for the reasons detailed in Section 4 of this report.

## **1 APPLICATION OVERVIEW**

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### **1.1 PLANNING CONTROLS**

The following planning controls apply to the proposal:

#### State Environmental Planning Policies:

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

#### Local Environmental Planning Policies:

- Wollongong Local Environmental Plan (WLEP) 2009

#### Development Control Plans:

- Wollongong Development Control Plan (WDCP) 2009

#### Other policies

- Wollongong City-Wide Development Contributions Plan 2018

### **1.2 DETAILED DESCRIPTION OF PROPOSAL**

The proposal comprises the following:

#### Site preparation

- Demolition of existing dwelling house and ancillary structures
- Tree removal of approximately ten trees/shrubs from eastern boundary
- Minor earthworks

#### Works / Construction / building details

- Three separate buildings, with Buildings A & B of two storey construction and Building C located at the rear of single storey construction
- The use of each building is as follows:
  - Building A: nine single units including one accessible unit
  - Building B: four single units including one accessible unit, services room at ground floor
  - Building C: three single units, manager's residence and communal kitchen living and dining.
- Landscaped areas are provided at the front and rear of the lot, and a communal open space provided centrally
- Consent is not sought for signage under this application

#### Traffic, parking and servicing

- Car parking for five vehicles, including two accessible spaces
- Bike storage facilities for 18 bikes
- New 5m wide driveway cross over on the eastern side of the eastern side of the lot
- Bin storage area for 8 bins provided adjoining western side of Building A

### 1.3 BACKGROUND

The development history of the site is as follows:

Application	Description	Decision
DA-2018/1568	Demolition of existing dwelling house, associated structures, tree removals and construction of a boarding house comprising fifteen rooms and one (1) manager's room	Under assessment
PL-2018/48	Residential - demolition of existing structures and construction of boarding house	Completed
PL-2017/85	Residential - demolition of existing dwelling and construction of multi dwelling housing	Completed
DA-2005/844	Colourbond garage and carport	Approved
BC-2005/64	Dwelling house	Approved
DA-1998/5404	Pigeon Aviary	Withdrawn
CC-1998/445	Pigeon Aviary	Withdrawn
BC-1997/478	Pigeon Loft	Approved

#### Customer service actions:

There are no outstanding customer service requests of relevance to the development. Site description

#### Application History:

Pre-lodgement meeting PL-2018/48 was held for the proposal on 4 April 2018 for the construction of a boarding house and DA-2018/1568 was subsequently lodged on 10 December 2018. The application was notified from 4 January 2019 to 11 February 2019. The proposal was also referred to Design Review Panel for consideration on 29 January 2018 and the matters raised in this meeting are discussed further below in Section 1.4.

The applicant was requested to withdraw the application on 12 February 2018 as assessment of the proposal revealed significant unsatisfactory matters and insufficient information. The issues included insufficient parking, the need for an acoustic report and unsatisfactory drainage matters. The drainage design plans also indicated that an easement would be required through an adjoining property to enable stormwater disposal. This issue was raised in the pre-lodgement meeting notes, however the application was submitted without the requisite documentary evidence that confirms that the downstream property owner agrees to the provision of a drainage easement through their property. As such, the applicant was requested to withdraw the application to enable these issues to be resolved outside of the development application process.

The applicant refused to withdraw the application, instead submitting amended plans on 3 April 2018. The package did not include revised landscaping plans, the requested acoustic report or the agreement in principle from the adjoining property owner for the required easement.

### 1.4 SITE DESCRIPTION

The site is located at 124 Avondale Road Avondale and the title reference is Lot 1 DP 403039. The site has an area of 1113 m<sup>2</sup> with a width of 18.28m and a length of 60.96m.

The site is regular in shape and relatively flat, with a one metre fall from the southern corner to the northern corner (rear). There are two well established street trees at the front of the site and vegetation located along part of the eastern boundary. Existing development on the site consists of a single dwelling house and a large outbuilding at the rear.

Adjoining development is as follows:

- North: multi dwelling housing
- East: single dwelling and multi dwelling residential development

- South: multi dwelling housing owned by NSW Land & Housing Corporation
- West: single dwellings

The locality is characterised by low and medium density residential development. The site is in close proximity to the West Dapto land release area, and a large site to the west along Avondale Road has consent for a state significant health precinct.

#### Property constraints

Council records identify the land as being impacted by the following constraints:

- Obstacle Limitation Surface – 52m to 127m AHD.

There are no restrictions on the title.



**Figure 1: Aerial photograph**

### **1.5 SUBMISSIONS**

The application was notified in accordance with WDCP 2009 Appendix 1: Public Notification and Advertising. This included a notice in The Advertiser. Eighteen unique submissions were received which included two pro forma submissions for which there were 9 and 8 submissions. The issues identified are discussed below.



**Table 1: Submissions**

Concern	Comment
1. Car parking  Existing excessive demand for on street parking will be worsened.	The proposal meets the requirements of Chapter E3 in that five car parking spaces are required and provided on site.
2. Social impacts  Social issues associated with existing social housing in the street will be exacerbated  Safety concerns in relation to proximity to vulnerable users of surrounding facilities such as learn to swim school, pre-school and bus stop used by children/elderly  Lack of information regarding types of tenants/targeted residents	<p>The Statement of Environmental Effects identifies the following types of tenants likely to utilise the development:</p> <ul style="list-style-type: none"> <li>• Key workers of the Port Kembla steelworks, coal terminal and other industrial operations, accessible via Route 43 departing from bus stop 300 metres from the subject site;</li> <li>• Key workers of the Wollongong CBD, accessible via Route 33 departing from bus stop 300 metres from the subject site;</li> <li>• Students of TAFE NSW Yallah campus, located 1.3 kilometres to the south (3.8 kilometres via Marshall Mount Road); and</li> <li>• Young and/or disadvantaged people seeking affordable independent living options close to friends and family.</li> </ul> <p>The proximity to social housing is noted, and it is considered that an accompanying Social Impact Assessment would be appropriate in the circumstances.</p>
3. Bin collection  Existing multi dwelling housing in the vicinity puts pressure on availability of street space for bin placement prior to collection	<p>The number of multi dwelling housing developments in the vicinity of the proposal and the resultant demand on street frontage for bin location is noted.</p> <p>The ability to utilise the street frontage of the subject site for bin collection is considered to be an outstanding assessment matter.</p>
4. Need for easement  Existing stagnant water situation on adjoining allotment will result in further health implication as situation will be worsened	It is noted that the current drainage design requires the creation of an easement for stormwater disposal through the adjoining allotment. Council requires an in principle agreement for the easement from the adjoining property owner to be provided in this regard and to date, this agreement has not been provided.
5. Operational queries  Management of the boarding house  Manager is only required to be present 6 days out of 7 - what happens on the 7th day when the manager is not present	<p>The person employed to manage the boarding house is an operational matter for the owner of the development.</p> <p>In accordance with the Management Plan provided with the Statement of Environmental Effects, the manager's contact details are on site at all times and the manager can be contact via phone if required.</p>
6. Adverse impacts on housing prices in the area	This is not a matter is of limited relevance as a planning consideration under a section 4.15 assessment of the Environmental Planning and Assessment Act 1979.

Concern	Comment
7. Developer may change type of development whilst benefitting from reduced development standards and controls applicable to boarding houses	Any change of use to another form of residential land use would require further development consent and compliance with the development standards and controls applicable to that type of development.
8. Impacts on infrastructure from increased occupants	It is expected that infrastructure can be readily extended to meet any increased needs from the proposal. Liaison with utility providers would be required to be evidence prior to construction commencing.
9. Plan of management does not ensure development would not contribute to the locational disadvantage of the area , appropriately manage external impacts or mitigate social impacts	As stated above, it is considered that a Social Impact Assessment would be appropriate in the circumstances.
10. Insufficient time period provided for submissions over Christmas	The application was placed on notification in accordance with the extended notification requirements contained within Wollongong Development Control Plan 2009. All submissions received have been considered in the assessment of the proposal.
11. Impacts to rear property Privacy impacts Visual impacts	Potential privacy impacts to the rear adjoining property have been addressed by the amended plans as the rear building is now only single storey construction. This will also address the visual impact of the proposal from the adjoining lower land.
12. Noise impacts arising from a multi tenanted property	An acoustic report has been requested but not submitted and as such, noise impacts from the proposal have not been adequately addressed in the application submission.

## 1.6 CONSULTATION

### 1.6.1 INTERNAL CONSULTATION

#### Design Review Panel

The proposal was considered by Council's Design Review Panel (DRP) on 29 January 2019. A copy of the meeting minutes and recommendations, as well as detailed discussion regarding the application response is included at **Attachment 2**.

Overall, it is considered that the amended proposal has not fully responded to the Design Review Panel comments particularly in the area of amenity for the occupants of the development, the provision of a landscaped garden setting that is reflective of the neighbourhood and site safety and permeability.

#### Stormwater

Council's Stormwater Officer has reviewed the application and given an unsatisfactory referral. The following matters have not been addressed by the amended submission:

- Submission of documentary evidence is required to confirm that the downstream property owner agrees to the provision of a drainage easement through their property;
- The proposed easement traversing Lot 1 DP 1210332 (at the rear) must be designed so as to retain any existing flow paths and facilitate additional overland flow through the site as a result of the proposed development;
- The concept stormwater design by TAA Consulting Engineers must incorporate overland flow paths across the development site and account for the acceptance of upslope runoff in accordance with Section 11.3.17 in Chapter E14 of Council's DCP 2009.
- Furthermore, it appears that the proposed on-site detention system has the potential to impact neighbouring dwellings in the event of surcharge and is contrary to Clause 12.5.5.7 of the same chapter. Containment and direction of such flows must be demonstrated on plan accordingly, ensuring continuity to the nominated discharge point in the watercourse (i.e. pipe outlet location).
- It appears that the applicable 1hr/50yr rainfall intensity and subsequent Site Storage Requirements have been overestimated. Revision is required to ensure compliance with Appendix A2 in Chapter E14 in Council's DCP.
- The applicant must also provide orifice and weir calculations to confirm performance of the system as per Section 12 and satisfaction of Permissible Site Discharge in the 100-year storm event. This should include verification of the tail water level (TWL) within the OSD system for each governing ARI.

### **Landscape**

Council's Landscape Officer has reviewed the application and given an unsatisfactory referral. A revised landscaping plan was not submitted with the amended proposal and as such, a complete assessment of proposed landscaping was not able to be undertaken.

In consideration of the limited landscaping information at hand, the following matters are noted:

- Insufficient landscaping is provided in the front setback to soften the built form
- the footpath that leads along the western boundary does not connect to the existing footpath along the street
- an increased deep soil zone would be appropriate given the zoning and that the development has characteristics of a multi dwelling residential development
- landscaped areas along the side boundaries are also considered to be insufficient at only 600mm wide, and should extend along the side boundaries to soften the impacts of the driveway and structures
- the proximity of the street trees to the kerb prevents the location of the bins for collection in the position shown

### **Traffic**

Council's Traffic Officer has reviewed the application and provided a satisfactory referral. Conditions of consent were recommended should be the proposal be supported.

### **Environment**

Council's Environment Officer has reviewed the application and provided an unsatisfactory referral as insufficient information has been provided to enable a complete assessment of the proposal. In this regard, an acoustic report remains outstanding.

### **Community Services**

Council's Community Services Officer has reviewed the application identifying a requirement for lockable mailboxes. It is considered that this matter can be resolved by condition should the proposal be supported.

## Social Planning

Council's Social Planner has reviewed the application and has recommended that a Social Impact Assessment be submitted to Council for further consideration.

### 1.6.2 EXTERNAL CONSULTATION

None required

## 2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 – 4.15 EVALUATION

### 2.5 SECTION 4.15(1)(A)(1) ANY ENVIRONMENTAL PLANNING INSTRUMENT

#### 2.5.1 STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND

##### **7 Contamination and remediation to be considered in determining development application**

- (1) *A consent authority must not consent to the carrying out of any development on land unless:*
- (a) *it has considered whether the land is contaminated, and*
  - (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
  - (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

A desktop audit of previous land uses does not indicate any historic use that would contribute to the contamination of the site. There are only minor earthworks proposed and the existing and proposed uses are both residential in nature. No concerns are raised in regard to contamination as relates to the intended use of the land and the requirements of clause 7.

Council's Environment Officer has raised no issues in this regard.

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

The proposal is BASIX affected development to which this policy applies.

A current BASIX certificate relevant to the amended plans has not been provided in accordance with Schedule 1, Part 1, 2A of the Environmental Planning and Assessment Regulation 2000.

#### 2.5.3 STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009

The Affordable Rental Housing SEPP does not apply to the proposed development as outlined below:

Clause	Comment
26 Land to which Division applies	The land is zoned R2 and therefore this Division applies to the land.
27 Development to which Division applies  (1) This Division applies to development, on land to which this Division applies, for the purposes of boarding houses  (3) Despite subclause (1), this Division does not apply to development on land within Zone R2 Low Density Residential or within a land use zone that is equivalent to that zone that is not in the Sydney region unless all or part of the development is within 400 metres walking distance of land within Zone B2 Local Centre or Zone B4 Mixed Use or within a land use zone that is equivalent to any of those	The development is not located within 400m walking distance of land within the B2 or B4 zones and therefore this Division does not apply to the proposed development.

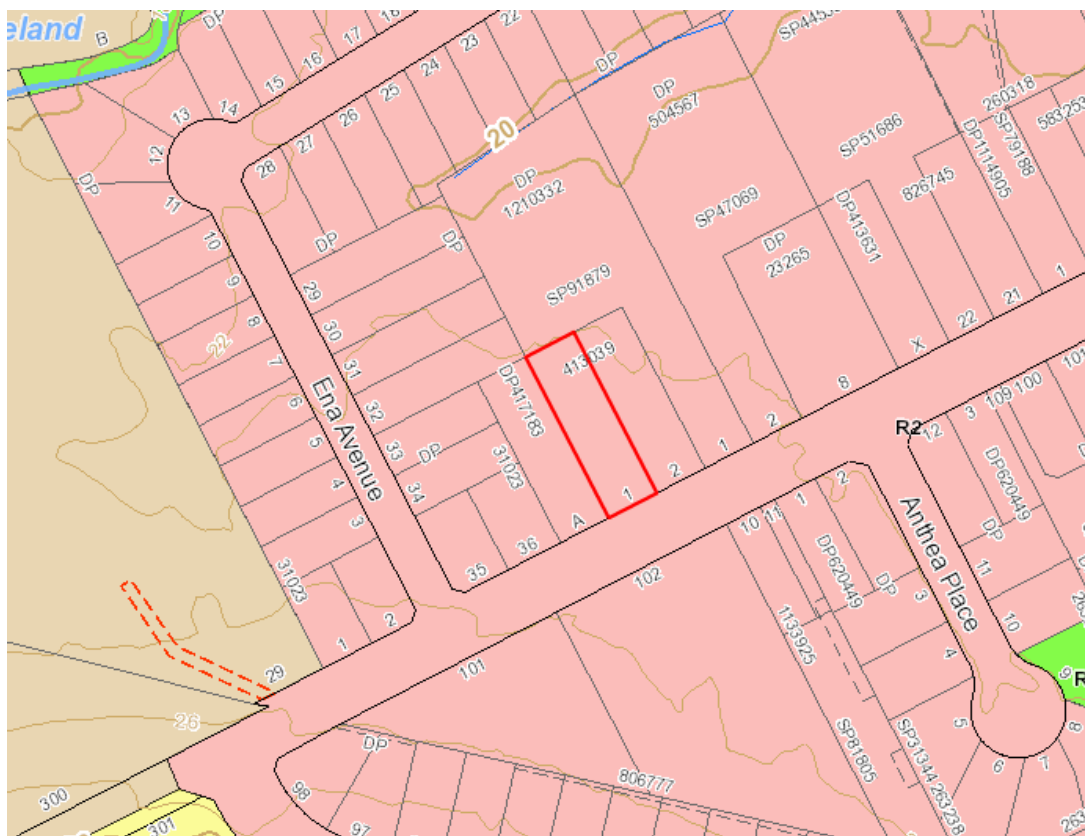
zones.	
<b>Part 4 Miscellaneous</b>	
<p>54C Savings and transitional provisions—2019 amendment</p> <p>(1) This clause applies to a development application that was made before the commencement of the amending SEPP and was not determined by a consent authority or, if appealed, not finally determined by a court before that commencement.</p> <p>(2) The application must be determined by applying all provisions of this Policy as if the amending SEPP had not commenced.</p>	The above table details the provisions of the SEPP as if the amending SEPP had not commenced.

#### 2.5.4 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

##### **Part 2 Permitted or prohibited development**

##### Clause 2.2 – zoning of land to which Plan applies

The zoning map identifies the land as being zoned R2 Low Density Residential as shown below.



**Figure 2: WLEP 2009 zoning map**

##### Clause 2.3 – Zone objectives and land use table

The objectives of the zone are as follows:

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



The proposal is satisfactory with regard to the above objectives. The proposed boarding house provides for medium term housing options for the community.

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

*Attached dwellings; Bed and breakfast accommodation; **Boarding houses**; Boat launching ramps; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home-based child care; Hospitals; Hostels; Information and education facilities; Jetties; Multi dwelling housing; Neighbourhood shops; 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; Shop top housing; Signage; Veterinary hospitals*

The proposal is categorised as a boarding house as defined below and is permissible in the zone with development consent.

#### 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

#### Clause 2.7 Demolition requires development consent

Consent for demolition of the existing dwelling and associated outbuilding is sought under this application.

### **Part 4 Principal development standards**

#### Clause 4.3 Height of buildings

The proposed building height of 8.24m does not exceed the maximum of 9m permitted for the site.

#### Clause 4.4 Floor space ratio

Maximum FSR permitted for the zone: 0.5:1

Site area: 1113 m<sup>2</sup>

GFA: Building A:  
Ground floor: 140.14  
First floor: 116.19

Building B:  
Ground Floor: 57.36  
First Floor: 78.10

Building C  
Ground Floor: 165.97  
Total gross floor area: 391.79 sqm

FSR:  $391.79/1113 \text{ m}^2 = 0.35:1$

The proposal does not exceed the maximum floor space ratio.

## **Part 7 Local provisions – general**

### Clause 7.1 Public utility infrastructure

It is anticipated that public utility infrastructure can be extended where required to service the development should the application be supported.

### Clause 7.6 Earthworks

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

### Clause 7.9 Airspace operations

The proposal is identified as being located on land within the flight path of the Illawarra Regional Airport (52m to 127m). The maximum height of the proposal is RL 30.740mAHD and does not penetrate the Limitation or Operations Surface in this area and is therefore considered acceptable.

## **2.6 SECTION 4.15(1)(A)(II) ANY PROPOSED INSTRUMENT**

There are no proposed instruments applicable.

## **2.7 SECTION 4.15(1)(A)(III) ANY DEVELOPMENT CONTROL PLAN**

### **2.7.1 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009**

#### **CHAPTER A1 – INTRODUCTION**

#### **8 Variations to development controls in the DCP**

The development application does not include any variation justification requests in accordance with this Clause.

#### **CHAPTER A2 – ECOLOGICALLY SUSTAINABLE DEVELOPMENT**

Development controls to improve the sustainability of development throughout Wollongong are integrated into the relevant chapters of this DCP. However it is noted that a current BASIX certificate has not been provided and there are no general sustainability measures indicated on plan.

#### **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.

The following provides an assessment of the proposal against the controls of the Chapter:

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
<b>3 Development controls for boarding houses</b>		
<u>3.1 Location of Boarding Houses</u> 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	The site is located opposite (and within 400m) of a bus stop with regular bus service  The site has access to open space and educational institutions. There is an existing public recreation area located nearby in Anthea Place and also Council reserve located at the rear of Ena Avenue.	Yes

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
<p>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.</p> <p>b) Access to employment and or services (either within walking distance or via public transport)</p> <p>c) Access to parks or open space corridors</p> <p>d) Access to educational institutes such as Universities.</p> <p>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.</p>	<p>There are no other boarding houses in proximity to the proposal.</p>	
<p><u>3.2 Setbacks</u></p> <p>Where a proposed boarding house has the built form of a dwelling house, multi-unit dwelling or residential apartment building, the relevant setback requirements of Chapter B1 Residential Development or B3 Mixed Use Development shall apply.</p>	<p>Multi dwelling unit setbacks apply – see table at <b>Attachment 3</b>.</p> <p>The building setbacks do not comply with the required side boundary setbacks. A variation justification statement has not been provided in regards to reduced boundary setbacks.</p>	No
<p><b>4 Minimum facilities for boarding houses – Building Code Of Australia</b></p> <p>4.1.2 Class 3 boarding houses</p> <p>Class 3 boarding houses are recommended to make provision for the following facilities within the development:</p> <p>(a) Bedrooms;</p> <p>(b) Laundry facilities;</p> <p>(c) Toilet facilities;</p> <p>(d) Communal kitchen area for food preparation (in addition to any private kitchenette);</p> <p>(e) Communal living room area;</p> <p>(f) Individual and communal storage facilities;</p> <p>(g) Garbage and recycling facilities; and</p> <p>(h) Manager / operator accommodation.</p>	<p>The proposal generally contains the minimum facilities as required by the BCA. Included in the proposal are bedrooms, laundry facilities, toilet facilities, a communal kitchen/living/dining area, manager's residence, individual storage and garbage and recycling facilities.</p> <p>There does not appear to be any communal storage available, including that for outdoor gardening equipment. The common area also does not have any sanitary facilities, requiring occupants and their visitors to return to rooms to use these facilities.</p>	No
<p>4.13 General Boarding House Controls</p> <p>The design of boarding houses must demonstrate the balance between the</p>	<p>A large combined kitchen/dining/living room is provided in the rear building.</p>	No

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
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.	This room opens onto the communal open space at front, and a landscaped area at the rear. The plans indicate that both of these areas are turfed, which is impractical for the use of outdoor furniture, BBQs and so on. It is considered that further work is required for these areas to provide for functional outdoor spaces.	
Room minimum 12m <sup>2</sup> for one person, 16m <sup>2</sup> for two people	The rooms achieve the minimum dimensions. All but two of the rooms meet the minimum size for two people, however the plans indicate single beds only in all rooms. The number of parking/bike spaces also only support single occupancy.  In the absence of a Statement detailing the rationale behind these floor areas, a condition of consent would be applied to ensure only single occupancy to each room should the application be supported.	Yes
Maximum number of lodgers per room is two	It appears that no more than two lodgers are proposed per room.	Yes
Ensuites to be minimum 3m <sup>2</sup>	Ensuites are larger than 3m <sup>2</sup>	Yes
Shared facilities	Shared facilities not proposed	NA
Communal kitchens	Total kitchen area required is 20m <sup>2</sup> , and 25.65m <sup>2</sup> provided	Yes
Class 3 communal kitchen and dining area are to be:	All rooms provided with kitchenette facilities	
a. A minimum of 15m <sup>2</sup> plus 1m <sup>2</sup> 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)		
Laundry facilities	Two washing machines and dryers are required. These have been indicated on plan in the services room located in the central building.	Yes
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.		
Communal living room	Provided	No
At least one communal living room should	The communal living room does not	

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
receive a minimum of 3 hours direct sunlight between 9am and 3pm on 22 June.	receive three hours sunlight.	
Private open space	A private open space area is provided in the rear setback with an area of approximately 15m <sup>2</sup> (excluding the landscaped area). The space does achieve a minimum dimension of 3 metres.	No
Private open space is to be located in the rear setback	It is noted that additional private open space is provided more centrally to the site as recommended by DRP, however the applicant has not supported the submission with a variation justification statement in this regard.	
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.	Private open space provided for manager of 9.23 m <sup>2</sup> , however this includes a landscaped area which impacts on the functionality of the area.	
Where the boarding house is not within walking distance to public open space it should provide 30 square metres of private open space.		
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.		
Landscaping	Landscaping proposed in the front setback appears to be grassed area only, which provides little softening to the built form.	No
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.	The amended application has not been supported by a Landscaping Plan.	
A landscape plan will be required for new purpose built boarding houses in accordance with Chapter E6 Landscaping.		
Parking	see commentary at Chapter E3 Car parking below	Yes
Disabled Access provisions	Provided to and within boarding house in accordance with the Australian Standard.	Yes
	Certification for accessibility has not been provided in support of the amended plans, although it is noted that compliance could likely be achieved.	
Subdivision prohibited	None proposed	NA
Statement of justification	The Statement of Environmental Effects addresses statement of justification matters.	No
Boarding house application shall include a statement of justification addressing the following points:	The key objective is detailed as being to provide affordable rental housing within an area where no boarding	
a. What are the key objectives of the boarding house? (i.e. Is it consistent with		



<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
<p>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?)</p> <p>b. What are the local area characteristics? (i.e. streetscape character, visual catchments, dominant style of surrounding built form)</p> <p>c. What are the likely physical and social characteristics of the proposed boarding house? (i.e. what is the development physical form (eg. Number of bedrooms, type etc) change the size and characteristics of the population?)</p> <p>d. What are the key social impacts associated with the proposed development? (i.e. will the development impact on certain groups of the community?)</p>	<p>houses currently for the benefit of:</p> <ul style="list-style-type: none"> <li>• Key workers of the Port Kembla steelworks, coal terminal and other industrial operations, accessible via Route 43 departing from bus stop 300 metres from the subject site;</li> <li>• Key workers of the Wollongong CBD, accessible via Route 33 departing from bus stop 300 metres from the subject site;</li> <li>• Students of TAFE NSW Yallah campus, located 1.3 kilometres to the south (3.8 kilometres via Marshall Mount Road); and</li> <li>• Young and/or disadvantaged people seeking affordable independent living options close to friends and family.</li> </ul> <p>The Statement considers that social impacts will be positive. However, given the location and proposed size of the boarding house, it is considered that a Social Impact Assessment should be provided identifying key social impacts.</p>	
<b>5 Management plan</b>	<p>The Plan of Management does not reflect the amended proposal in that the number of rooms, beds and occupants is not consistent. The Plan also does not provide a parking statement, an emergency evacuation plan or safety and security measures to be employed in the boarding house.</p>	No
<b>6 Fire safety</b>	<p>Requirements noted and could be conditioned should the proposal be supported.</p>	

## CHAPTER D1 – CHARACTER STATEMENTS

### Avondale

The proposal is considered to be consistent with the existing and desired future character for the locality. The development is proposed within a well established low density residential area. In close proximity is the West Dapto Land Release Area, and although Avondale is part of the later stages of the release, applications are already under consideration for residential subdivisions in the area.

## CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

An accessibility report has not been provided identifying that the accessible rooms proposed by the development meet the relevant provisions of the Building Code of Australia and Australian Standard 1428.

## CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

<i>Control/objective</i>	<i>Comment</i>	<i>Compliance</i>
<u>3.1 Lighting</u>	Pathways and car parking areas capable of being provided with appropriate lighting. A condition of consent could be applied in this regard if the proposal were to be supported.	Condition
<u>3.2 Natural surveillance and sightlines</u>	There are few opportunities for hiding within the site, however pedestrian and vehicular areas would be better co-located to enable natural surveillance. Additionally, improved surveillance from within the buildings to these areas would be desirable.	No
<u>3.3 Signage</u>	Signage details have not been provided, however signage will be required to enable wayfinding within the complex.	No
<u>3.4 Building design</u>	The main entry to the front building is located on the eastern side of the building, at the opposite side to the pedestrian walkway. Access to the entry of the rear building requires some navigating throughout the site. Improvements are required to enhance the visibility of entries within the site and from the street.	No
<u>3.5 Landscaping</u>	A landscaping plan has not been provided.	No
<u>3.6 Public open space and parks.</u>	Not applicable	NA
<u>3.7 Community facilities and public amenities</u>	Not applicable	NA
<u>3.8 Bus stops and taxi ranks</u>	Not applicable	NA

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

### **Traffic impact assessment and public transport studies**

A traffic impact assessment was provided for the original proposal. Car parking rates were found to have been incorrectly calculated. Revised car parking provided with the amended proposal appears to meet the controls on the basis of single occupancy of the boarding house rooms. In this regard, a total of five parking spaces are required and provided, of which two are accessible car parking spaces. Additionally one bicycle parking space per resident is required and provided.

### **Vehicular access**

Driveway grades and sight distances comply.

### **Loading / unloading facilities and service vehicle manoeuvring**

The development complies with AS 2890.2.

Waste servicing is proposed to occur from the kerb. There are unresolved issues in relation to the ability to physically place the bins for kerbside collection in the location shown on plan as a result of the proximity of the existing street trees.

### **Pedestrian access**

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

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

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

## **CHAPTER E6: LANDSCAPING**

Whilst the proposal was referred to Council's Landscape Architect for consideration, a revised landscaping plan was not submitted with the amended proposal and as such, a complete assessment of proposed landscaping was not able to be undertaken. In considering the information at hand, the proposal is not considered to meet the landscaping requirements of the Chapter.

## **CHAPTER E7: WASTE MANAGEMENT**

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

Ongoing waste servicing has not been addressed satisfactorily. It is noted that conflicts exist between the proposed kerbside collection location and the existing street trees.

## **CHAPTER E14 STORMWATER MANAGEMENT**

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

## **CHAPTER E17 PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION**

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

## **CHAPTER E21 DEMOLITION AND HAZARDOUS BUILDING MATERIALS MANAGEMENT**

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

## **CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL**

Appropriate conditions of consent in regard to sediment and erosion control measures to be in place during works could be recommended should the application be supported.

## **2.8 WOLLONGONG CITY WIDE DEVELOPMENT CONTRIBUTIONS PLAN 2018**

The estimated cost of works is \$880 000. The threshold value is \$100 000 and as such a levy of 1% would be applicable under this plan should the application be supported.

### **2.9 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.

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

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

Conditions of consent can be recommended with regard to demolition should the application be supported.

#### 93 Fire safety and other considerations

Not applicable.

#### 94 Consent authority may require buildings to be upgraded

Not applicable.

### **2.11 SECTION 4.15(1)(B) THE LIKELY IMPACTS OF DEVELOPMENT**

#### Context and Setting:

The proposal is generally considered to be consistent with the context and setting of the surrounding area. The proposal is of a bulk and scale that is similar to other multi dwelling housing developments in the vicinity and the development is also broken up into three separate buildings which limits the bulk of the built form. The building addressing the streetscape is not dissimilar in size and appearance to any other large dwelling or multi dwelling development. The established street trees also assist in providing scale to the two storey buildings when viewed from the street.

Overlooking and privacy impacts potentially occurring as a result of the proposal have been addressed by limiting first floor windows that face side boundaries. The rear building has also been restricted to a single storey construction and this will mitigate any privacy impacts to the adjoining development at the rear. The proposal does not adversely impact on solar access to adjoining properties as a result of the north-northeast orientation of the subject lot.

The area is characterised by low and medium density development. The visual impact is similar to the nearby multi dwelling residential developments and further redevelopment of the area is likely to occur given the larger than average size of the allotments in the immediate area.

The proposal has been assessed with regard to the amenity impacts from the development, the zoning, permissible height and FSR for the land, and existing and future character of the area. Whilst there are some outstanding issues in relation to presentation to the street and the provision of an improved landscaped garden setting, the proposal is generally considered to be compatible with the local area.

#### Access, Transport and Traffic:

The development is considered not to result in an adverse impact on the traffic movement and access to the site. Compliant car parking is proposed on site.

Public Domain:

The proposal does not provide sufficient connectivity for pedestrian access from the public footpath to the access path on the site. In this regard, additional works are required within the public domain.

Utilities:

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

Heritage:

No heritage items will be impacted by the proposal.

Other land resources:

The proposal is considered to contribute to orderly development of the site and is not envisaged to impact upon any valuable land resources.

Water:

The site is presently serviced by Sydney Water, which can be readily extended to meet the requirements of the proposed development.

A relevant BASIX certificate has not been provided for the amended proposal, and as such it is unknown if the development can achieve BASIX water targets.

Soils:

The proposal is not expected to have any impacts on soils. Appropriate conditions can be recommended with respect to soil erosion and sedimentation control should the proposal be supported.

Air and Microclimate:

The proposal is not expected to have a negative impact on air or microclimate.

Flora and Fauna:

Vegetation removal is considered to be acceptable.

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

Waste:

A condition can be attached to any consent granted that an appropriate receptacle be in place for any waste generated during the construction.

Energy:

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

Noise and vibration:

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

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

Natural hazards:

There are no natural hazards affecting the site that would prevent the proposal.



#### Technological hazards:

There are no technological hazards affecting the site that would prevent the proposal. The site is affected by the obstacle height limitation surface of 52m to 127m, however the site levels are approximately 22m to 23m, with the highest point of the building at 30.27m and as such, the proposal does not enter obstacle height limitation surface.

#### Safety, Security and Crime Prevention:

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

#### Social Impact:

The SEE contends that the development will have a positive social impact however does not provide any detailed consideration or justification for this statement.

Given the size of the proposed boarding house, and its location remote from commercial centres and within proximity to social housing in the area, it is considered that a Social Impact Assessment should be provided in support of the proposal.

#### Economic Impact:

The proposal is not expected to create a negative economic impact.

#### Site Design and Internal Design:

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

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

#### Construction:

Conditions of consent can be recommended in relation to construction impacts such as hours of work, erosion and sedimentation controls, works in the road reserve, excavation, demolition and use of any crane, hoist, plant or scaffolding should the proposal be supported.

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

#### Cumulative Impacts:

Considering the matters outlined throughout this report, Council cannot be certain that the proposal is unlikely to result in adverse cumulative impacts.

## **2.12 SECTION 4.15(1)(C) THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT**

#### Does the proposal fit in the locality?

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

#### Are the site attributes conducive to development?

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

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

See section 1.5 of this report.

## **2.14 SECTION 4.15(1)(E) THE PUBLIC INTEREST**

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

## **3 CONCLUSION**

---

The application has been assessed having regard to the Heads of Consideration under Section 4.15(1) of the Environmental Planning and Assessment Act 1979, the provisions of Wollongong Local Environmental Plan 2009 and all relevant Council DCPs, Codes and Policies.

Boarding houses are permissible with consent in the R2 land use zone pursuant to WLEP 2009. The proposal does not result in any exceptions to development standards.

Overall, insufficient information has been provided with the application to enable a complete assessment of potential impacts from the development. Required information includes an updated BASIX report, documentary evidence from the downstream property owner agreeing to the provision of a drainage easement through their property, an updated landscape plan, an accessibility report, a social impact assessment and an acoustic report.

The proposal does not comply in full with the development controls contained within Chapter C3: Boarding Houses. Variation justification statements have not been provided for these non-compliances in accordance the requirements of Chapter A1 of WDCP2009 and the non-compliances are not supported.

The revised plans are also not considered to adequately address the comments and recommendations made by the Wollongong Design Review Panel and as such, the development fails to provide reasonable outcomes in the areas of landscaping, internal amenity, safety and sustainability.

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

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

## **4 RECOMMENDATION**

---

It is recommended that Development Application DA-2018/1568 be refused for the following reasons:

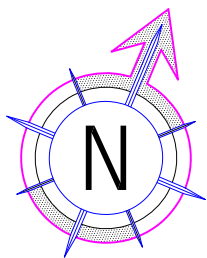
1. Pursuant to the provisions of Section 4.15 (1)(a)(i) of the Environmental Planning and Assessment Act, 1979, it is considered the proposal fails to demonstrate compliance with:
  - State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
2. Pursuant to the provisions of Section 4.15 (1)(a)(iii) of the Environmental Planning and Assessment Act 1979, it is considered the proposal fails to demonstrate consistency with the provisions of the Wollongong Development Control Plan 2009:
  - Chapter C3: Boarding Houses;
  - Chapter E1: Access for People with a Disability
  - Chapter E6: Landscaping
  - Chapter E2: Crime Prevention through Environmental Design;
  - Chapter E7: Waste Management; and

- Chapter E14: Stormwater Management.
3. Pursuant to the provisions of Section 4.15 (1)(b) of the Environmental Planning and Assessment Act, 1979, it is considered the proposal fails to demonstrate that the likely impacts of the development will not be adverse.
  4. Pursuant to the provisions of Section 4.15 (1)(c) of the Environmental Planning and Assessment Act, 1979, it is considered the proposal fails to demonstrate that the site is suitable for the development
  5. Pursuant to the provisions of Section 4.15 (1)(d) & (e) of the Environmental Planning and Assessment Act, 1979, it is considered that with the submission received and the circumstances of the case, the application fails to demonstrate that proposal is in the public interest.

## **5 ATTACHMENTS**

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- 1 Plans
- 2 Wollongong Design Review Panel Commentary and consideration of response
- 3 WDCP 2009 Compliance table - building setbacks



FOR PIT LOCATIONS & SPECIFICATIONS  
REFER TO STORMWATER PLAN

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

PROPOSED LANDSCAPE ZONES. REFER TO  
LANDSCAPE PLAN FOR MORE DETAILS

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

PROPOSED OUTDOOR CLOTHES  
DRYING FACILITY (TYPICAL)



Certificate no.: 0003378500  
Assessor Name: Noura Al Hazzouri  
Accreditation no.: 20844  
Certificate date: 21 November 2018  
Dwelling Address: 124 Avondale Road, Avondale, NSW 2530

PROPOSED BICYCLE LOCKERS  
(UNDER COVER)

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

SITE CALCULATIONS	
TOTAL SITE AREA	1113.00 sqm
TOTAL FLOOR AREA	391.79 sqm
FLOOR SPACE RATIO	0.352 : 1.0
DEEP SOIL AREA	181.46 sqm
DEEP SOIL AREA RATIO	0.163 : 1.0
LANDSCAPE AREA	284.19 sqm
LANDSCAPE AREA RATIO	0.255 : 1.0
PRIVATE OPEN SPACE	82.11 sqm
P.O.S. (MANAGER)	9.23 sqm
IMPERVIOUS AREA	790.15 sqm
IMPERVIOUS AREA RATIO	0.710 : 1.0

BUILDING A DETAILS	
GROUND FLOOR AREA	140.14 sqm
FIRST FLOOR AREA	116.19 sqm
TOTAL UNIT AREA	256.33 sqm
BUILDING B DETAILS	
GROUND FLOOR AREA	57.36 sqm
FIRST FLOOR AREA	78.10 sqm
TOTAL UNIT AREA	135.46 sqm
BUILDING C DETAILS	
GROUND FLOOR AREA	165.97 sqm
TOTAL UNIT AREA	165.97 sqm

	BUILDING A		BUILDING B		BUILDING C		REQUIREMENTS	TOTAL
	G. FLOOR	F. FLOOR	G. FLOOR	F. FLOOR	G. FLOOR	F. FLOOR		
UNITS	5	4	1	3	4	4		17 rooms
BEDS	5	4	1	3	4	4		17 beds
FLOOR AREA	140.14 sqm	116.19 sqm	57.36 sqm	78.10 sqm	165.97 sqm			557.77 sqm
CAR PARKING							5 spaces	5 spaces
BICYCLE PARKING							17 spaces	17 spaces
PRIVATE OPEN SPACE							20sqm (3m)	81.89sqm
MANAGER POS							8sqm (2.5m)	9.23sqm
LAUNDRY							2 W.M., 2 Tub	2 W.M., 2 Tub
CLOTHESLINE							60m clothesline	60m clothesline
COMMUNAL LIVING ROOM							20sqm	42.70sqm MAX.
COMMUNAL KITCHEN							20sqm	25.65sqm
ADAPTABLE UNIT	2		0		1		2	3

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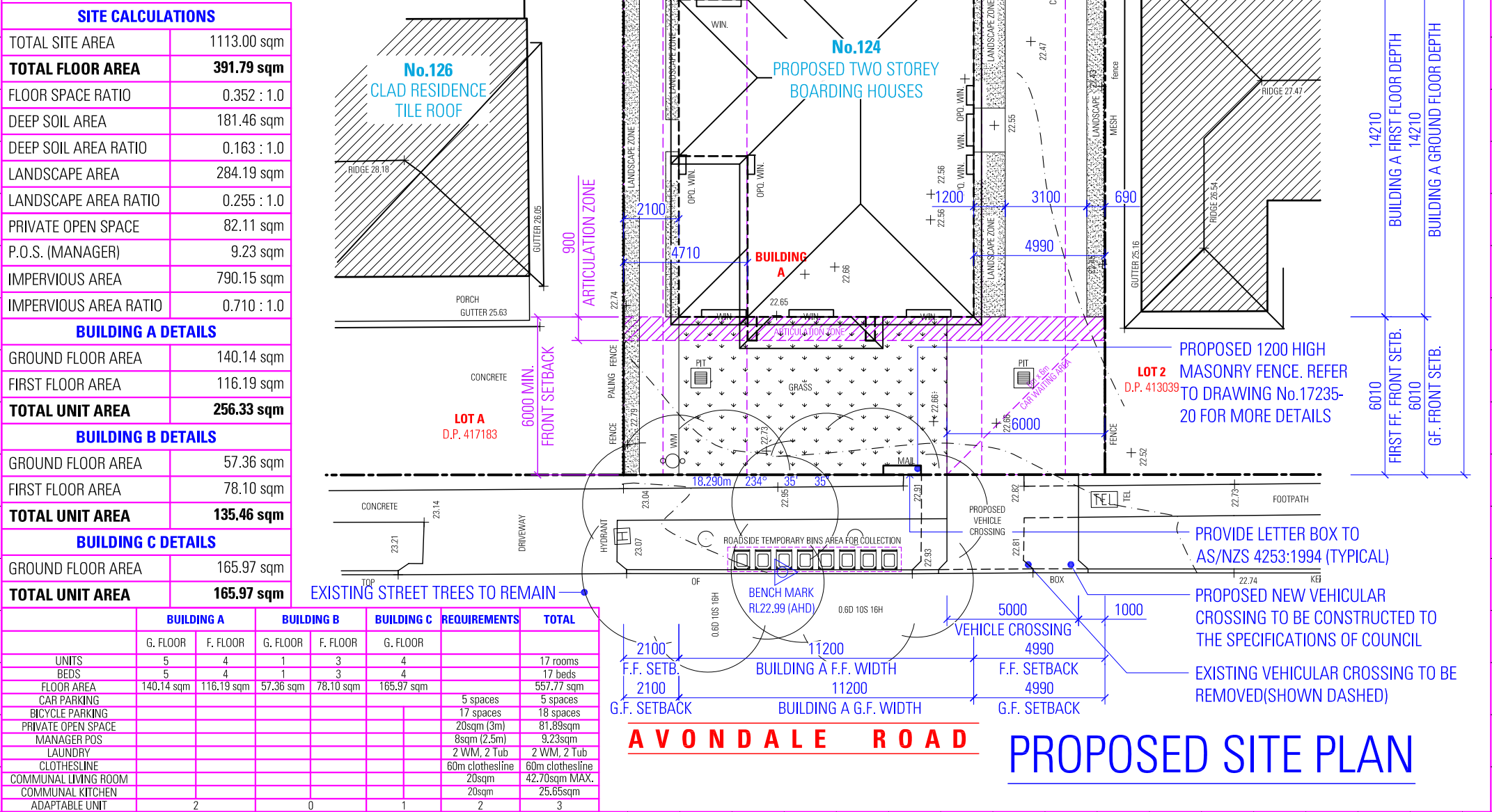
PROJ: PROPOSED BOARDING HOUSE AT  
No.124 AVONDALE ROAD,  
AVONDALE, NSW 2530  
CLIENT: MR CHARLIE GEBRAN

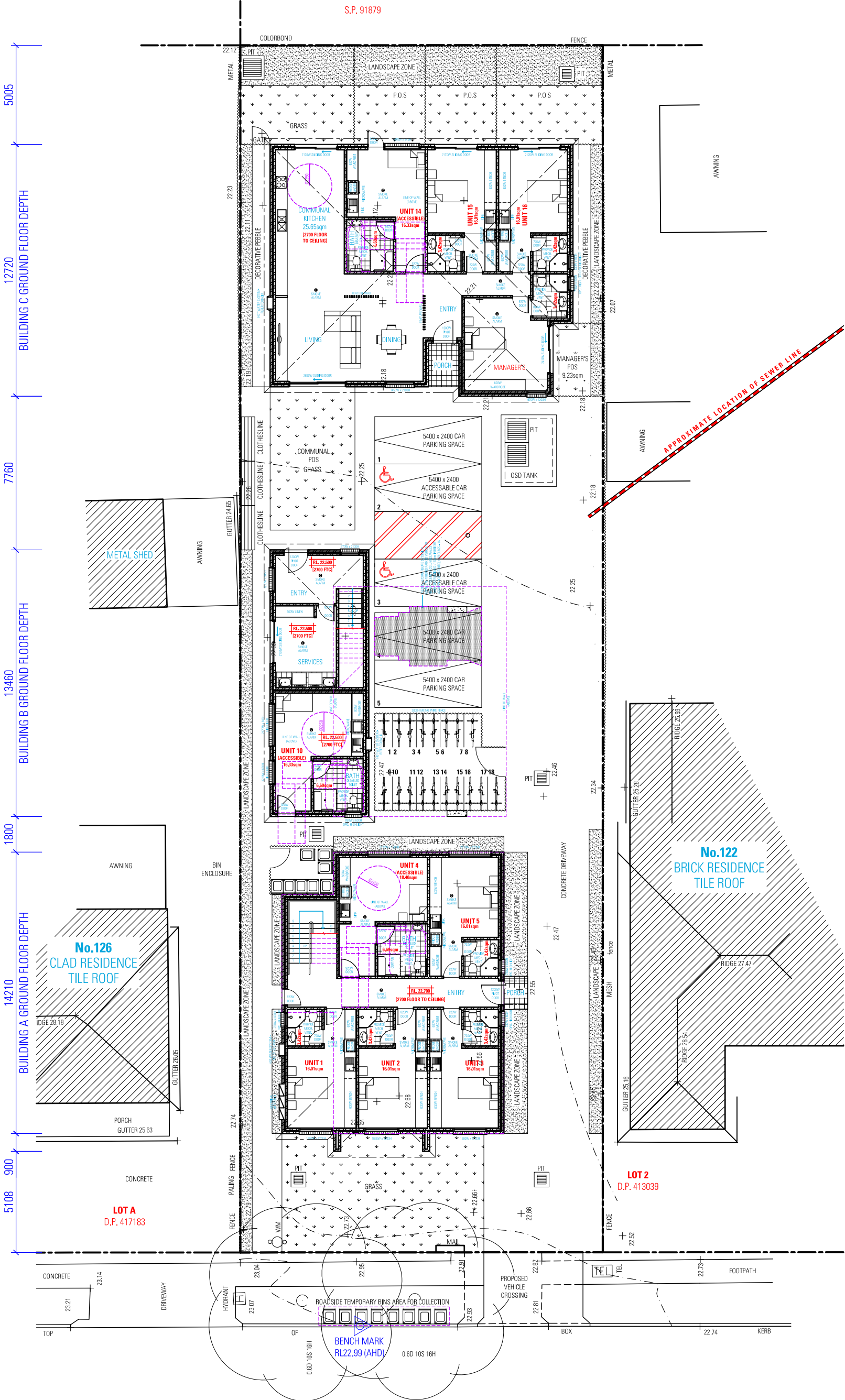
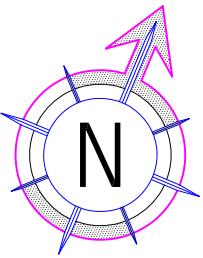
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**ISS.**  
A ISSUED FOR PRE-LODGE MEETING  
B ISSUED FOR DEVELOPMENT APPLICATION  
C RESPONSE TO LETTER OF ASSESSMENT

**DATE**  
02.03.18  
06.12.18  
02.04.19


**DRAWING:**  
PROPOSED SITE PLAN  
**DRAWING NUMBER:** 17235-03



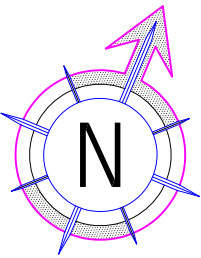


AVONDALE ROAD

# PROPOSED GROUND FLOOR PLAN/COURTYARD PLAN

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			SHEET: A3	DRAWN: Sheng Zhuang	A	ISSUED FOR PRE-LODGEEMENT MEETING		02.03.18		
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						C	RESPONSE TO LETTER OF ASSESSMENT			02.04.19





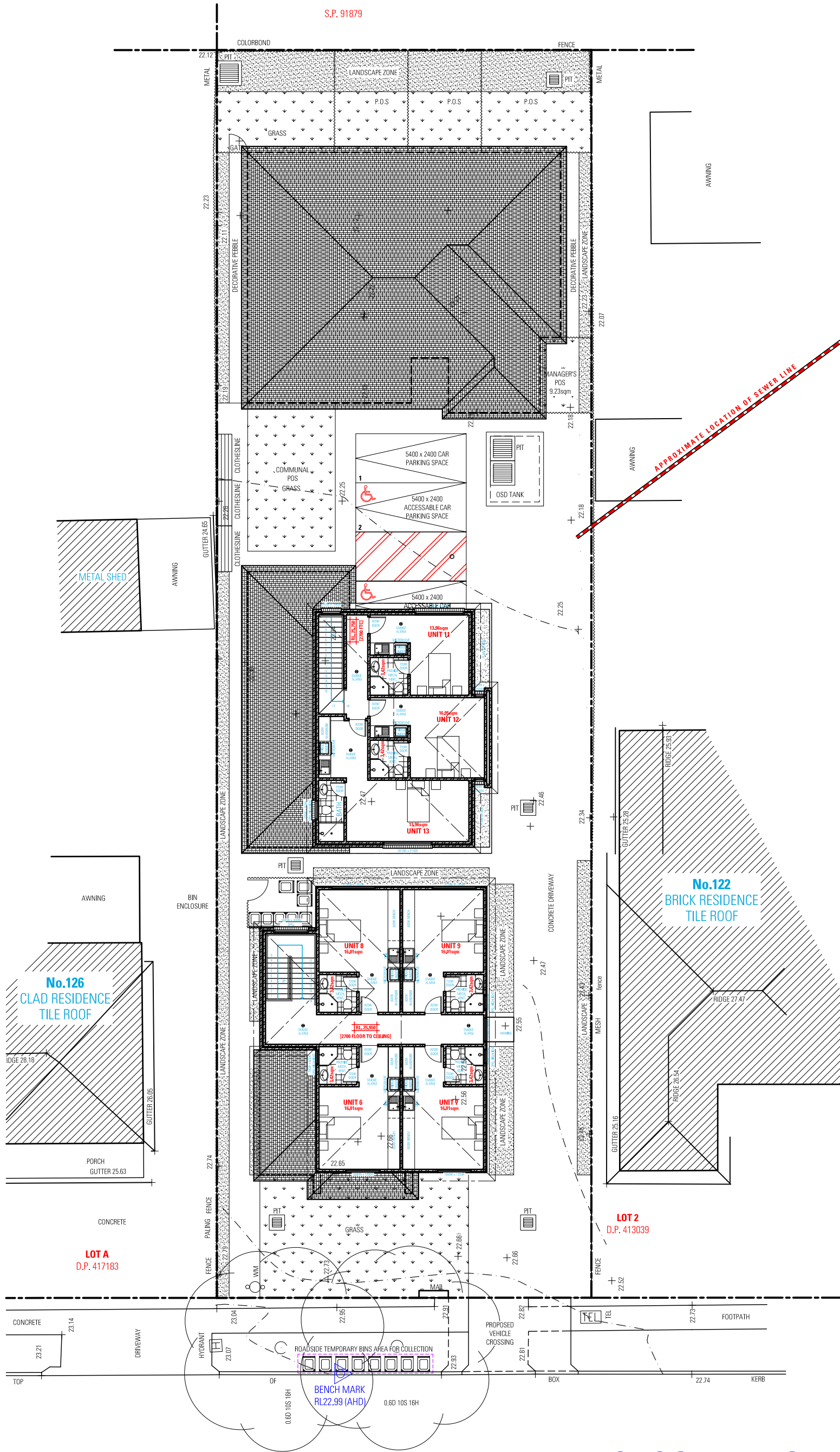
27325

11620  
BUILDING B FIRST FLOOR DEPTH

1800

14210  
BUILDING A FIRST FLOOR DEPTH

6007



AVONDALE ROAD

## PROPOSED FIRST FLOOR PLAN/COURTYARD PLAN

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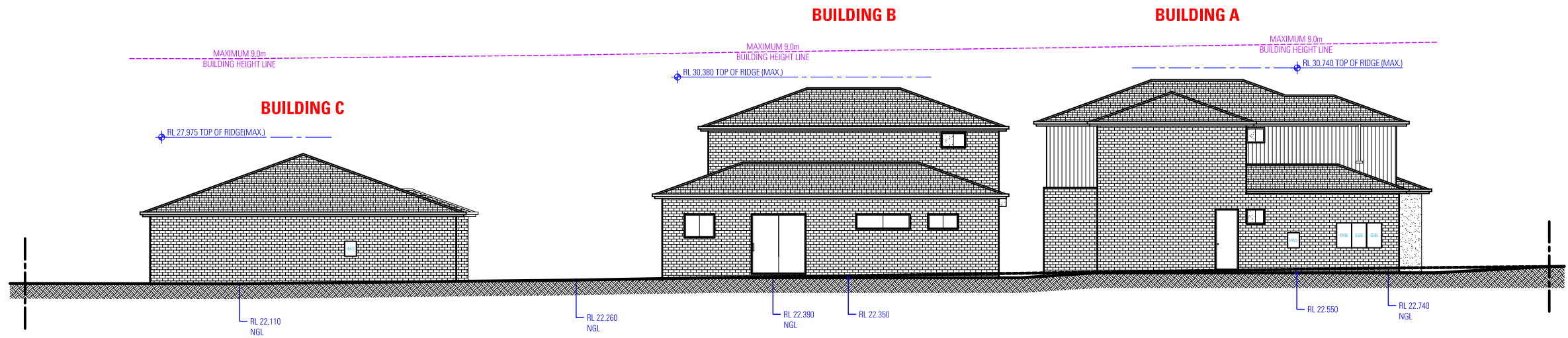
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PROJ: PROPOSED BOARDING HOUSE AT  
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CLIENT: MR CHARLIE GEBRAN

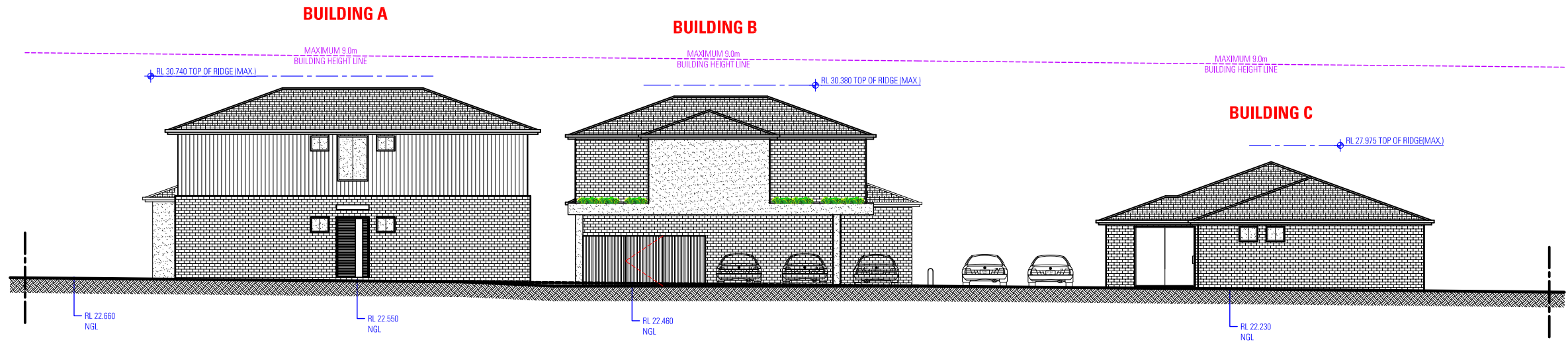
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ISS.	ISSUE DETAILS	DATE
A	ISSUED FOR PRE-LODGE MEETING	02.03.18
B	ISSUED FOR DEVELOPMENT APPLICATION	06.12.18
C	RESPONSE TO LETTER OF ASSESSMENT	02.04.19

DRAWING:  
PROPOSED FIRST FLOOR PLAN  
/COURTYARD PLAN  
DRAWING NUMBER: 17235-05



## WESTERN ELEVATION



## EASTERN ELEVATION

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

CLIENT: MR CHARLIE GEBRAN

SCALE: 1:100  
SHEET: A3

DESIGN: Sheng Zhuang  
DRAWN: Sheng Zhuang



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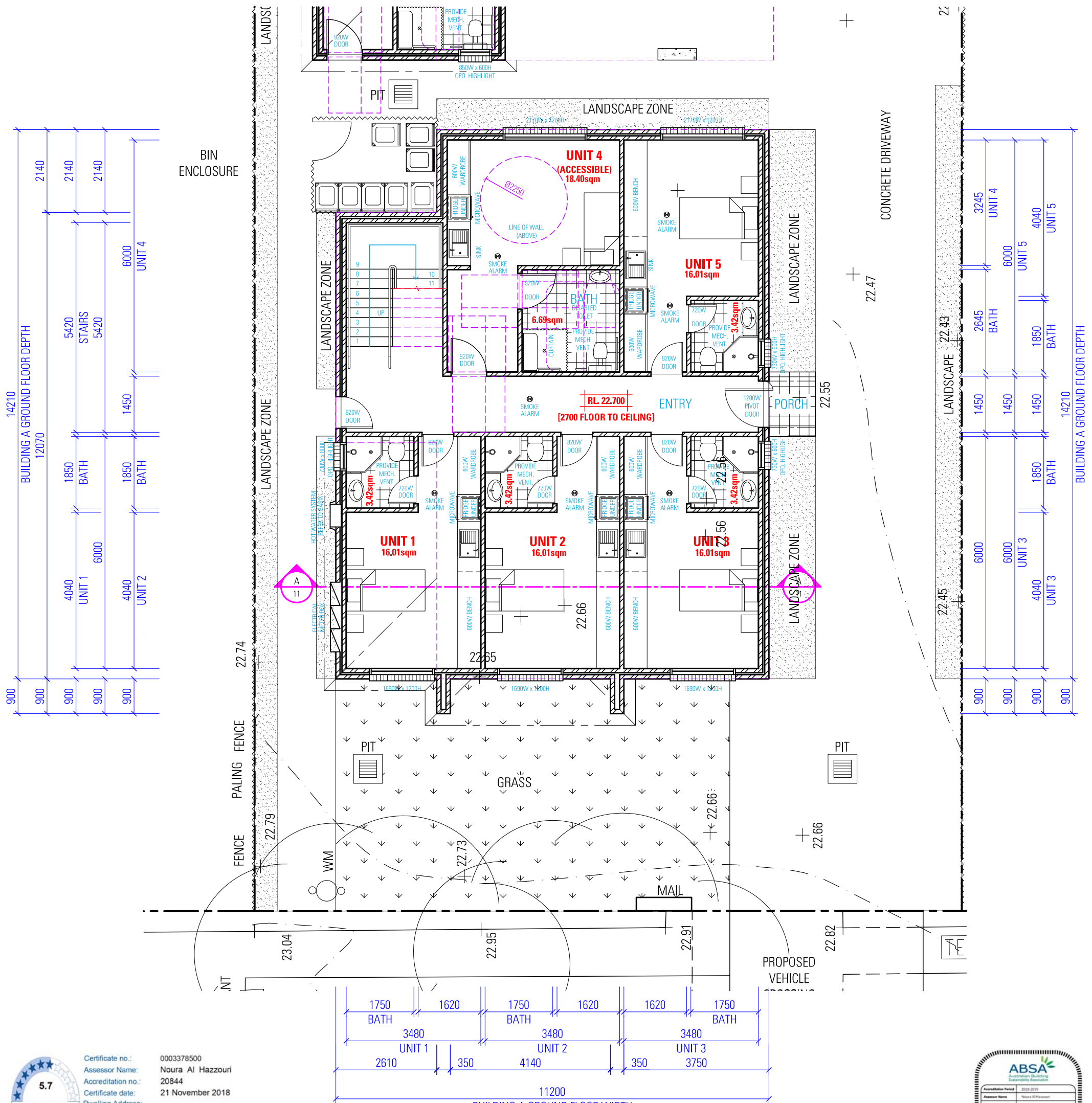
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### DATE

02.03.18
06.12.18
02.04.19


DRAWING:  
WESTERN & EASTERN  
ELEVATION

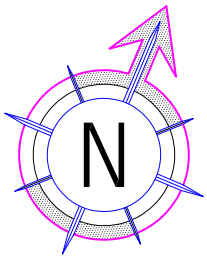
DRAWING NUMBER: 17235-06



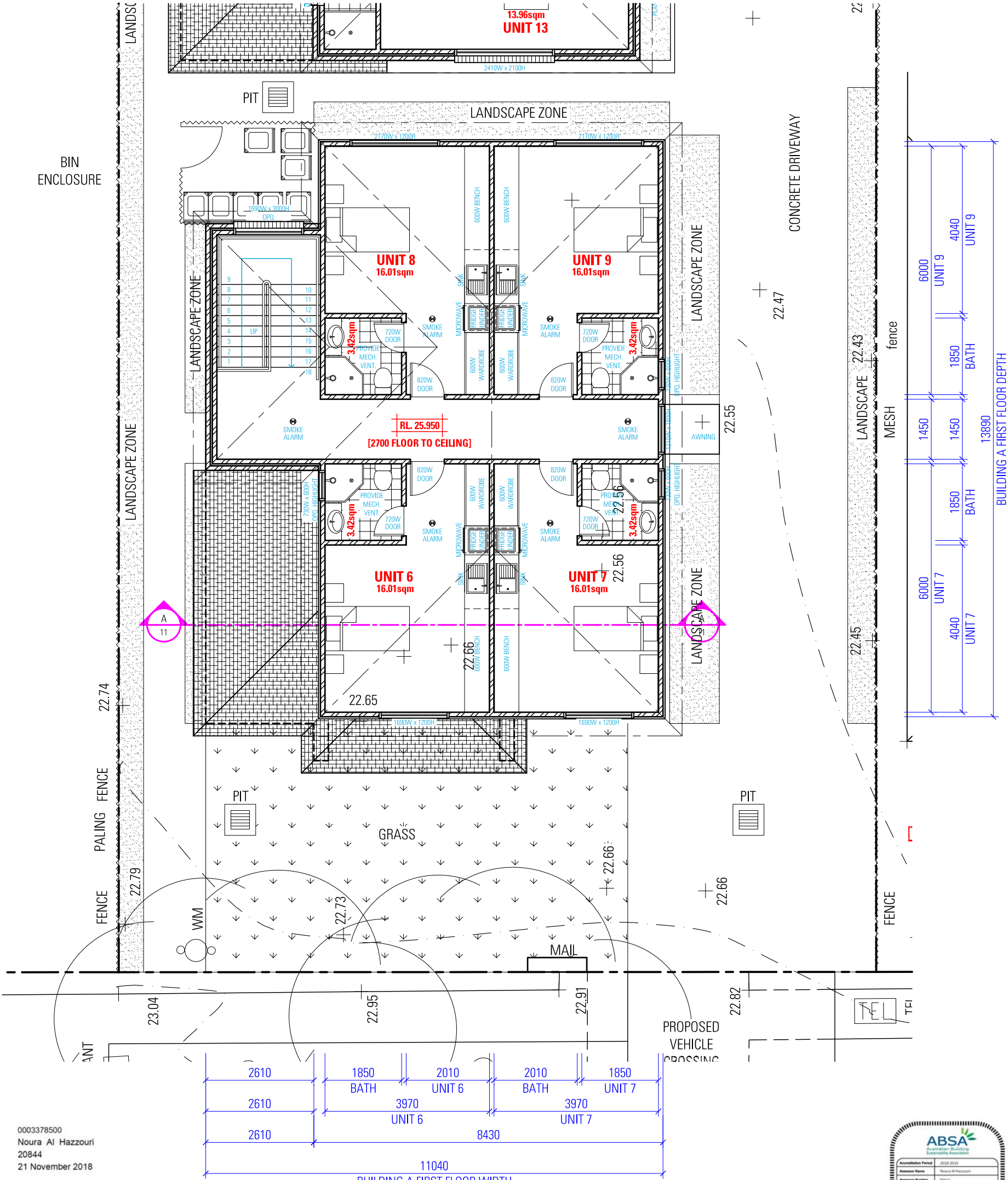
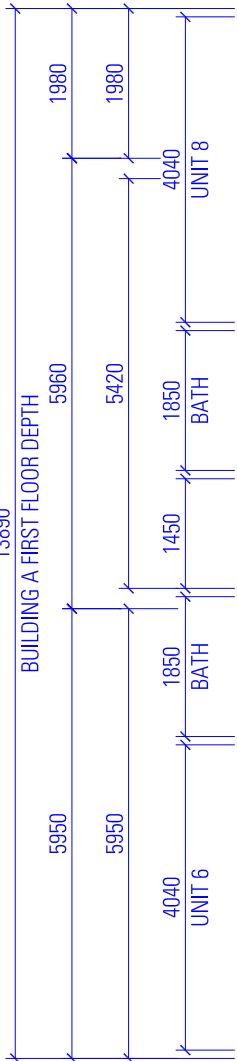
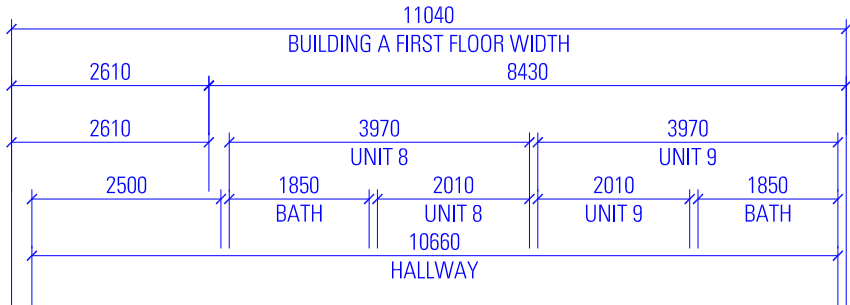
DRAWING:  
BUILDING A -  
PROPOSED GROUND FLOOR PLAN

DRAWING NUMBER: 17235-07





# BUILDING A



## PROPOSED FIRST FLOOR PLAN



Certificate no.: 0003378500  
Assessor Name: Noura Al Hazzouri  
Accreditation no.: 20844  
Certificate date: 21 November 2018  
Dwelling Address: 124 Avondale Road, Avondale, NSW 2530



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5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS

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

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

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

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

BUILDING A

5.7

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

Certificate no.:

Assessor Name:

Accreditation no.:

Certificate date:

Dwelling Address:

124 Avondale Road

Avondale , NSW

2530

www.nathers.gov.au

0003378500

Noura Al Hazzouri

20844

21 November 2018

ABSAA

Australian Building Sustainability Association

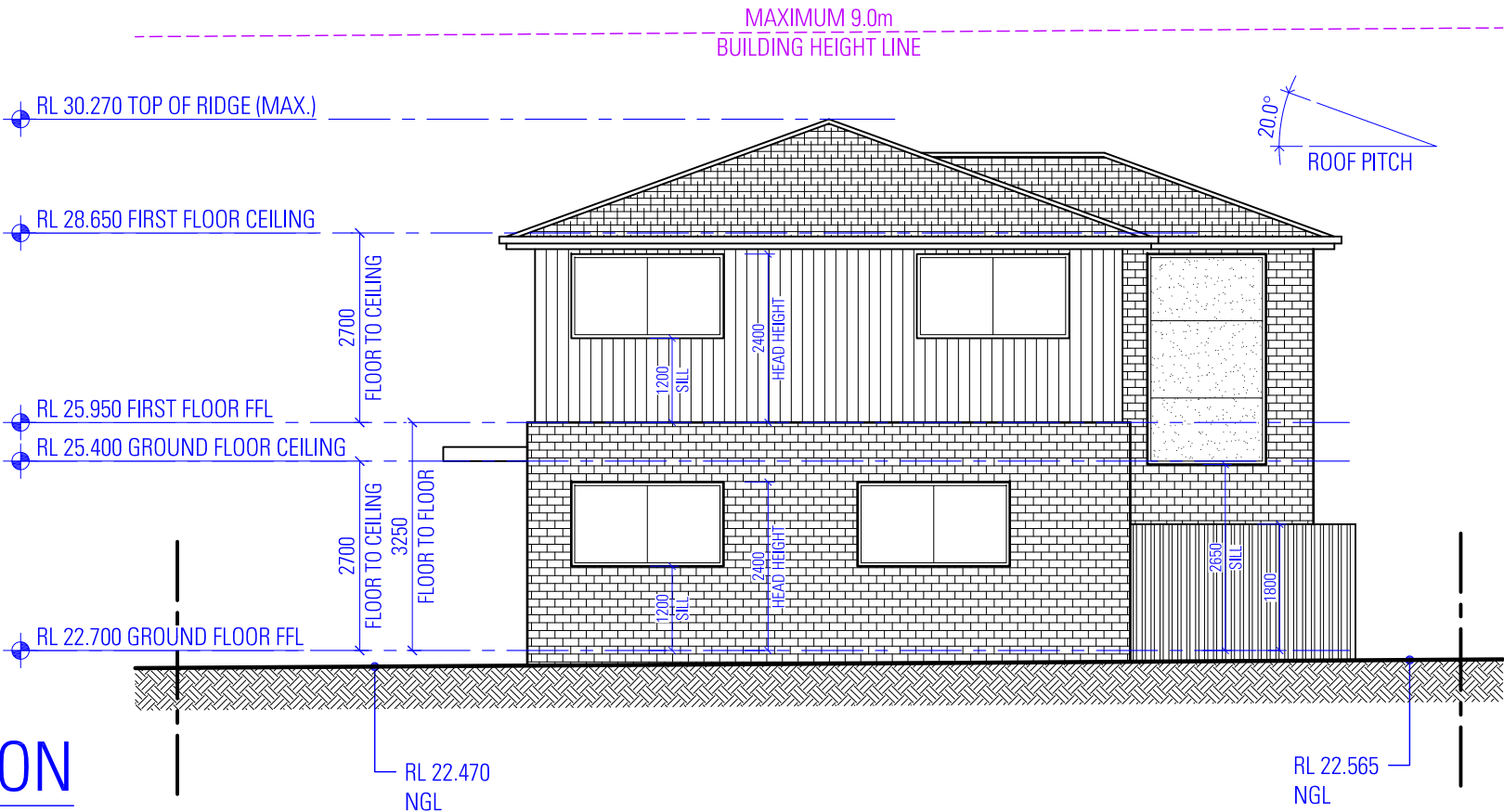
Accreditation Period: 2018-2020

Assessor Name: Noura Al Hazzouri

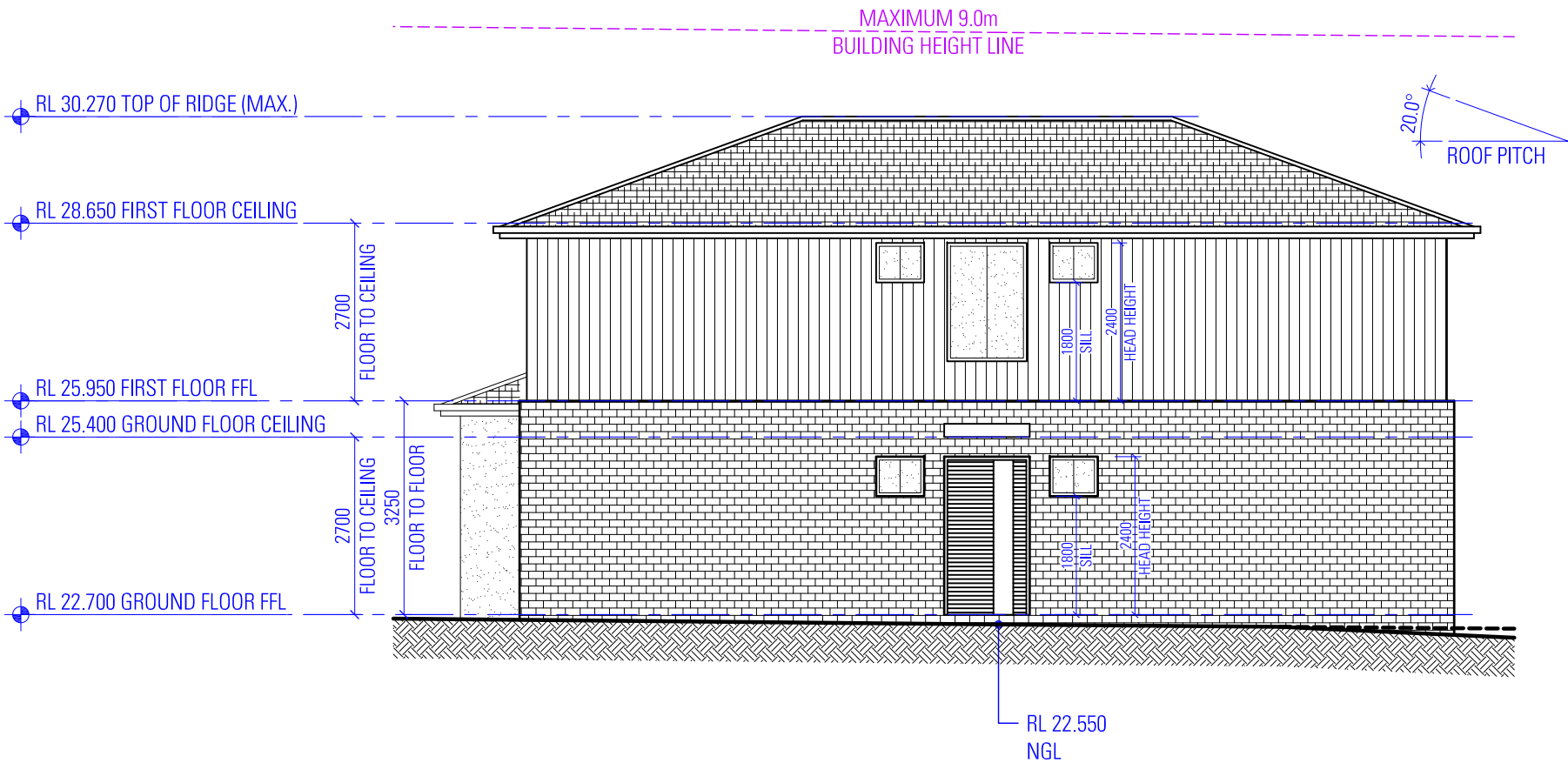
Assessor Number: 20844

Assessor Signature:

ABSAA Accreditation is awarded to assessors who have completed the ABSAA quality audit system and are part of the ABSAA quality audit system.



NORTHERN ELEVATION



EASTERN ELEVATION

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

CLIENT: MR CHARLIE GEBRAN

SCALE: 1:100  
SHEET: A3

DESIGN: Sheng Zhuang  
DRAWN: Sheng Zhuang

ES ENGINEERING & DESIGN

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

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

DRAWING: BUILDING A - NORTHERN AND EASTERN ELEVATION

DRAWING NUMBER: 17235-10

BUILDING A

5.7

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

Certificate no.:

Assessor Name:

Accreditation no.:

Certificate date:

Dwelling Address:

124 Avondale Road

Avondale , NSW

2530

www.nathers.gov.au

0003378500

Noura Al Hazzouri

20844

21 November 2018

ABSA

Australian Building Sustainability Association

Accreditation Period: 2018-2020

Assessor Name: Noura Al Hazzouri

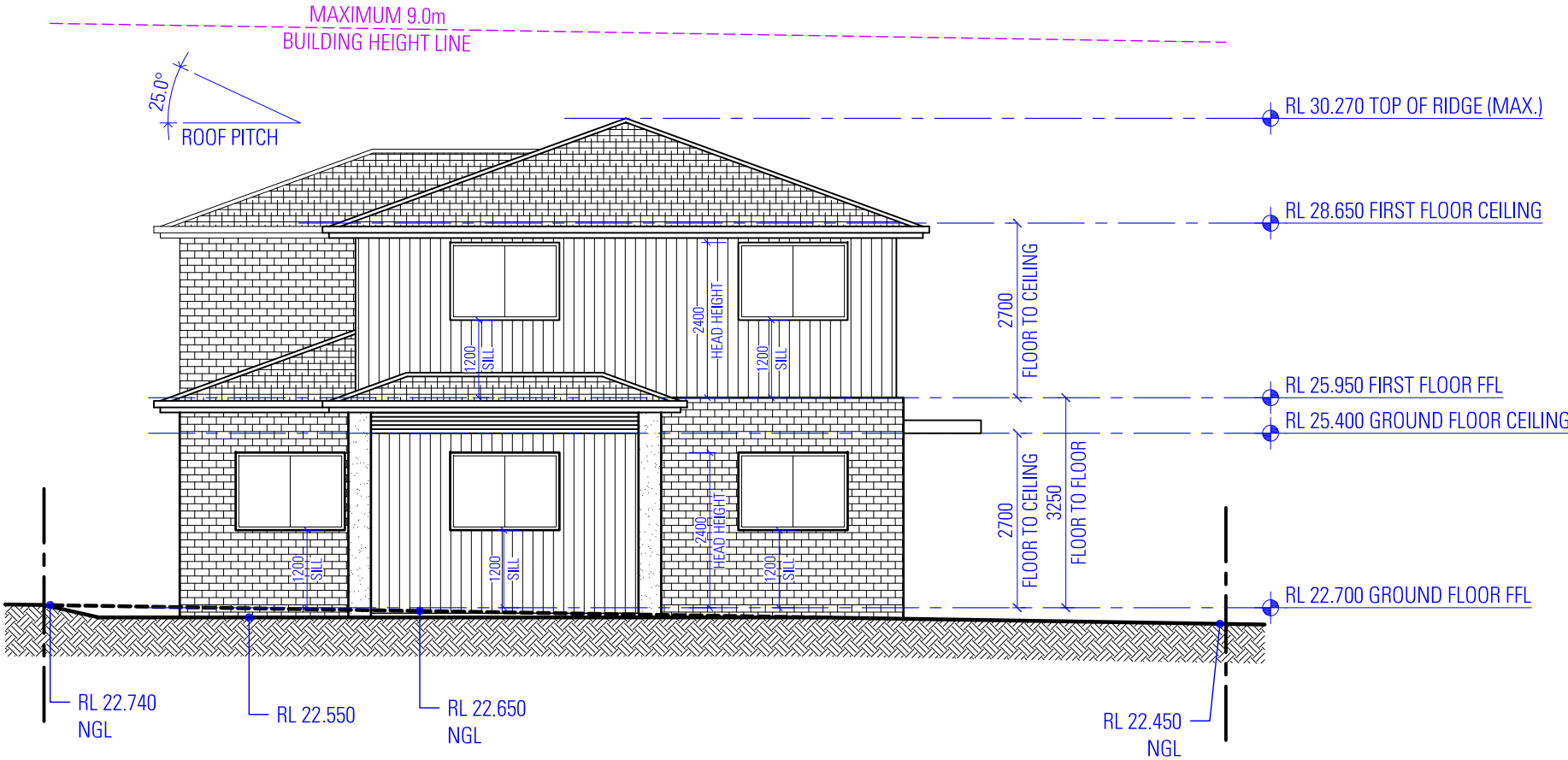
Assessor Number: 20844

Assessor Signature: [Signature]

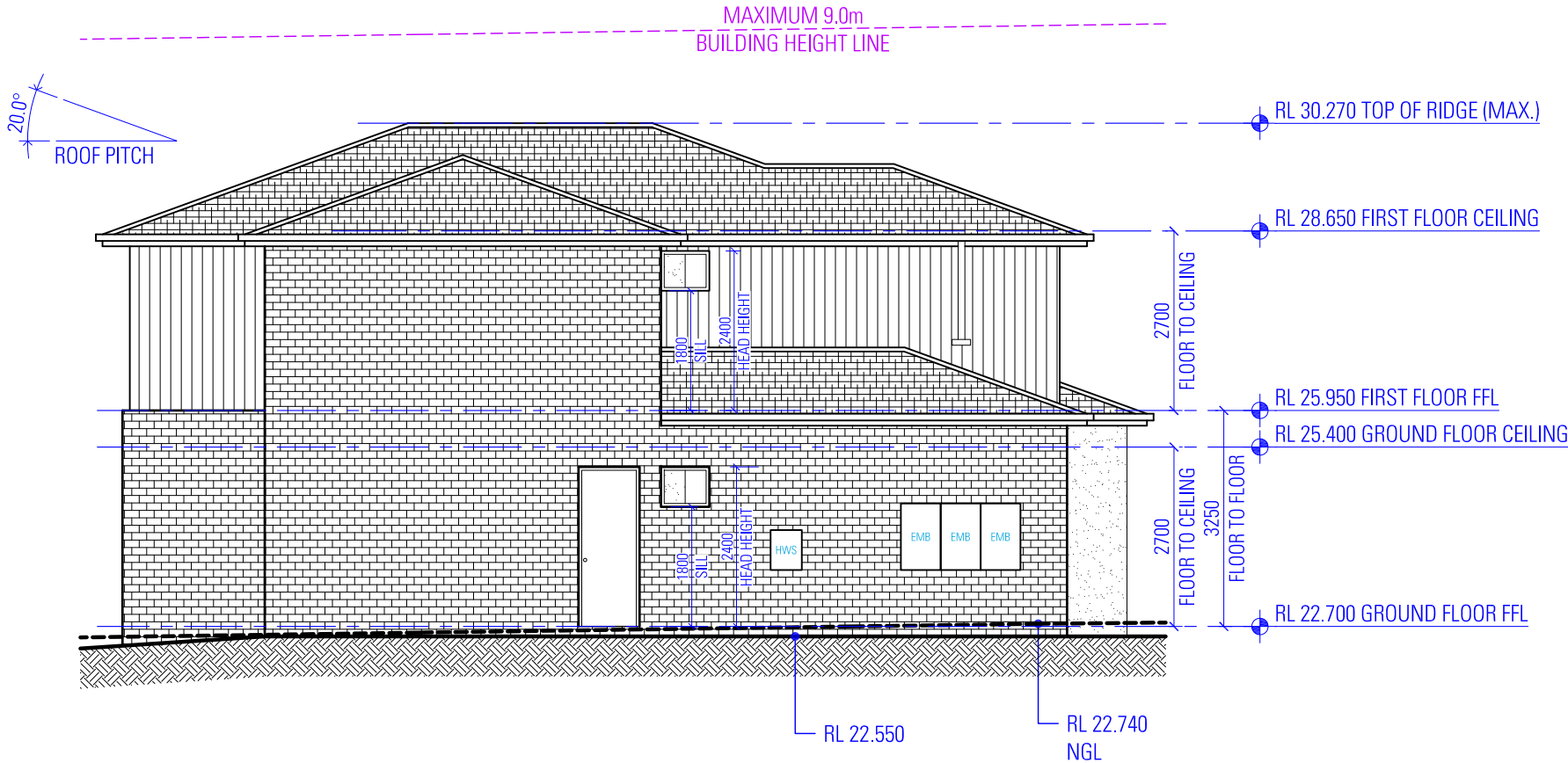
ABSA Accreditation is conditional upon the assessor's compliance with the accreditation period and the ABSA quality seal system.

SOUTHERN ELEVATION

AS SEEN FROM AVONDALE ROAD



WESTERN ELEVATION



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

CLIENT: MR CHARLIE GEBRAN

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



ISS.

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

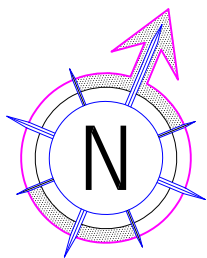
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02.03.18  
06.12.18  
02.04.19

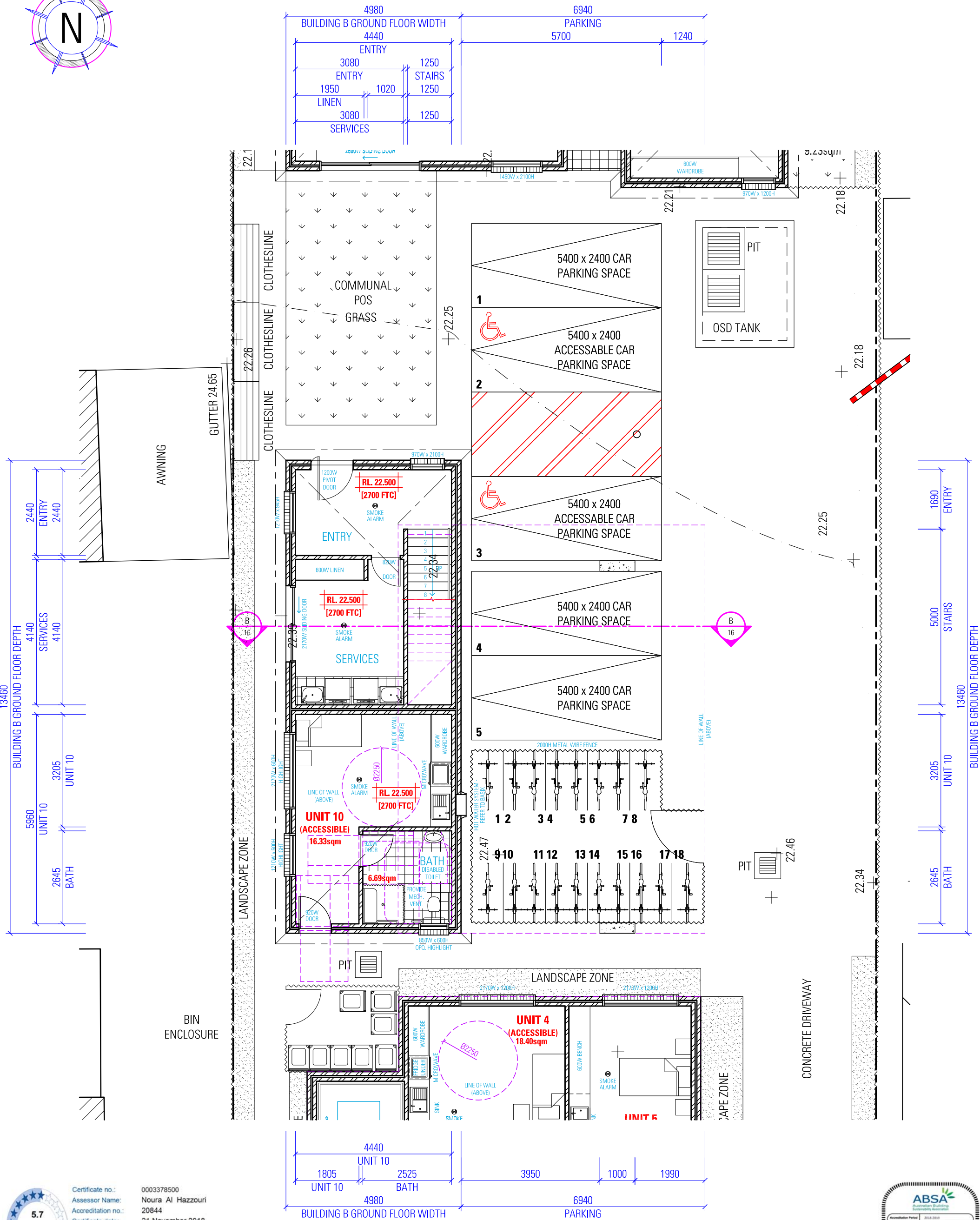
DRAWING:  
BUILDING A - SOUTHERN AND  
WESTERN ELEVATION

DRAWING NUMBER: 17235-09





# BUILDING B



## PROPOSED GROUND FLOOR PLAN



Certificate no.: 0003378500  
Assessor Name: Noura Al Hazzouri  
Accreditation no.: 20844  
Certificate date: 21 November 2018  
Dwelling Address: 124 Avondale Road, Avondale, NSW 2530



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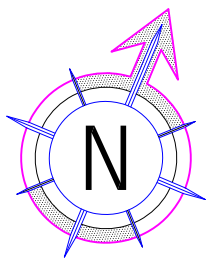
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PROJ: PROPOSED BOARDING HOUSE AT  
No.124 AVONDALE ROAD,  
AVONDALE, NSW 2530  
CLIENT: MR CHARLIE GEBRAN

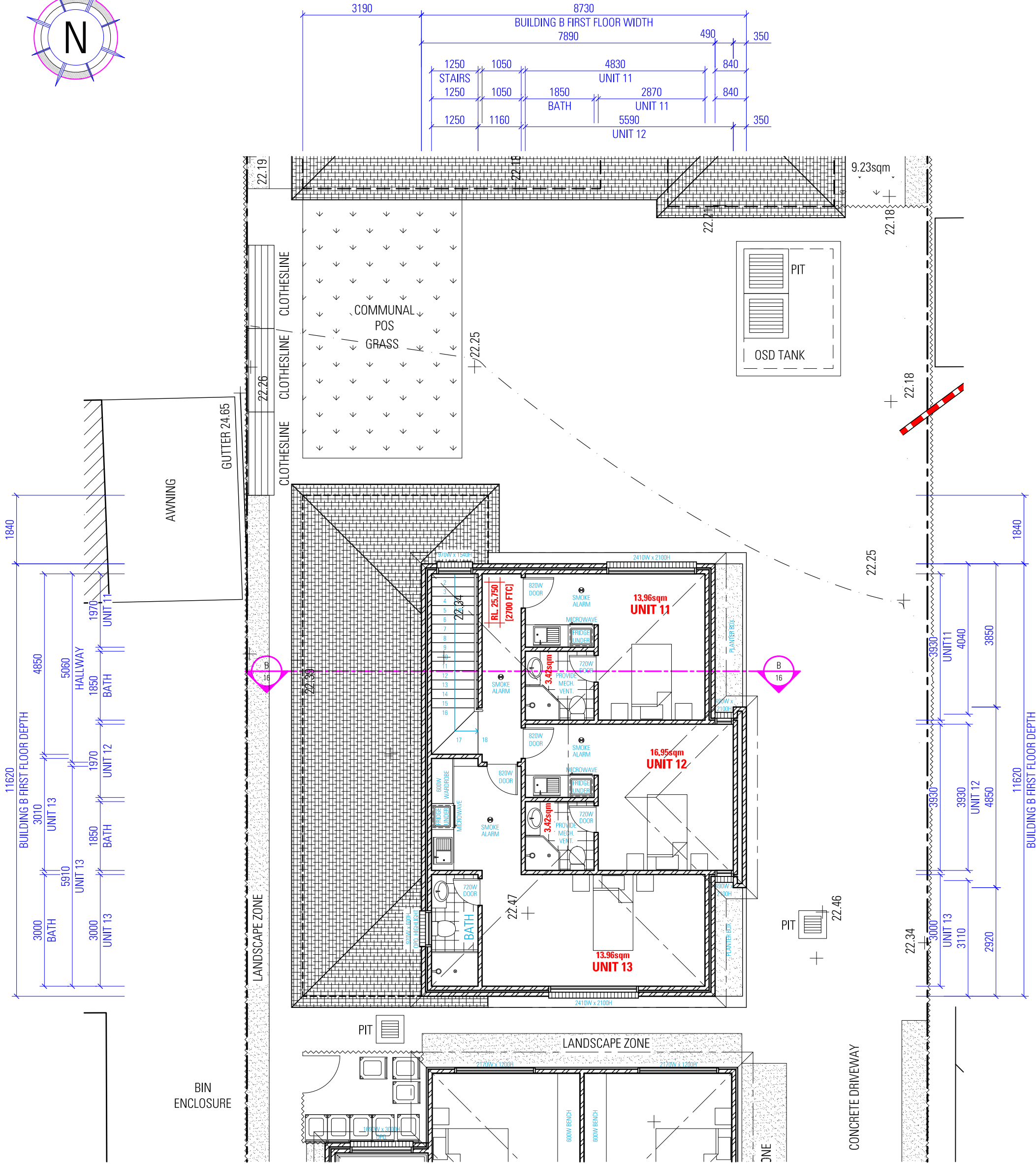
SCALE: 1:100  
SHEET: A3  
DESIGN: Sheng Zhuang  
DRAWN: Sheng Zhuang  
ES ENGINEERING & DESIGN  
P 0488 100 100 W www.eseng.com.au

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

DRAWING:  
BUILDING B -  
PROPOSED GROUND FLOOR PLAN  
DRAWING NUMBER: 17235-12



# BUILDING B



Certificate no.: 0003378500  
Assessor Name: Noura Al Hazzouri  
Accreditation no.: 20844  
Certificate date: 21 November 2018  
Dwelling Address: 124 Avondale Road, Avondale, NSW 2530



## PROPOSED FIRST FLOOR PLAN

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

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

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

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



BUILDING B

5.7

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

Certificate no.:

Assessor Name:

Accreditation no.:

Certificate date:

Dwelling Address:

124 Avondale Road

Avondale , NSW

2530

www.nathers.gov.au

0003378500

Noura Al Hazzouri

20844

21 November 2018

ABSA

Australian Building Sustainability Association

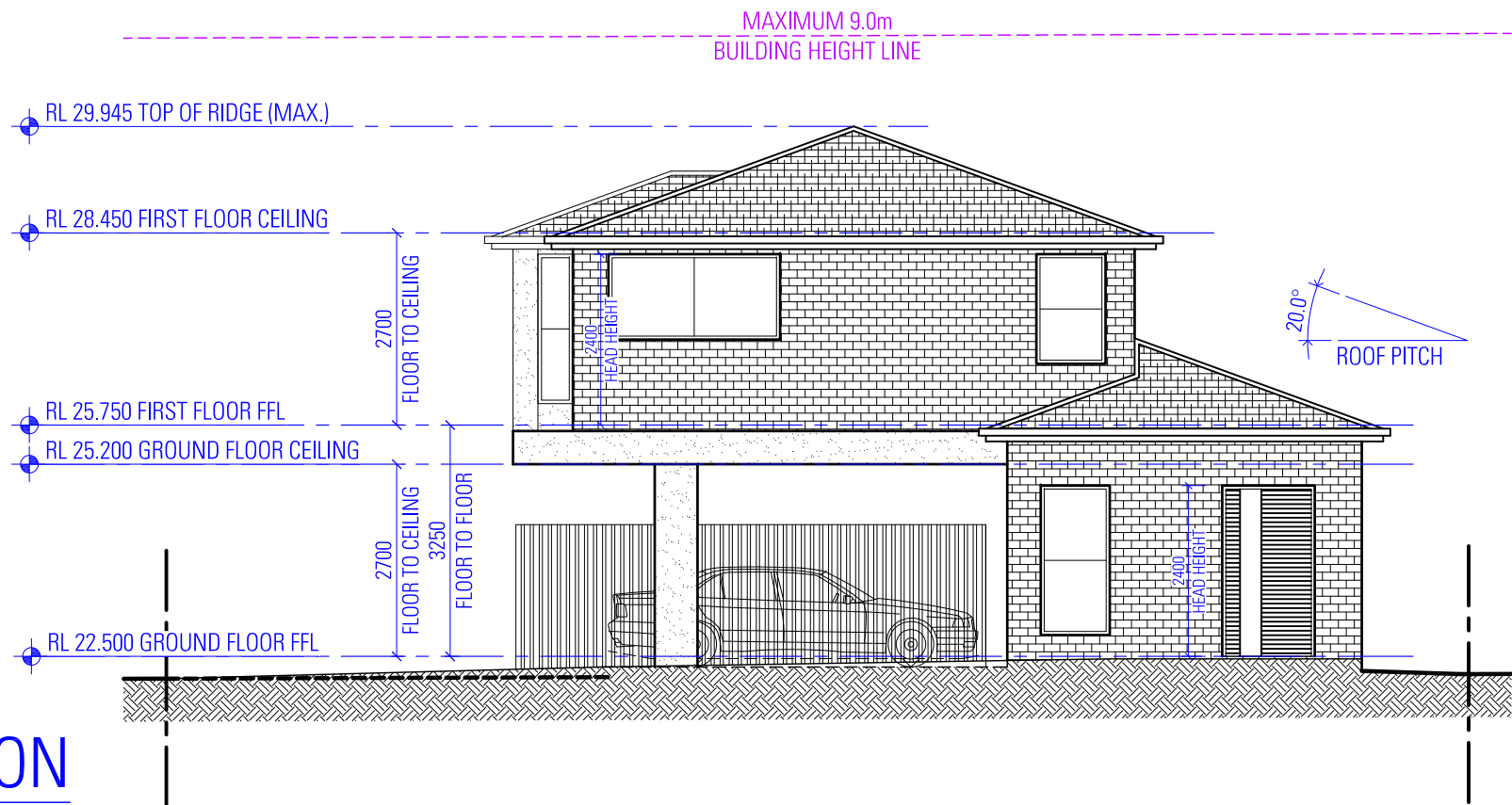
Accreditation period: 2018-2020

Assessor Name: Noura Al Hazzouri

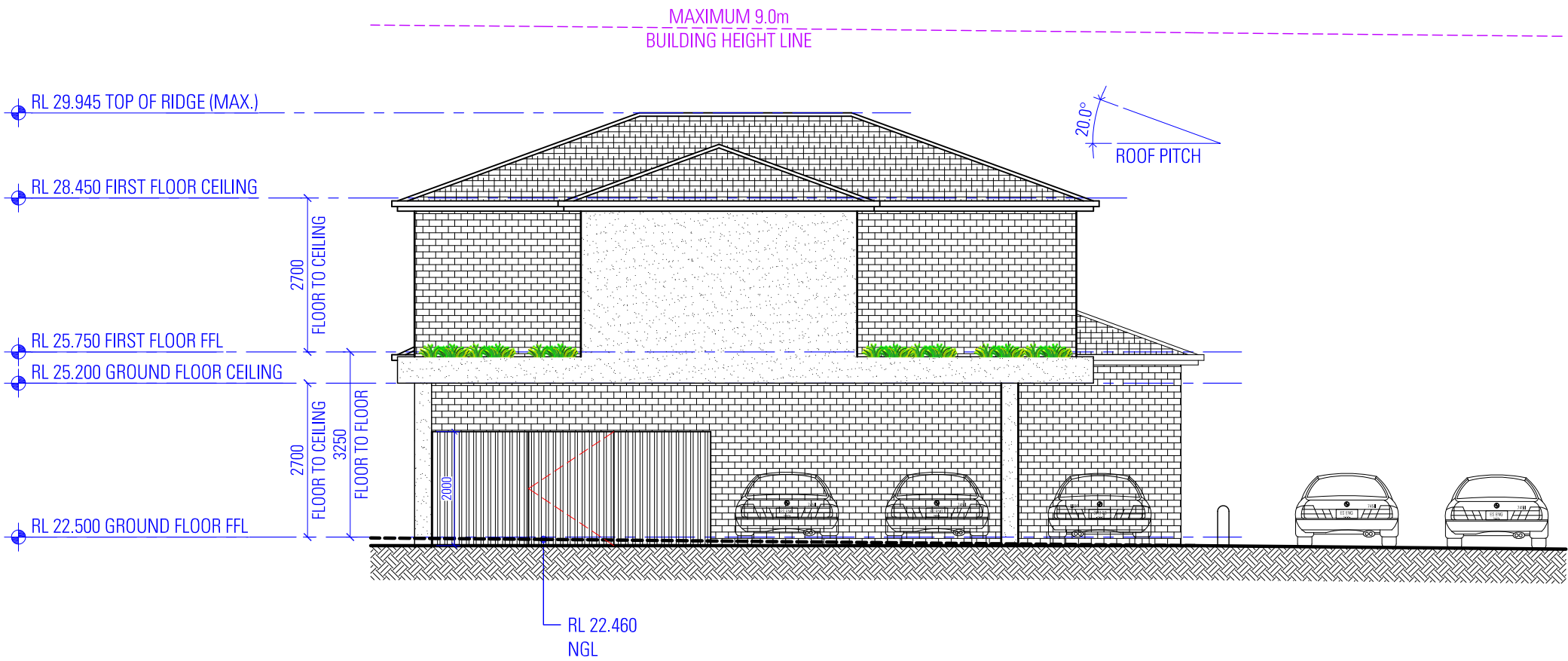
Assessor Number: 20844

Assessor Signature:

ABSA Accreditation is conditional upon the assessor's compliance with the ABSA quality audit system.



NORTHERN ELEVATION



EASTERN ELEVATION

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				<div><div>A</div><div>ISSUED FOR PRE-LODGEEMENT MEETING</div></div>	<div><div>06.12.18</div></div>	
				<div><div>B</div><div>ISSUED FOR DEVELOPMENT APPLICATION</div></div>	<div><div>02.04.19</div></div>	
				<div><div>C</div><div>RESPONSE TO LETTER OF ASSESSMENT</div></div>		

BUILDING B

5.7

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

Certificate no.:

Assessor Name:

Accreditation no.:

Certificate date:

Dwelling Address:

124 Avondale Road

Avondale , NSW

2530

www.nathers.gov.au

0003378500

Noura Al Hazzouri

20844

21 November 2018

ABSA

Australian Building Sustainability Association

Accreditation Period: 2018-2020

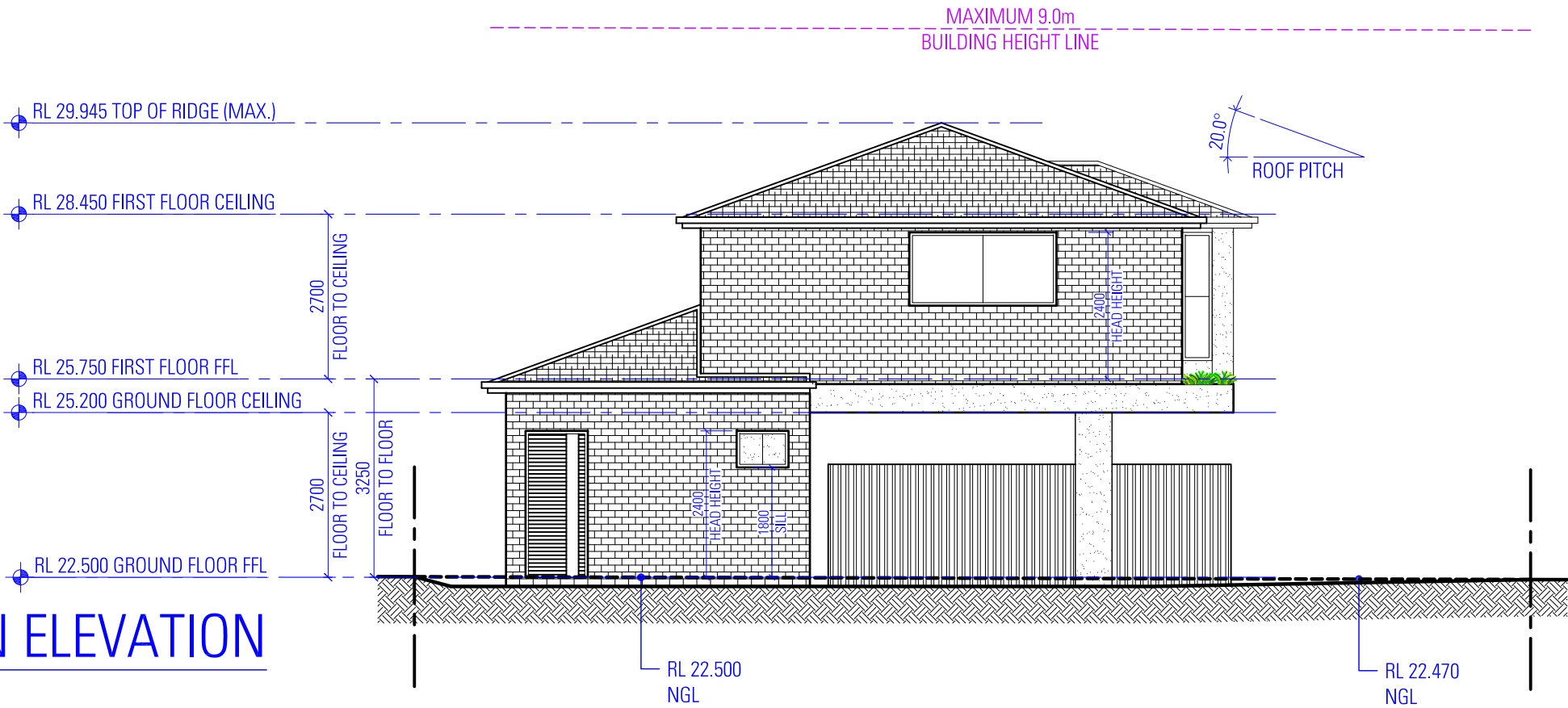
Assessor Name: Noura Al Hazzouri

Assessor Number: 20844

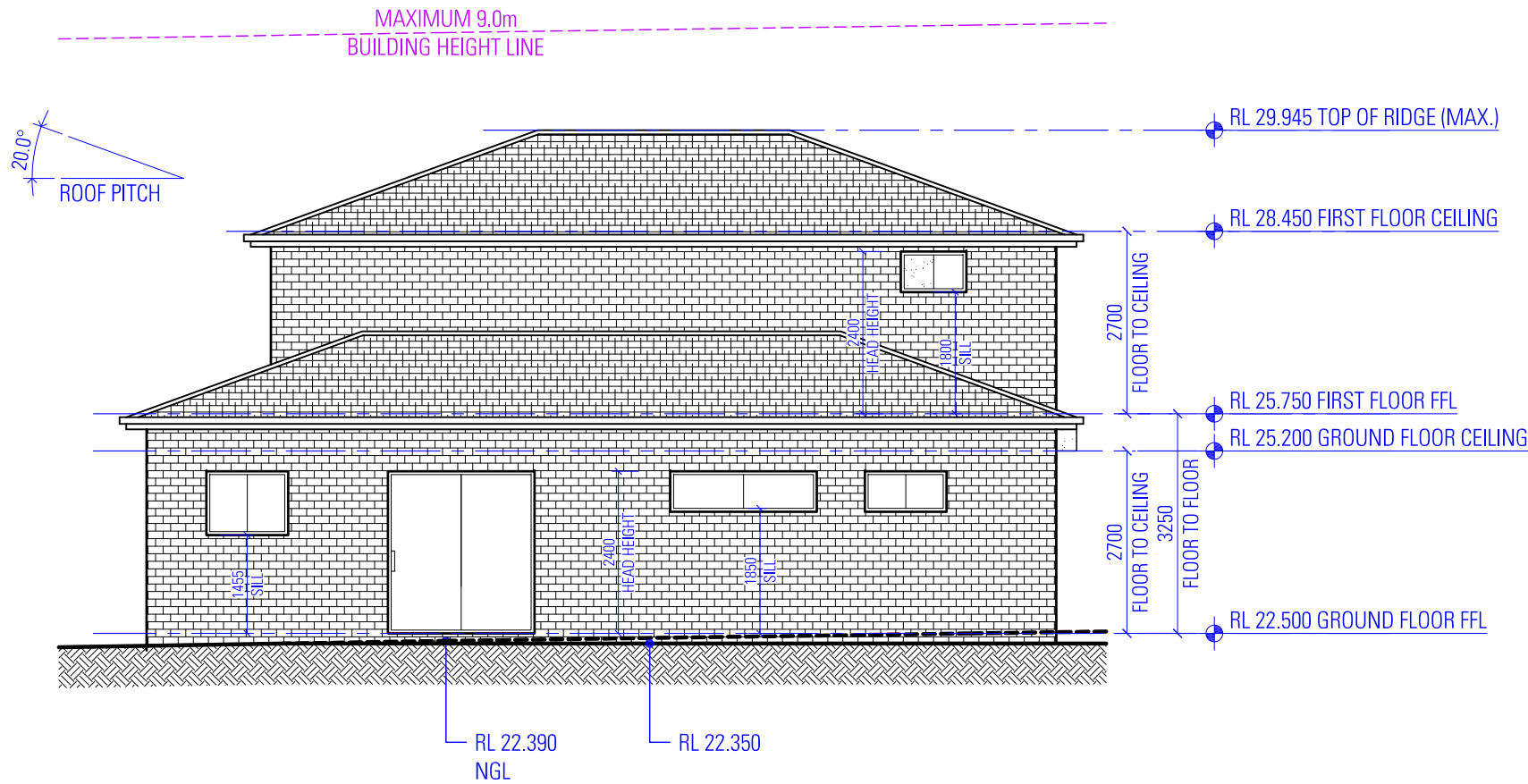
Assessor Signature: [Signature]

ABSA Assessment is completed within the accreditation period and is part of the ABSA quality seal system.

SOUTHERN ELEVATION



WESTERN ELEVATION



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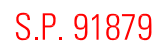
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PROJ: PROPOSED BOARDING HOUSE AT  
No.124 AVONDALE ROAD,  
AVONDALE, NSW 2530  
CLIENT: MR CHARLIE GEBRAN

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

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

DRAWING: BUILDING B - SOUTHERN AND WESTERN ELEVATION  
DRAWING NUMBER: 17235-14



DRAWING:  
BUILDING C -  
PROPOSED GROUND FLOOR PLAN  
DRAWING NUMBER: 17235-17

BUILDING C

5.7

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

Certificate no.:

Assessor Name:

Accreditation no.:

Certificate date:

Dwelling Address:

124 Avondale Road

Avondale , NSW

2530

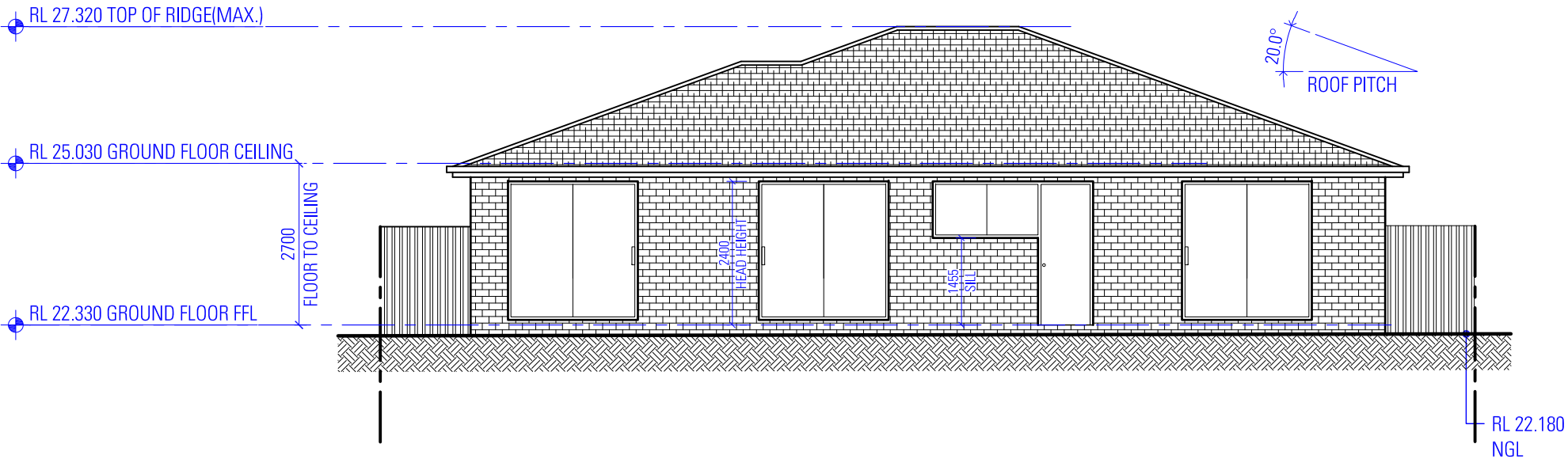
www.nathers.gov.au

C003378500

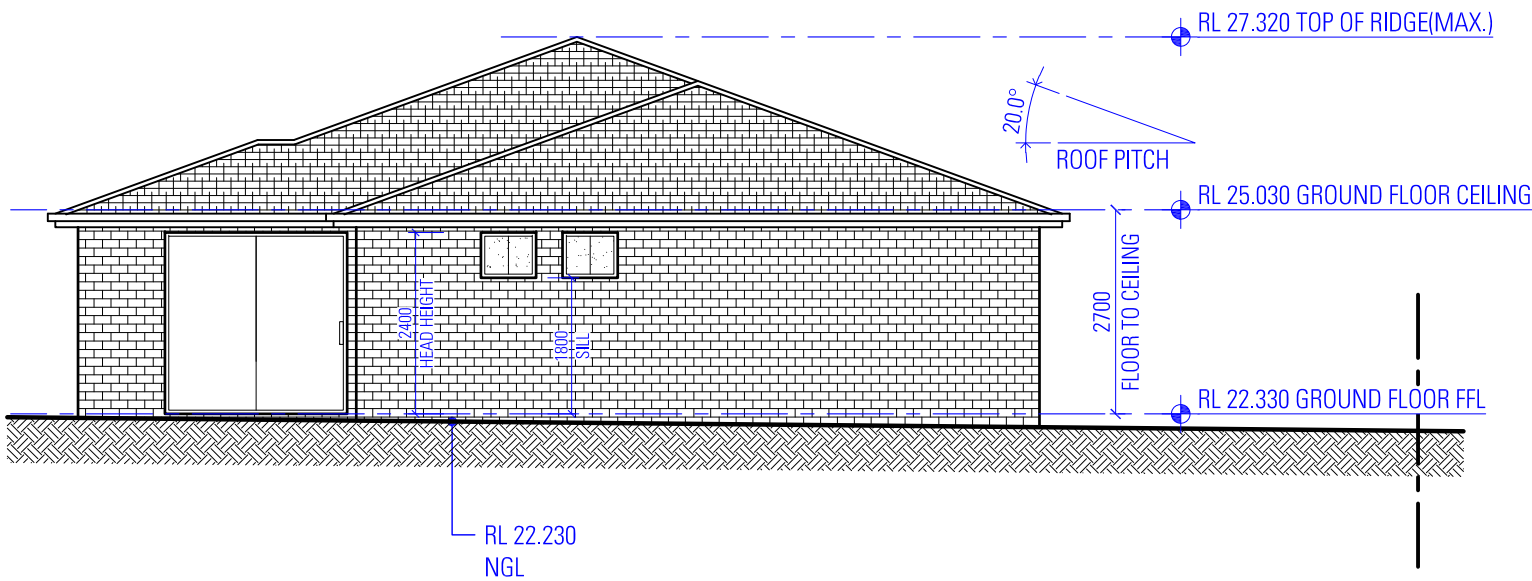
Noura Al Hazzouri

20844

21 November 2018



NORTHERN ELEVATION



EASTERN ELEVATION

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PROJ:

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

CLIENT:

MR CHARLIE GEBRAN

SCALE: 1:100

DESIGN: Sheng Zhuang

SHEET: A3

DRAWN: Sheng Zhuang

ES  
ENGINEERING  
& DESIGN

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

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

DRAWING:

BUILDING C - NORTHERN AND  
EASTERN ELEVATION

DRAWING NUMBER:

17235-19



BUILDING C

5.7

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

Certificate no.:

Assessor Name:

Accreditation no.:

Certificate date:

Dwelling Address:

124 Avondale Road

Avondale , NSW

2530

www.nathers.gov.au

0003378500

Noura Al Hazzouri

20844

21 November 2018

ABSA

Australian Building Sustainability Association

Accreditation Number: 30100-20120

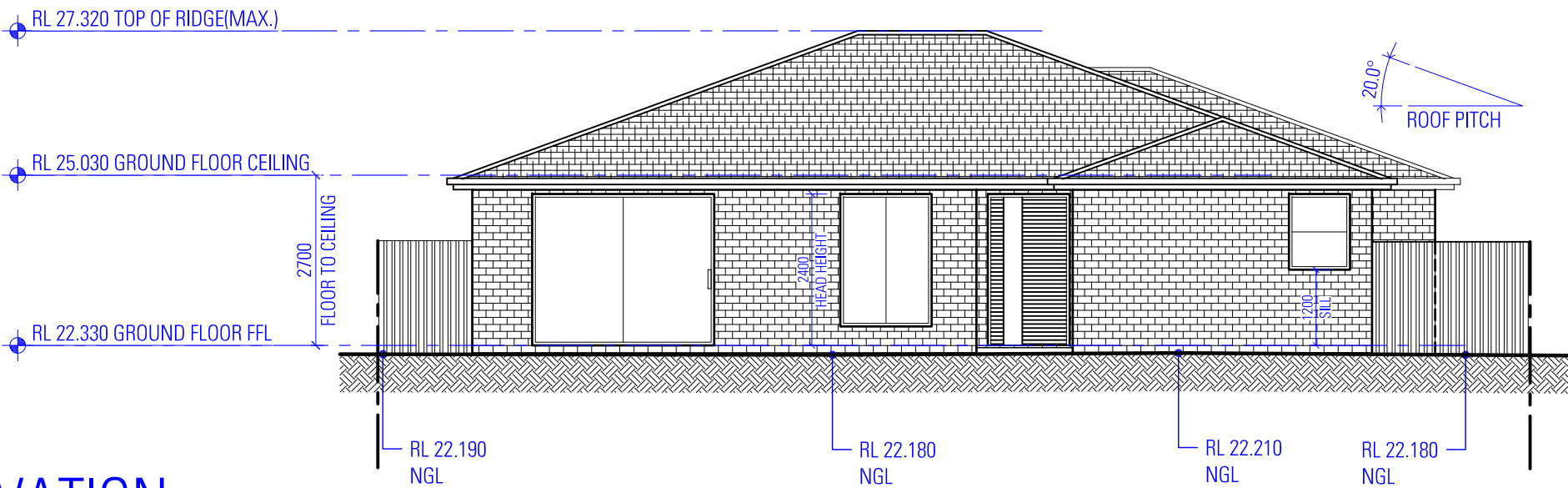
Assessor Name: Noura Al Hazzouri

Assessor Number: 20844

Assessor Signature:

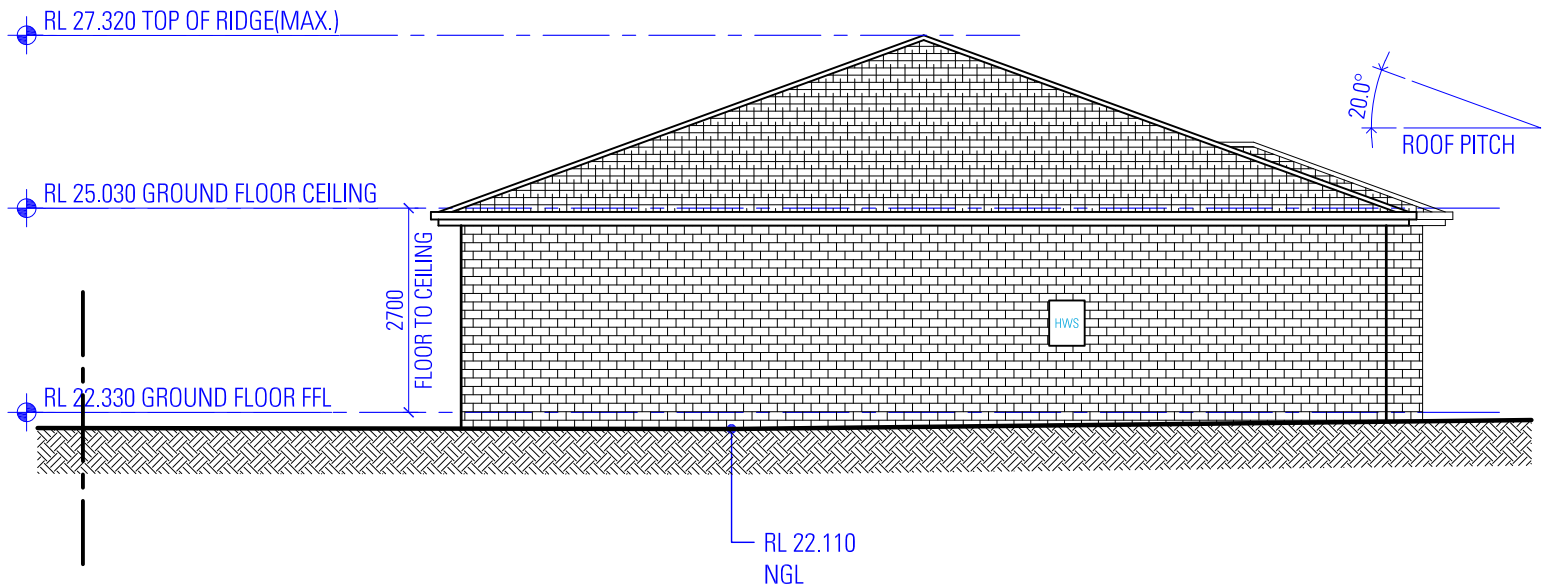
ABSA Accreditation is valid for the accreditation period and is part of the ABSA quality seal system.

This Accredited Assessor is a qualified member of the Australian Building Sustainability Association and is authorised to issue this certificate.



SOUTHERN ELEVATION

MAXIMUM 9.0m  
BUILDING HEIGHT LINE



WESTERN ELEVATION

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PROJ:

PROPOSED BOARDING HOUSE AT

No.124 AVONDALE ROAD,

AVONDALE, NSW 2530

CLIENT:

MR CHARLIE GEBRAN

SCALE: 1:100

DESIGN: Sheng Zhuang

SHEET: A3

DRAWN: Sheng Zhuang

ES ENGINEERING & DESIGN

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

ISS.		ISSUE DETAILS	DATE
A	ISSUED FOR PRE-LODGE	MEETING	02.03.18
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C	RESPONSE TO LETTER OF	ASSESSMENT	02.04.19

DRAWING:

BUILDING C - SOUTHERN AND

WESTERN ELEVATION

DRAWING NUMBER:

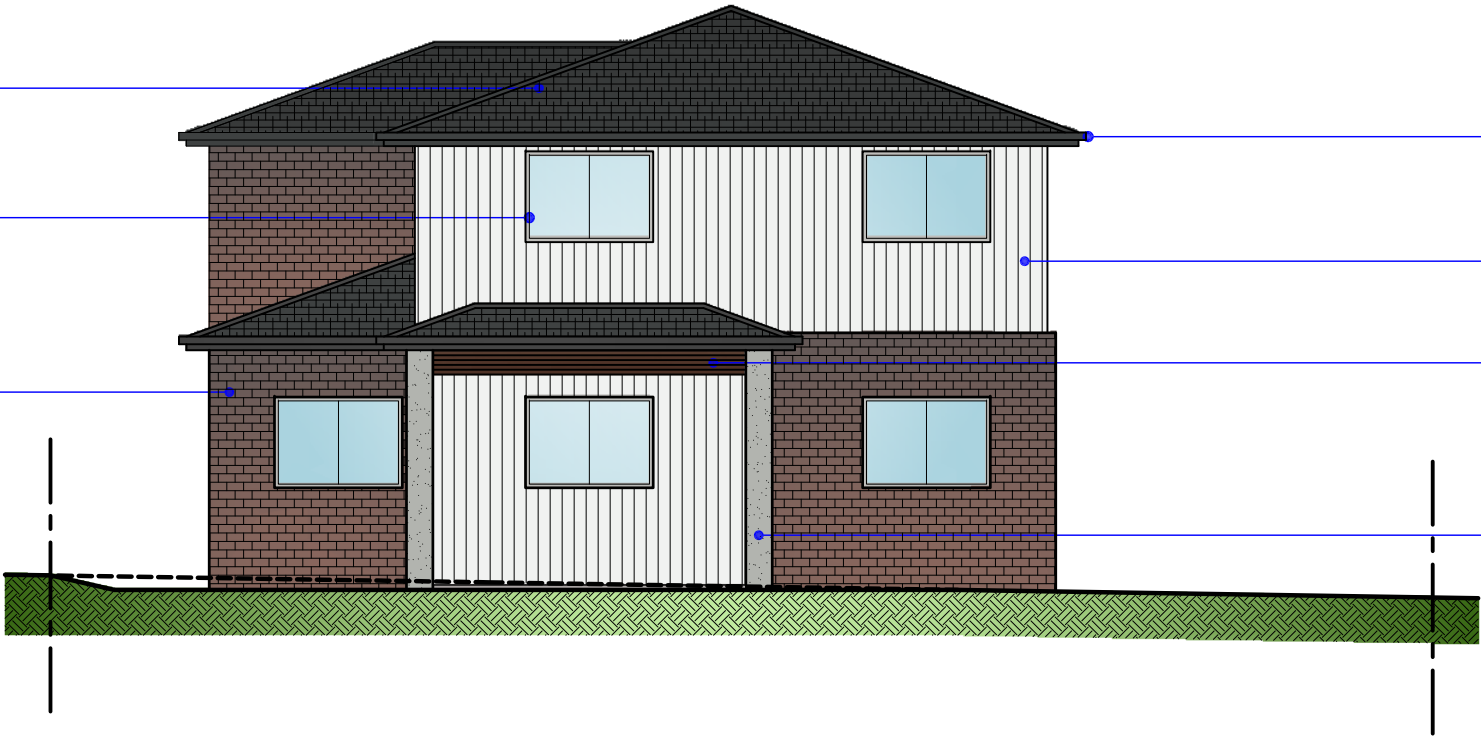
17235-18

# SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES

BORAL FLAT ROOF TILES (CONCRETE RANGE) COLOUR - 'CHARCOAL GREY'

POWDER COATED ALUMINIUM FRAMED GLASS WINDOWS & DOORS COLOUR 'PRECIOUS NATURAL PEARL MATT'

FACE BRICKS COLOUR 'BOWRAL BLUE'



ALUMINIUM GUTTERS AND DOWNPIPES - COLORBOND COLOUR 'MONUMENT'

CLAD AND PAINT EXTERNAL WALLS DULUX- COLOUR 'LEXICON QUARTER'

TIMBER FEATURE FASCIA 'IRONBARK'

CEMENT RENDER AND PAINT EXTERNAL WALLS DULUX- COLOUR 'SHALE GREY'

## SOUTHERN ELEVATION

AS SEEN FROM AVONDALE ROAD

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

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

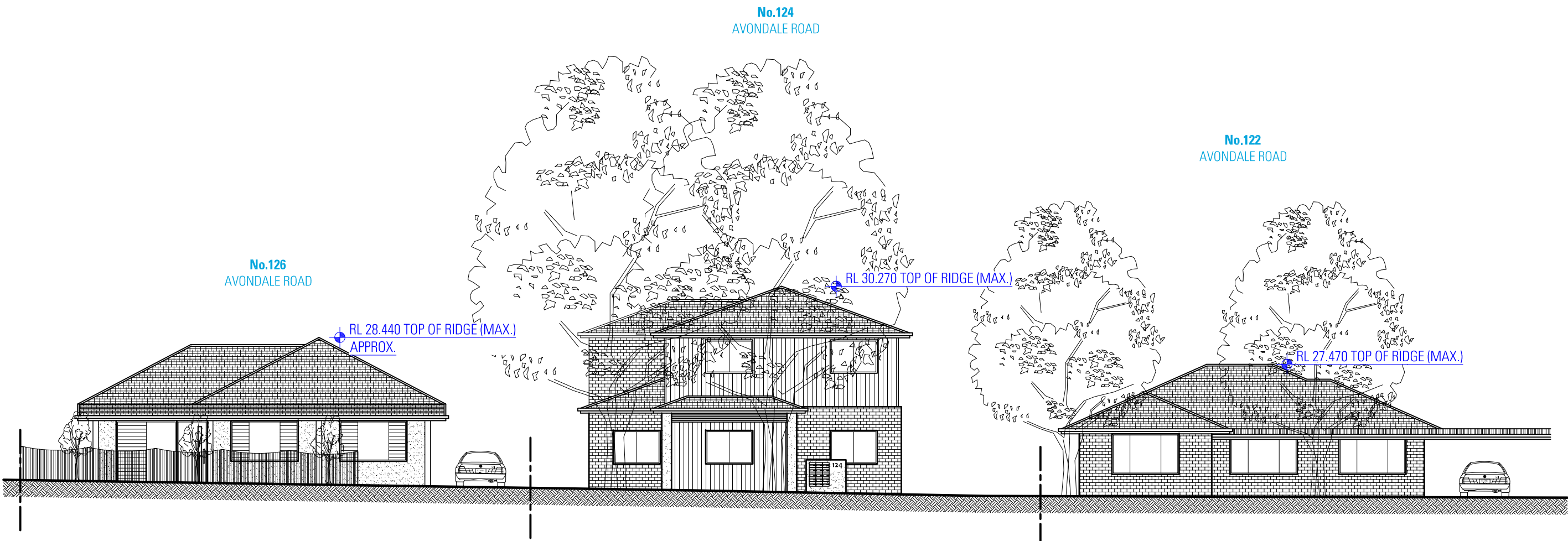


**ISS.**

	ISSUE DETAILS	DATE
A	ISSUED FOR PRE-LODGEEMENT MEETING	02.03.18
B	ISSUED FOR DEVELOPMENT APPLICATION	06.12.18
C	RESPONSE TO LETTER OF ASSESSMENT	02.04.19

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

# STREETSCAPE ANALYSIS PLAN



## SOUTHERN ELEVATION

AS SEEN FROM AVONDALE ROAD

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

SCALE: 1:150 DESIGN: Sheng Zhuang  
SHEET: A3 DRAWN: Sheng Zhuang



**ISS.**

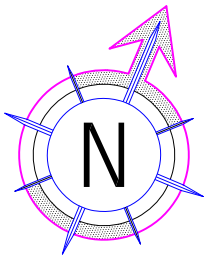
**ISSUE DETAILS**

**DATE**

A	ISSUED FOR PRE-LODGEEMENT MEETING	02.03.18
B	ISSUED FOR DEVELOPMENT APPLICATION	06.12.18
C	RESPONSE TO LETTER OF ASSESSMENT	02.04.19

DRAWING:  
STREETSCAPE ANALYSIS PLAN

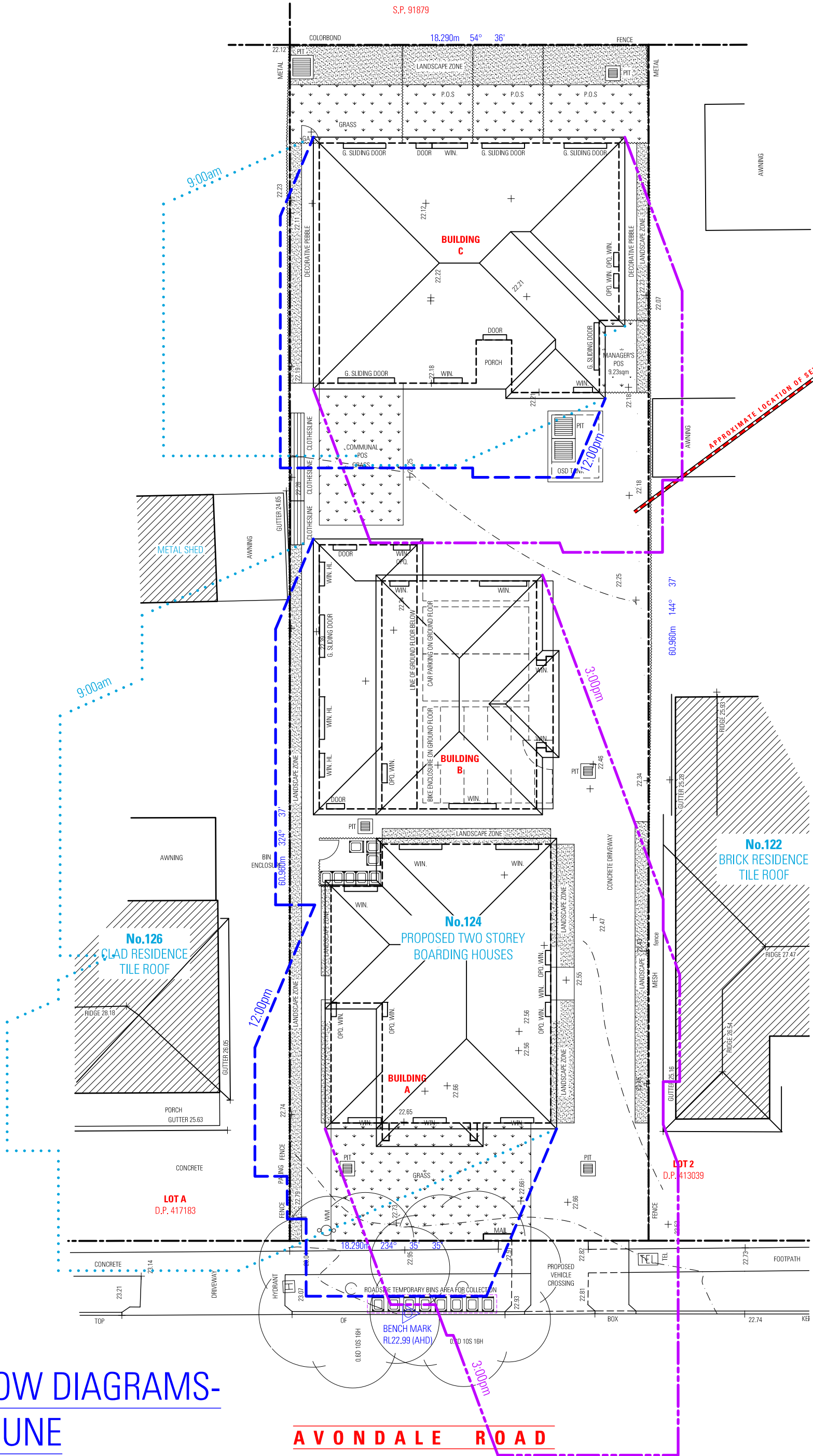
DRAWING NUMBER: 17235-24



S.P. 91879

18.290m 54° 36'

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



# SHADOW DIAGRAMS- 22nd JUNE

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

AVONDALE ROAD

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

**ISS.**  
A ISSUED FOR PRE-LODGEEMENT MEETING  
B ISSUED FOR DEVELOPMENT APPLICATION  
C RESPONSE TO LETTER OF ASSESSMENT

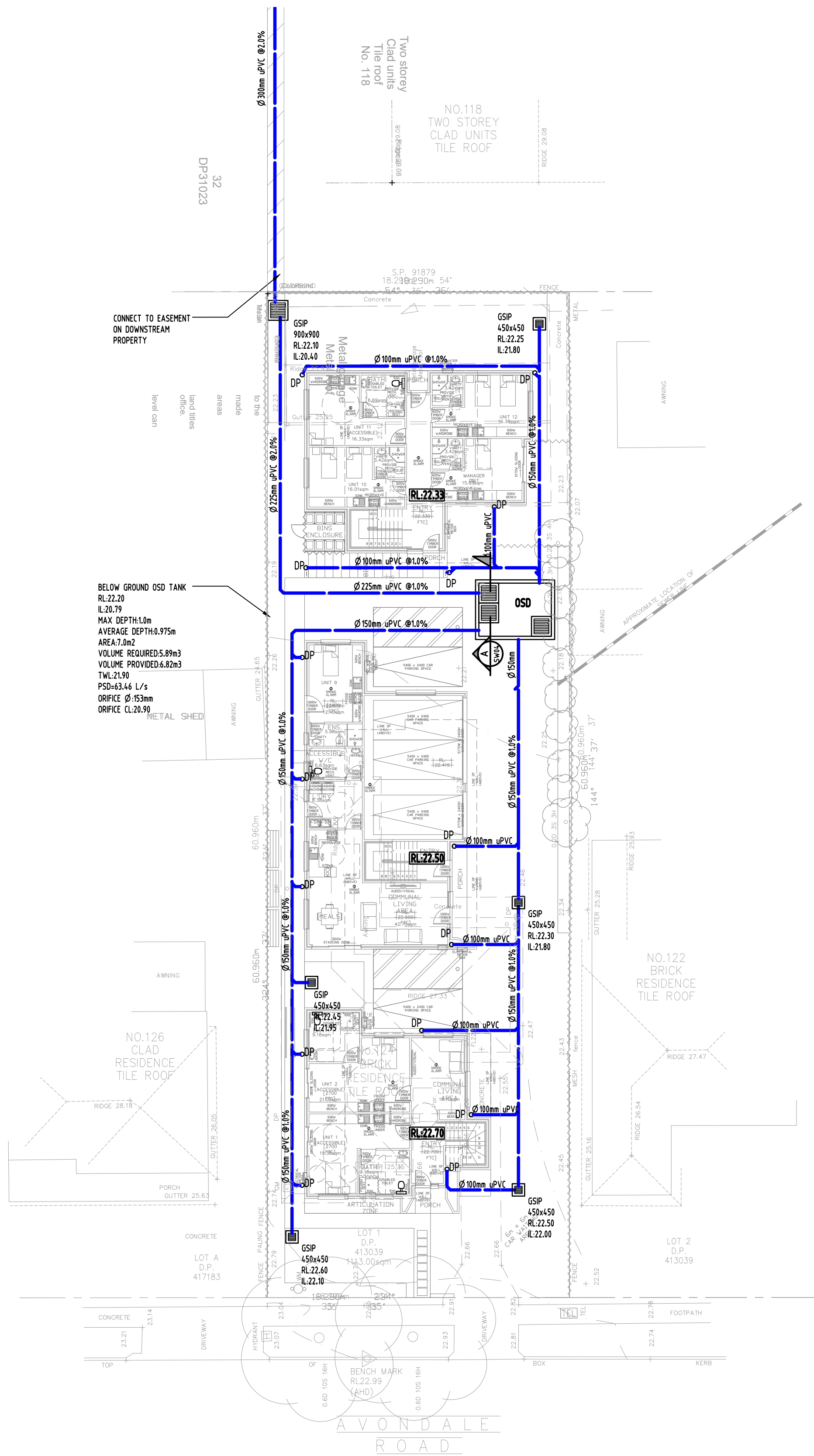
**DATE**  
02.03.18  
06.12.18  
02.04.19

DRAWING:  
SHADOW DIAGRAM-22nd JUNE

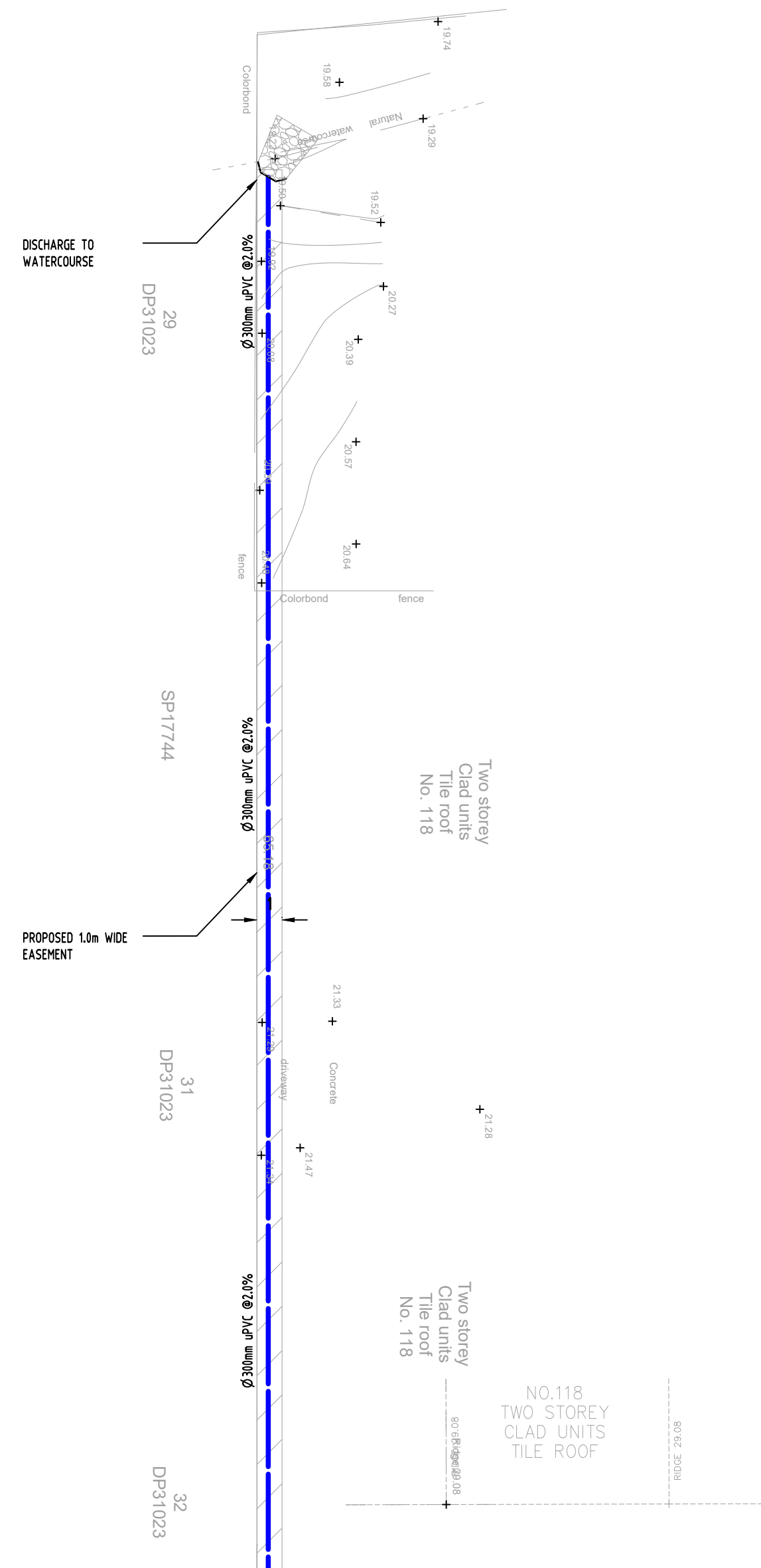
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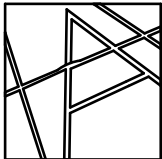


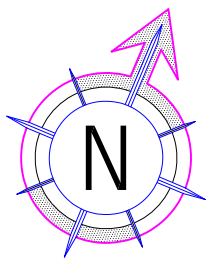
REFER TO RIGHT FOR CONTINUATION



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



A	18.11.2018	CONCEPT, ISSUED FOR DA APPROVAL	TA
REV.	DATE	AMENDMENT DESCRIPTION	DRAWN
<div><div></div><div><div>TAA CONSULTING ENGINEERS</div><div>CONSULTING CIVIL &amp; STRUCTURAL ENGINEERS</div><div>201/25 FALCON STREET, CROWS NEST NSW 2065 Ph 0411778799 TAAENGINEERS@GMAIL.COM</div></div></div>			
PROPOSED RESIDENTIAL DEVELOPMENT AT: 124 AVONDALE ROAD, AVONDALE			
FIRST FLOOR & ROOF DRAINAGE PLAN			
DRAWN	CHECKED	SCALE	DATUM
TA	TONY ANAL - Civil & Structural Engineer B.E. Civil (Uyys) (MEAsup) 1080229	AS SHOWN	AHD
DRAWING No.			REV.
H901 - S3/5			A



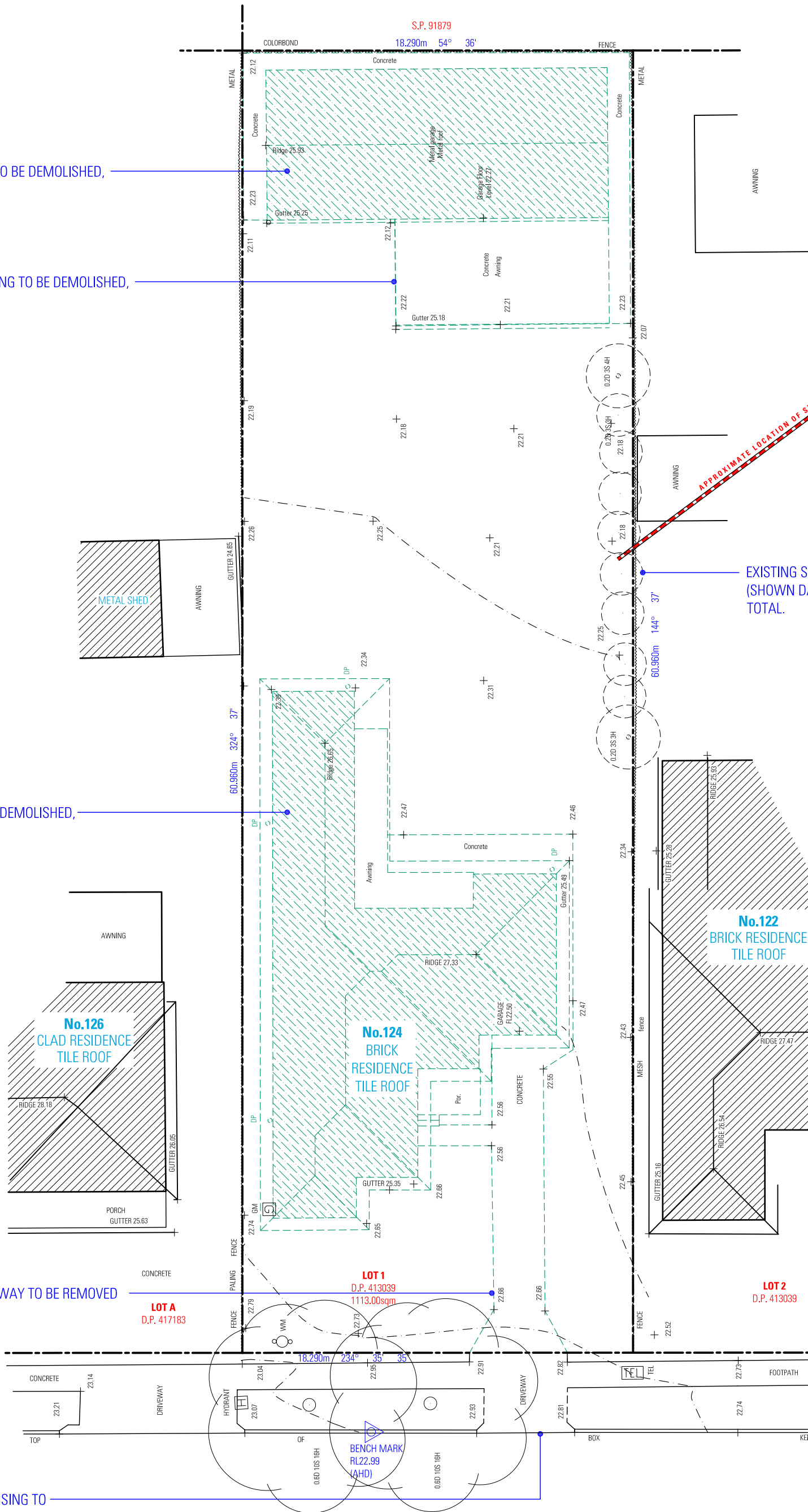
EXISTING METAL GARAGE TO BE DEMOLISHED,  
(SHOWN HATCHED)

EXISTING ATTACHED AWNING TO BE DEMOLISHED,  
(SHOWN DASHED)

EXISTING DWELLING TO BE DEMOLISHED,  
(SHOWN HATCHED)

EXISTING CONCRETE DRIVEWAY TO BE REMOVED  
(SHOWN DASHED).

EXISTING VEHICULAR CROSSING TO  
BE REMOVED



## AVONDALE ROAD

# DEMOLITION PLAN

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ISS.	ISSUE DETAILS	DATE
A	ISSUED FOR PRE-LODGEMENT MEETING	02.03.18
B	ISSUED FOR DEVELOPMENT APPLICATION	06.12.18

DRAWING:  
DEMOLITION PLAN  
DRAWING NUMBER: 17235-02

## Attachment 2 - Wollongong Design Review Panel Commentary and consideration of response

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

Date	29 January 2019
Meeting location	Wollongong City Council Administration Offices
Panel members	David Jarvis Tony Quinn Sue Holey
Apologies	
Council staff	John Wood - City Wide Development Manager Nicole Ashton - Senior Development Project Officer
Guests/ representatives of the applicant	Natali Dundovic – ES Engineering & Design Monica Chen - ES Engineering & Design
Declarations of Interest	Nil
Item number	3
DA number	DA-2018/1568
Determination pathway	Wollongong Local Environmental Plan 2009
Property address	124 Avondale Road, Avondale NSW 2530
Proposal	Demolition of existing dwelling house, associated structures, tree removals and construction of a boarding house comprising fifteen rooms and one (1) manager's room
Applicant or applicant's representative address to the design review panel	
Background	The site was inspected by the Panel on 29 January 2019
<b>Design quality principals SEPP65</b>	
Context and Neighbourhood Character	<p>The proposal lacks a meaningful site analysis to inform basic design decisions. A site analysis check list can be found in Appendix 1 of the ADG. Although the ADG is not technically applicable to this typology of building it does provide helpful and relevant guidance for the requirements of a site analysis. The checklist includes many important issues which should be identified, including: Important landscape elements, street character, access opportunities, topography, site drainage, geotechnical characteristics and potential views. The analysis should inform the design and demonstrate that an appropriate strategy has been developed for the site.</p> <p>There is also a lack of contextual information provided throughout the architectural drawing package. Each building's plans and elevations are shown in isolation, making it difficult to appreciate how these buildings relate to each other and the landscaping within the site.</p> <p>The proposal is located in a suburban area consisting predominantly of a mixture of low scale multi dwelling residential developments and single dwellings.</p> <p>The current neighbouring properties adjoining both side boundaries are low scale single dwellings with large rear gardens. Future developments should seek to maintain both the front and rear landscaped garden character of this neighbourhood.</p>
Built Form and Scale	<p>The proposal has been broken down into three two story buildings containing 16 units, spread out along the length of the site.</p> <p>Vehicular access and parking is provided along the eastern edge of the site. The extent of parking significantly limits the potential for</p>



	<p>deep soil on the site, and of particular concern is the lack of deep soil within rear of the site. It is suggested that the parking be consolidated towards the front of the site, reducing the extent of driveway required. Parking could be located behind two narrow units fronting the street, screening the car parking from the street.</p> <p>The site should be planned to respond to its immediate context by increasing deep soil landscaping in the rear of the site and orientating rooms to minimize potential privacy issues. It is also equally important to develop the site plan to improve the amenity of rooms and areas of communal spaces. The panel is concerned that an insufficient level of amenity is provided by the current proposal (refer to Amenity below, for further detail). Further development of the site planning is required to provide better amenity for residents. Consideration should be given to the following suggestions:</p> <ul style="list-style-type: none"> <li>- Consider developing the site with two building forms, both containing 8 units and creating a central communal room and landscaped area.</li> <li>- Consider re-orientating the two ground floor units in building A towards the street, providing them with entrances fronting the street and modest courtyards.</li> <li>- Consider developing the upper level of unit A to contain more units, perhaps three units facing the street and three units orientated towards the rear of the site. The street facing units could be provided with modest balconies.</li> </ul> <p>It should be noted that in a traditional suburban neighbourhood it is more typical to concentrate the bulk of built form towards the front of the site, whilst allowing the rear of the site to contain a private garden. Concentrating more building bulk in this area is an appropriate strategy which will allow more space to be dedicated to soft landscaping towards the rear of the site.</p> <ul style="list-style-type: none"> <li>- The communal living area should be consolidated in the centre of the site, making it easily accessible to all residents.</li> <li>- A generous communal outdoor area should be connected to the communal living area.</li> <li>- The 18.29m wide site could accommodate four ground level units, 3.5m wide, orientated north towards the rear of the site. An additional ground level unit could be contained within this block and orientated east. This would provide five ground floor units with a good outlook and potential for modest areas of private open space.</li> <li>- The upper level of the rear building should be provided with increased setbacks from side and rear boundaries to reduce perceived bulk and limit potential privacy issues. Providing three units above the five ground floor units should create the potential for the upper level bulk to be concealed / mitigated.</li> </ul>
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	<p>An alternative strategy could also be developed that locates additional communal landscaping adjacent to the rear boundary. In doing this the rear building should be set back further from the rear boundary to prevent privacy conflicts between the rear units and the communal open space. The rear building should also be set back further from the side boundary to allow access to the area of communal open space. Note this strategy will reduce the number of units in the rear building, it would need to be considered in conjunction with an appropriate site layout / room configuration.</p>
Density	<p>It is acknowledged that the current proposal has made a concerted effort to minimize the impact upon neighbours by breaking the building down into three separate elements and concentrating the upper level building bulk towards the center of the site.</p> <p>However, though the currently proposed building forms do not read as an over-development of this site the lack of deep soil landscaping and poor amenity provided to residents remains a concern that must be addressed.</p>
Sustainability	<p>Opportunities to harvest rainwater for use in maintaining any plantings established on the building or the site should be explored. Other water minimisation measures (reuse of rainwater for toilet flushing and washing machines) should also be considered. The use of photovoltaic cells and solar panels is also encouraged.</p> <p>Species selection for any plantings should aim to support Council's commitment to maintaining local biodiversity and natural landscapes, water sensitive design and preventing future weed problems.</p>
Landscape	<p>The issues raised above in relation to the site plan have important consequences for the landscaping of the development. By giving priority to car-parking on the site within the proposed building configuration and layout, the importance of communal outdoor space for the well-being and social benefits of residents cannot be effectively addressed. It is evident that adequate parking can easily be accommodated on the site so the design approach should be to locate a generous communal outdoor space within the central portion of the site to create a "village square" for the residents. (The suggested approach discussed above would support this.)</p> <p>Access, circulation and way-finding between the development and the public domain, and between the site's buildings and landscape spaces should be clear, simple and sensitive to weather requirements. The proposed site access appears to be based on separating vehicles from pedestrians but the approach taken results in direct front entry by cars and convoluted rear entry by pedestrians, whereas the pedestrian arrival experience should be given priority.</p> <p>The landscape design should take into account the targeted/likely demographic of the development and provide for a range of activities to meet the needs of the future residents.</p> <p>Communal open space should be well-linked to communal rooms</p>

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

Key issues, further Comments & Recommendations	It is extremely important that affordable housing options are provided throughout our community. But for this typology of housing to be successful, it must provide a good level of amenity to its residents and be successfully integrated into the neighbourhood in which it is located. To achieve this goal further development of the site planning is essential. More deep soil landscaping, functional outdoor space(s) and better amenity for residents must be provided.
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The following table provides Council's summary of the main issues arising from the meeting and the manner in which these issues have been addressed by the amended plans:

DRP issue	Council's comment on applicant's response
<p><u>Context and neighbourhood character</u></p> <p>Future development should seek to maintain both the front and rear landscaped garden character of this neighbourhood</p>	<p>Whilst the proposal includes a front and rear landscaped garden, insufficient information has been provided to assess the proposed landscaping in this regard. The grassed area in the front setback is not considered to provide an adequate landscaping response.</p>
<p><u>Built form and scale</u></p> <p>Lack of deep soil zone within the rear of the site</p> <p>Amenity should be improved to rooms and areas of communal spaces</p>	<p>A landscape zone, assumed to be a deep soil zone, has been indicated along the rear boundary. This landscaped zone extends along the width of the allotment, however is only approximately 2240mm deep. A multi dwelling residential development is required to provide a deep soil zone with a minimum depth of 6m when provided along the rear boundary. As a comparison, the proposal is considered to be lacking in this regard.</p> <p>There have been some improved amenity outcomes to some of the rooms in the development, however there is a missed opportunity to improve the amenity outcomes for an increased number of rooms, particularly those at the front of the development.</p> <p>The communal open space is effectively split in two parts under the current proposal, the majority of which directly adjoins the car parking area and clothesline area, providing poor amenity outcomes to at least half of the communal open space.</p>
<p><u>Sustainability</u></p>	<p>There are no sustainability measures indicated on plan, and a revised BASIX certificate and landscaping plan have not been provided. In this regard, the applicant has not addressed matters relating to sustainability.</p>
<p><u>Landscape</u></p>	<p>Car parking remains prioritised in the proposal and as such communal open space has not been effectively addressed.</p> <p>The proposal requires movement between buildings without the provision of weather proof pedestrian paths.</p> <p>Facilities such as bin areas, bike storage and mailboxes are considered to be appropriately located.</p>
<p><u>Amenity</u></p>	<p>There remain some issues with windows to some</p>



	<p>rooms and outlook including the provision of small windows to rooms and the potential for privacy impacts between windows within the site.</p> <p>As stated above, the communal area is effectively split into two areas, with the main area bound by clotheslines and car parking.</p>
<u>Safety</u>	Access to the entry of each unit remains indirect and the entries are not all clearly visible to visitors entering the site. The location of the manager's residence at the rear of the people unfamiliar with the site to navigate the pathways and buildings to access assistance.
<u>Housing Diversity and Social Interaction</u>	It is considered that the proposal needs to further amendments to improve amenity outcomes for its occupants.
<u>Aesthetics</u>	The proposal has retained its traditional suburban aesthetic. The design is not considered to appropriately address the streetscape and does not provide an appropriate level of articulation along the façade.

### Attachment 3

#### WDCP 2009 Compliance table - building setbacks

*The minimum side and rear setback required in the R2 zone is 0.8 x ceiling height, as no balconies or windows of living areas face the rear or side boundary at first floor.*

Setback	Minimum setback required	Setback proposed	Compliance
Building A			
Southern setback (front setback)	6m	6m with 900mm articulation zone as recommended by DRP	Yes
Eastern	Ground: 2.28 First floor: 4.88	Ground: 4.99 First floor: 4.99	Yes
Western	Ground: 2.32 First floor: 4.88	Ground: 2.1 First floor: 4.7	No
Building B			
Eastern	Ground: 2.19 First floor: 4.79	Ground: 11.3 First floor: 4.7	No
Western	Ground: 2.24 First floor: 4.85	Ground: 1.5 First floor: 4.5	No
Building C			
Eastern	2.24	1.5	No
Western	2.34	1.5	No
Northern (rear)	2.28	4.7	Yes