

REVIEW OF ENVIRONMENTAL FACTORS

Proposed Residential Flat Building

at

5-9 Alexander Street, Fairy Meadow NSW 2519

June 2025





Acknowledgement of Country

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REVIEW OF ENVIRONMENTAL FACTORS

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On February 1, 2024, Homes NSW, a division of the Department of Communities and Justice (DCJ) was formed. It has brought together the housing and homelessness services of DCJ with the NSW Land and Housing Corporation (LAHC), Aboriginal Housing Office (AHO) and key worker functions from across government under one roof.

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DOCUMENT CONTROL REGISTER

The following register documents the preparation and issue of this Part 5 Review of Environmental Factors (REF), prepared by the New South Wales Land & Housing Corporation.

No	Date	Version	Change since last version	Pages
1	29.05.2025	v1	First draft	62
2	05.06.2025	v2	LAHC minor edits	69
3	10.06.2025	V3	LAHC edits	88
4	19.06.2025	V4	LAHC final edits	68

DOCUMENT SIGN-OFF

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1 Executive Summary

The subject site is located at 5-9 Alexander Street, Fairy Meadow, and is legally described as Lots 125, 126, and 127 in Deposited Plan 234877. The proposed residential flat building development is described as follows:

Removal of trees and vegetation and the construction of a 3-storey residential flat building comprising 9 x 1-bedroom and 12 x 2-bedroom units, with associated landscaping and fencing, surface parking for 17 cars, and consolidation into a single lot.

The proposed activity is permissible with consent under *Wollongong Local Environmental Plan 2009* (WLEP 2009) and can therefore be carried out by the NSW Land and Housing Corporation (LAHC) without consent under the provisions of Chapter 2, Part 2, Division 6 of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) as:

- the development is permitted with development consent on the land under another environmental planning instrument, and
- all buildings will have a height not exceeding the greater of 11m, or the maximum permissible building height for the land, and
- all buildings will have a floor space ratio not exceeding the greater of 0.65:1, or the maximum permissible floor space ratio for the land, and
- the development will not result in more than 75 dwellings on a single site, and
- the development is not located on land in an accessible area and results in the following number of parking spaces —
 - for each dwelling containing 1 bedroom — at least 0.5 parking spaces, and
 - for each dwelling containing 2 bedrooms — at least 1 parking space.

The removal of trees on the site is covered by the definition of consent under Section 6 of the Housing SEPP. It has therefore been incorporated in this Review of Environmental Factors (REF) under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Part 8 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation).

The REF demonstrates the following:

- from an analysis of the potential environmental impacts associated with the proposed activity, it has been concluded that the preparation of an Environmental Impact Statement is not required;
- based on a review of the potential environmental impacts resulting from the proposed activity it has been determined that, subject to implementation of mitigation measures to be incorporated as identified requirements, the activity will not have any significant adverse impact on the environment;
- the proposed activity will not have any effect on matters of national significance and its approval under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* is not required;
- the site planning and design of the proposed activity adequately address the applicable local environmental planning and development controls of Wollongong City Council;
- a BASIX certificate and NatHERS certificate and stamped plans have been submitted for the proposed activity demonstrating compliance with the State Government's environmental sustainability targets;
- there are no separate approvals, authorisations or notifications required in relation to the proposed activity prior to determination under Part 5 of the EP&A Act or under any other Acts;
- Wollongong City Council, and occupiers and owners of adjoining land were notified of the proposed activity under the provisions of Housing SEPP. A response was received from Council dated 8 April 2025.

Comments on the response are provided in Section 7.1 of this REF. Submissions were received from two occupiers of adjoining land. Comments on the submissions are provided in Section 7.2 of this REF;

- the design of the proposed residential apartment development has adequately considered the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the *Apartment Design Guide*; and
- the development adequately considers the *Good Design for Social Housing*, published by the Land and Housing Corporation, in partnership with the Government Architect NSW, in September 2020, and the *NSW Land and Housing Corporation Design Requirements*, published by the Land and Housing Corporation in February 2023.

The proposed activity, when carried out in accordance with the environmental mitigation measures outlined in the REF, will not result in any significant and long-term negative impacts on the environment and can proceed subject to the implementation of the identified requirements of determination contained in the **Activity Determination**.

2 Introduction

This Review of Environmental Factors (REF) under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) is for an activity involving the removal of trees and vegetation, and the construction of a 3-storey residential flat building development comprising 9 x 1-bedroom and 12 x 2-bedroom units, with associated landscaping and fencing, surface parking for 17 cars, and consolidation of the 3 lots into a single lot at 5-9 Alexander St, Fairy Meadow.

The activity¹ will be carried out by, or on behalf of, NSW Land and Housing Corporation (LAHC) and is 'development without consent' under the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP). The proposed development is a residential flat building for the purpose of providing affordable housing within the suburb of Fairy Meadow.

This REF has been prepared by LAHC to satisfy the provisions of Part 5 of the EP&A Act and Part 8 of the *Environmental Planning & Assessment Regulation* (EP&A Regulations) 2021.

A Statement of Compliance accompanying this REF certifies that in accordance with the requirements of the EP&A Act, all matters affecting or likely to affect the environment by reason of the proposed activity have been taken into account to the fullest extent possible and the activity will not have a significant impact on the environment.

2.1 Purpose of this Review of Environmental Factors (REF)

The purpose of this REF is to assist LAHC to fulfil its obligations as a determining authority for the proposed activity in accordance with Part 5 of the EP&A Act and Section 171 of the EP&A Regulation by:

- describing the existing environment;
- describing the proposed activity;
- analysing the potential impacts of the activity on the environment;
- identifying measures to mitigate those impacts;
- analysing whether the activity, with the mitigating measures in place, will have a significant impact on the environment; and
- recommending identified requirements to ensure the mitigating measures are implemented if the activity were to proceed.

2.2 Assessment Methodology

The following methodology was applied in undertaking this REF for the proposed development activity under Part 5 of the EP&A Act:

- Section 10.7 Planning Certificates were obtained for each lot comprising the site. The zoning was confirmed against the current applicable environmental planning instrument, which is the *Wollongong Local Environmental Plan 2009* (WLEP 2009).

¹ Note: The proposed development is permitted without consent and is therefore subject to environmental impact assessment as an 'activity' under Part 5 of the Environmental Planning and Assessment Act 1979.

- It was determined that residential flat buildings are ‘permitted with consent’ in the R2 zoning pursuant to the WLEP 2009, and can be carried out ‘without consent’ by LAHC under the provisions of Housing SEPP.
- A site inspection and a desktop analysis and investigation of the site and surrounds was undertaken based on site clearance information provided by the Land and Housing Corporation to determine the suitability of the site for the proposed development activity, particularly taking into account the existing site conditions, constraints and local context.
- Relevant local planning controls and State and Commonwealth Government legislation were considered in the environmental assessment of the proposed development activity.
- An environmental impact analysis was undertaken to determine if an Environmental Impact Statement was required.
- Potential environmental impacts identified in the analysis and measures to mitigate these impacts were subsequently discussed in the Review of Environmental Factors.
- Identified Requirements incorporating the mitigation measures for undertaking the proposed development activity were identified for inclusion in the recommendation for approval of the activity.

3 Existing Site & Locality

3.1 Existing Site and Immediately Adjoining Development

The site is located in the Wollongong local government area (LGA) and comprises 3 residential allotments. A location plan is provided at **Figure 1**.



Figure 1 Location Plan (Source: SIX Maps)

The site is currently vacant, with sparse tree and vegetation coverage (refer to photograph at **Figure 2**).



Figure 2 Development site – 5-9 Alexander Street (Source: Google Maps, July 2024).

The property immediately to the north (3 Alexander Street) contains a single storey dwelling house of brick and sheet metal construction with metal roofing (refer to photograph at **Figure 3**). The property to the south (11 Alexander Street) contains a single storey dwelling house of brick construction with terracotta tiled roofing (refer to photograph at **Figure 4**).



Figure 3 Adjoining development – 3 Alexander Street (Source: Google Maps, July 2024).



Figure 4 Adjoining development – 11 Alexander Street (Source: Google Maps, June 2022).

3.2 Site Description

The site has a total area of 2,479m², a frontage to Alexander Street of 38.35m, side (northern) boundary of 49.08m, side (southern) boundary of 51.12m and a rear (eastern) boundary of 59.62m (refer to the submitted Survey Plan in **Appendix D**).

The site is relatively flat, with a gentle fall from the northwest corner on Alexander Street down toward the southeast corner of approximately 0.4m. An easement for stormwater drainage is not required.

The site is identified as being within a flood planning area and as such is subject to flood related development controls.

There are a total of 16 trees located within the site, in the road reserve in front of the site and on adjoining properties in close proximity to the site. Of these trees, 3 are located within the Alexander Street reserve at the site frontage, while 8 are located within adjoining properties in proximity to the southern and rear eastern boundary of the site. The remaining 5 are located within the subject site. It is noted that a tree (T5) was previously removed from the site prior to inspection by the Arborist.

Water, sewer, gas, electricity and telecommunications facilities are available to the site (refer to the submitted Survey Plan for the location of available services at **Appendix D**). The services are located along the road alignment of Alexander Street. The sewer main runs along the northern boundary and the proposed building is setback approximately 7m from the side boundary, making it unlikely to impact the sewer main. Hence, relocation of sewer main is not required.

There are no encumbrances on title, section 10.7 certificates or indicated on the Survey Plan.

3.3 Neighbouring Development and Locality

The site is located within an established residential area which is characterised by a variety of old and modern single and 2-storey detached dwelling houses of different construction types, including brick, weatherboard and fibro, and predominantly tiled roofs. A 2-storey shop-top development is located approximately 100m to the south of the site at the corner of Balfour Street and Alexander Street (refer to photographs at **Figure 5** and **Figure 6**).



Figure 5 More recent dwelling house development at 13 Alexander Street (south of site) (Source: Google Maps, July 2024).



Figure 6 Shop top housing development at the corner of Balfour Street and Alexander Street (south of the site) (Source: Google Maps, July 2024).

There are a number of bus stops within proximity of the site. Two bus stops (Stop ID 251947 and 251950) are located on Balgownie Road approximately 330m walking distance south of the site. These stops are serviced by Routes 3 and 8, which are loop services connecting to Fairy Meadow to Wollongong, Corrimal and Bellambi, including train stations, shopping centres and local centres in these areas. These services are with intermittent frequency at the rate of 1-2 hours on weekdays and weekends. This level of service does not satisfy the minimum frequency requirements outlined under the Housing SEPP 2021 for an "accessible area." As such, the subject land is **not** in an accessible area.

The area, although predominantly low-density residential in nature, is also close to a concentration of general industrial uses along the Princes Highway. The site is within 400m walking distance of some open space areas, sports fields and playing courts that run along Cabbage Tree Creek to the south of the site and smaller neighbourhood parks to the west including Balfour Park and Dave Masters Park. Approximately 900m to the southeast of the site is the town centre of Fairy Meadow along Princes Highway, which provides most day-to-day needs of residents. There are also a few community-based land uses in this vicinity, including childcare centres, medical centres and churches.

4 Project Description

The proposed activity can be described as follows.

4.1 Removal of Trees

Seventeen trees located in and around the site have been identified in the Arboricultural Impact Assessment and Tree Management Plan, prepared by Horticultural Management Services (**Appendix K**). The proposal includes the removal of 6 of those trees. One tree (T5) was identified as unknown species which was previously removed prior to inspection, possibly as part of the demolition of former buildings. Out of the six trees to be removed, 2 street trees located within Alexander Street road reserve are proposed for removal and 4 trees within the site are proposed for removal. One tree (T7) within the site, one street tree (T1) and 8 trees within adjoining properties will be retained and protected.

Tree removal within the site boundaries is recommended primarily to accommodate the proposed development or the individual species are recommended for removal as they are not considered to be significant or worthy of retention (refer to submitted Arboricultural Impact Assessment and Tree Management Plan in **Appendix K**). The remaining 2 trees to be removed are situated within the road reserve. Their removal is proposed due to the alignment of the new footpath recommended by Wollongong City Council, which will result in significant encroachment into their Tree Protection Zones (TPZ). Council has provided in-principle support for the removal of the 2 street trees, subject to the condition that 2 replacement trees are planted within the Council-managed street reserve.

As part of the proposed landscaping plan, new native trees—including species capable of reaching mature heights of up to 15m—will be planted to offset the removal of existing vegetation (refer to Landscape Plan in **Appendix B**). Additionally, the 2 street trees will be replaced as recommended by the Council to preserve the existing streetscape character.

4.2 Proposed Dwellings

The proposed residential flat building contains a total of 21 units, consisting of 9 x 1-bedroom units and 12 x 2-bedroom units. All units have been designed to Gold Level against the Liveable Housing Australia Design Guidelines.

The proposed housing represents a contemporary and high-quality design. The use of face brick and metal cladding for external walls and metal deck roofing is consistent with the existing and developing character of the locality within Fairy Meadow. Of the 21 proposed dwellings across all 3 levels, 12 units will address the street, with living areas and balconies facing the street for passive surveillance.

Minor ground cut of up to 0.3m in depth is proposed to facilitate the construction of the driveway and walkways. A passing bay is provided near the front boundary with double width crossover to ensure safe access and egress of vehicles from the site.

A variety of new landscape plantings are proposed to offset the proposed tree removal and enhance the appearance of the site. Additionally, the 2 street trees being removed will be replaced with the same species to preserve the existing streetscape character and other new plantings will consist of a mixture of new native trees, shrubs and groundcovers, which will enhance landscaped setbacks and contribute to the streetscape.

Each unit will be provided with its own enclosed private open space area, in the form of balconies. All these spaces are directly accessible from the living areas.

A total of 17 surface car parking spaces will be provided on the site along with 9 bicycle and 2 motorcycle parking spaces adjoining the car park in southeastern corner of the site.

Stormwater will be collected via a series of stormwater pits and gutters on the site connected to an underground detention tank draining to the existing street drainage pit on the site frontage. Roof water will be collected from downpipes and connected to an underground rainwater tank for recycling with overflow connected to the underground detention tank.

An existing sewer main runs along the northern boundary and the proposed building is setback approximately 7m from the side boundary, making it unlikely to impact the sewer main. It is classified as 'Building Adjacent to Sewer' and any structural elements will be confirmed by the Structural Engineer and Waster Service Coordinator during construction documentation. Considering this, sewer relocation is not required.

A new 1.8m high metal fence is proposed along the rear and side boundaries. The northern side boundary fence tapers down to 900m to achieve clear line of sight for vehicles. A combination of masonry and slatted aluminium batten fences will be provided at the front of the development orientated to Alexander Street.

Figures 7 - 11 include extracts from the architectural plans illustrating the proposed development.



Figure 7 Extract from Architectural Plans – Site Plan (Source: Architectural Plans, SARM Architects, dated 20/05/2025)



Figure 8 Extract from Architectural Plans – Ground Level (Source: Architectural Plans, SARM Architects, dated 20/05/2025)

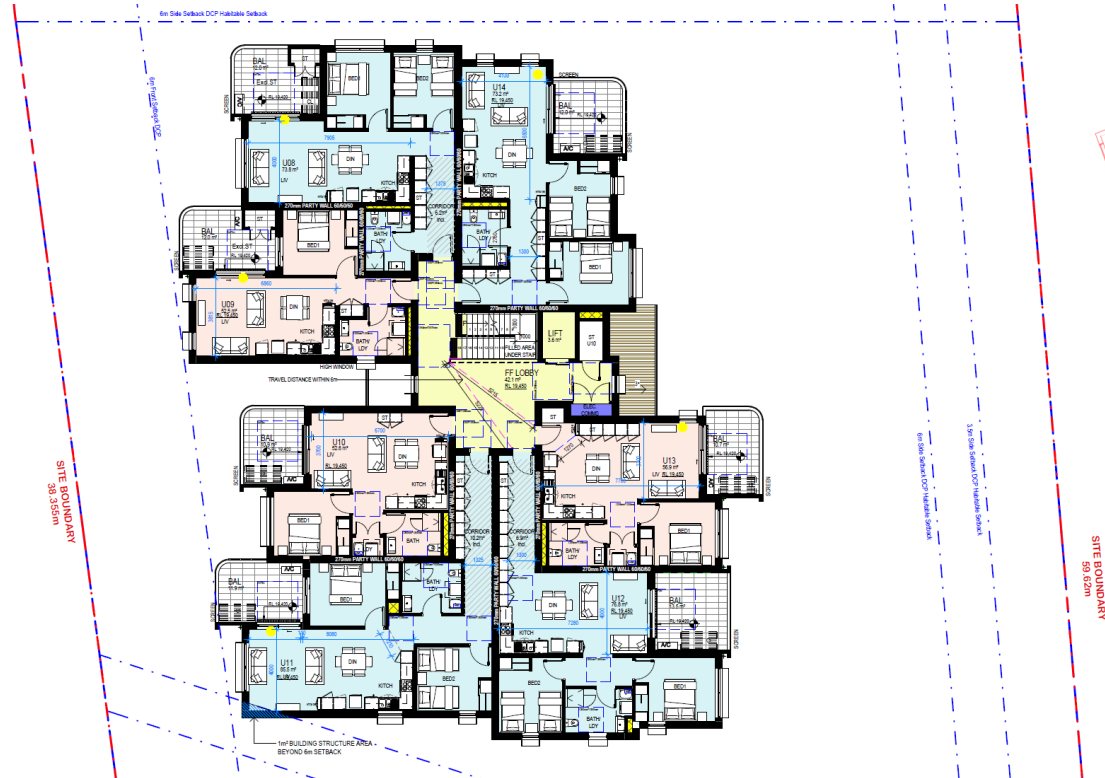


Figure 9 Extract from Architectural Plans – First Level (Source: Architectural Plans, SARM Architects, dated 20/05/2025)



Figure 10 Extract from Architectural Plans – Second Level (Source: Architectural Plans, SARM Architects, dated 20/05/2025)



Figure 11 Photomontage of the proposed development (Source: Architectural Plans, SARM Architects, dated 20/05/2025)

4.3 Supporting information

The proposal is detailed in the following plans, drawings and specialist reports and supporting information.

Table 1 Supporting information

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd.mm.yyyy]:	Prepared by:
Architectural – Appendix A				
Cover Page & Drawing List	A000	F	20.05.2025	SARM Architects
Context Block Analysis	A101	F	20.05.2025	SARM Architects
Site Analysis	A102	F	20.05.2025	SARM Architects
Demolition Plan	A103	F	20.05.2025	SARM Architects
Cut and Fill Plan	A104	F	20.05.2025	SARM Architects
Erosion and Sediment Control Plan	A105	F	20.05.2025	SARM Architects
ADG Compliance Metrics & Diagrams	A106	F	20.05.2025	SARM Architects
Site Area Calculations	A201	F	20.05.2025	SARM Architects
Site Plan – A	A202	F	20.05.2025	SARM Architects
Site Plan – B	A203	F	20.05.2025	SARM Architects
Ground Floor Plan	A204	F	20.05.2025	SARM Architects
First Floor Plan	A205	F	20.05.2025	SARM Architects
Second Floor Plan	A206	F	20.05.2025	SARM Architects
Roof Plan	A207	F	20.05.2025	SARM Architects
Elevation – West/East	A301	F	20.05.2025	SARM Architects
Elevation – North/South	A302	F	20.05.2025	SARM Architects
Elevation & Material Schedule	A303	F	20.05.2025	SARM Architects
Sections	A401	F	20.05.2025	SARM Architects
View from the Sun Study	A501	F	20.05.2025	SARM Architects
Shadow Diagrams	A502	F	20.05.2025	SARM Architects
3D Height Plan Diagram	A601	F	20.05.2025	SARM Architects
Landscape Plan – Appendix B				
Existing Tree Protection Plan	L01	F	12.06.2025	Lindy Lean Landscape Architect
Landscape Site Plan	L02	F	12.06.2025	Lindy Lean Landscape Architect
Landscape Planting Concept	L03	F	12.06.2025	Lindy Lean Landscape Architect
Landscape Planting Plan	L04	F	12.06.2025	Lindy Lean Landscape Architect
Landscape Details	L05	F	12.06.2025	Lindy Lean Landscape Architect
Civil & Stormwater Plans – Appendix C				
Notes & Legends	C01	6	24.02.2025	Greenview Consulting
Ground Floor Drainage Plan	C02	8	06.06.2025	Greenview Consulting
Site Stormwater Details Sheet 1	C03	4	24.02.2025	Greenview Consulting

Title / Name:	Drawing No. / Document Ref	Revision / Issue:	Date [dd.mm.yyyy]:	Prepared by:
Site Stormwater Details Sheet 2	C04	4	24.02.2025	Greenview Consulting
Music Model Sheet	C05	1	24.02.2025	Greenview Consulting
Contour and Detail Survey – Appendix D				
Detail and Contour Plan	-	-	15.03.2022	New Way Surveying
Notification Plans – Appendix E				
Notification Cover Page	NP01	2	07.02.2025	SARM Architects
Site/Landscape Plan	NP02	2	07.02.2025	SARM Architects
Development Data	NP03	2	07.02.2025	SARM Architects
Elevations	NP04	2	07.02.2025	SARM Architects
Schedule of Finishes	NP05	2	07.02.2025	SARM Architects
Shadow Diagrams	NP06	2	07.02.2025	SARM Architects
Access Report – Appendix I				
DA Access Report	CA230031-FM	DA-C	23.02.2025	Accessed
AHIMS Web Search – Appendix J				
AHIMS search	-	-	09.03.2025	-
Arboricultural Impact Assessment and Tree Management Plan – Appendix K				
Arboricultural Impact Assessment and Tree Management Plan	-	4	23.05.2025	Horticultural Management Services
BASIX – Appendix L				
BASIX Certificate	1784925M_02	-	07.03.2025	Greenview Consulting
NatHERS Certificate – Appendix M				
Nationwide House Energy Rating Scheme – Class 2 Summary	0011747700	-	07.03.2025	Greenview Consulting
National Construction Code Report – Appendix N				
Building Code of Australia 2022 Compliance Report	-	-	25.02.2025	Buildcert
Geotechnical Investigation - Appendix P				
Geotechnical Investigation	22/0959	-	March 2022	STS Geotechnics
Traffic and Parking Impact Assessment – Appendix Q				
Traffic and Parking Impact Assessment	N244190	1A	May 2025	Motion Traffic Engineers
Carpark Certification of a Proposed Residential Development	N244190A	1B	February 2025	Motion Traffic Engineers
Waste Management Plan – Appendix R				
Waste Management Plan	-	-	2 May 2025	SARM Architects
Flood Report – Appendix T				
Flood Study	230224	A	22.10.2024	Greenview Consulting
Flood letter	230229	-	13.06.2025	Greenview Consulting

Section 10.7 Planning Certificates – Appendix F

Lot 125 DP 234877, Cert no. CERT-2025/1346, dated 04.03.2025 - Wollongong City Council

Lot 126 DP 234877, Cert no. CERT-2025/1345, dated 04.03.2025 - Wollongong City Council

Lot 127 DP 234877, Cert no. CERT-2025/1347, dated 04.03.2025 - Wollongong City Council

Titles and Deposited Plans – Appendix G

Title Search, Folio: 125/234877, Search date 23.04.2021, First Schedule: New South Wales Land and Housing Corporation

Title Search, Folio: 126/234877, Search date 04.05.2021, First Schedule: New South Wales Land and Housing Corporation

Title Search, Folio: 127/234877, Search date 04.05.2021, First Schedule: New South Wales Land and Housing Corporation

Deposited Plan 234877, Search Date 23.04.2021

Notification letters & submissions – Appendix H

Design compliance and checklists – Appendix O

Architect's Certificate of Building Design Compliance – 20.05.2025

Certificate of Landscape Documentation Compliance – 22.05.2025

Certificate of Stormwater Compliance – 06.06.2025

Architectural Design Statement – Appendix S

Design Statement: Architectural, prepared by SARM Architects, 20.05.2025.

Apartment Design Guide Compliance Table, prepared by SARM Architects, 07.02.2025.

5 Zoning and Permissibility

The site is zoned R2 Low Density Residential under *Wollongong Local Environmental Plan 2009* (WLEP 2009). The proposed development is defined as ‘residential flat building’ under the provisions of WLEP 2009 and is permissible in the R2 zone.

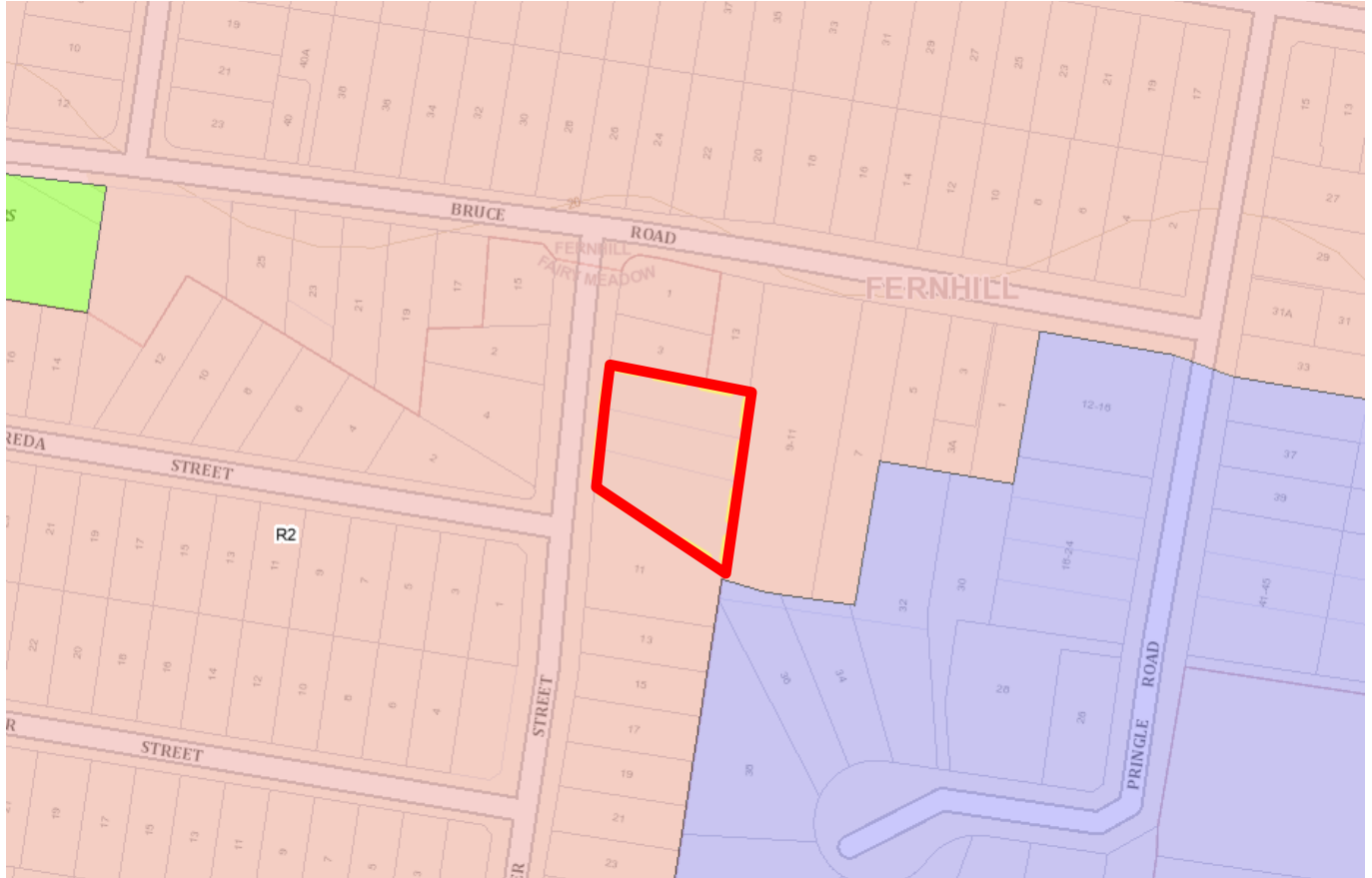


Figure 12 Land zoning map (Source: NSW Planning Portal Spatial Viewer)

Residential flat buildings are permitted in the R2 zone under WLEP 2009 and therefore are permitted on the subject land with consent under the provisions of the Housing SEPP pursuant to section 42.

The relevant objective of the R2 zone, as set out in WLEP 2009 is:

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

The proposed development provides housing that meets the identified needs of the community and will be consistent with the objective.

Chapter 2, Part 2, Division 6 of the Housing SEPP permits residential development that may be carried out ‘with consent’ to be carried out by LAHC as ‘development without consent’, subject to the provisions set out under that Division. **Table 5** in subsection 6.5.1 of this REF demonstrates compliance with the relevant provisions of the SEPP.

6 Planning and Design Framework

6.1 Environmental Planning and Assessment Act 1979

6.1.1 Duty to consider environmental impact [Section 5.5]

Section 5.5(1) states that, for the purpose of attaining the objects of the EP&A Act relating to the protection and enhancement of the environment, a determining authority in its consideration of an activity shall, notwithstanding any other provisions of the Act or the provisions of any other Act or of any instrument made under the EP&A Act or any other Act, examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity.

Table 2 below demonstrates the effect of the proposed development activity on the matters listed for consideration in subsection 3 of Section 5.5.

Table 2 Compliance with subsection 3 of Section 5.5 of the EP&A Act 1979

Matters for consideration under sub-section 3 of Section 5.5 of the EP&A Act	
Matter for consideration	Effect of Activity
Sub-section 3 Without limiting subsection (1), a determining authority shall consider the effect of an activity on any wilderness area (within the meaning of the <i>Wilderness Act 1987</i>) in the locality in which the activity is intended to be carried on.	No effect, as the site and surrounding areas are not within a wilderness area (within the meaning of the <i>Wilderness Act 1987</i>).

6.2 Biodiversity Conservation Act 2016 (BC Act)

Part 7 of the BC Act sets out the test for determining whether a proposed development or activity is likely to significantly affect threatened species, ecological communities or their habitats. For the purposes of Part 5 of the EP&A Act, an activity is to be regarded as an activity likely to significantly affect the environment if it is likely to significantly affect threatened species.

Based on the criteria set out in Section 7.3 of the BC Act, the proposed activity is unlikely to affect threatened species, ecological communities or their habitats and therefore no further assessment is necessary. This is because the land does not contain threatened species, endangered ecological communities or constitute habitat of threatened species or ecological communities. The proposed activity will neither be a key threatening process and the land is not part of or in the vicinity of any declared area of outstanding biodiversity value.

6.3 Other Acts

No other State and Commonwealth Acts are applicable to the proposed activity. The provisions of the *Contaminated Land Management Act 1997* are addressed in Section 6.6 with *State Environmental Planning Policy (Resilience and Hazards) 2021*.

6.4 Environmental Planning and Assessment Regulation 2021

6.4.1 Factors that must be taken into account concerning the impact of an activity on the environment [Section 171]

For the purposes of Part 5 of the EP&A Act, the factors in **Table 3** and **Table 4** below have been taken into account in considering the likely impact of the proposed activity on the environment. The table and comments made in this section of the REF are not mutually exclusive and are to be read in conjunction with the other sections of the REF dealing with the environmental impacts of the proposed development activity.

Table 3 Environmental Planning and Assessment Regulation 2021 [Section 171]

Factors to be taken into account concerning the impact of an activity on the environment.	Comment
Is the activity of a kind for which specific guidelines are in force? If so the factors to be taken into account when considering the likely impact of the activity on the environment are those referred to in the guidelines.	No specific guidelines.
Is the activity of any other kind for which general guidelines are in force? If so the factors to be taken into account when considering the likely impact of the activity on the environment are those referred to in those guidelines.	Yes - Department of Planning and Environment issued "Guidelines for Division 5.1 assessments" made under Section 170 of the EPA regulation 2021.

Table 4 Factors to be taken into account concerning the impact of an activity on the environment

Guidelines for Division 5.1 assessments require the following Environmental factors to be taken into account:	Relevant?	Impact Assessment		
	YES/NA	Temporary	Minor	Significant [Note 1]
(a) environmental impact on the community	Yes	x	x	
(b) transformation of a locality;	Yes		x	
(c) environmental impact on the ecosystems of the locality;	Yes	x	x	
(d) reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality;	Yes	x	x	
(e) effect on a locality, place or building having aesthetic, anthropological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations;	N/A			
(f) impact on the habitat of protected animals (within the meaning of Biodiversity Conservation Act 2016);	N/A			
(g) endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air;	N/A			
(h) long-term effects on the environment;	Yes		x	
(i) degradation of the quality of the environment;	Yes	x	x	
(j) risk to the safety of the environment;	Yes	x	x	
(k) reduction in the range of beneficial uses of the environment;	N/A			
(l) pollution of the environment;	Yes	x	x	
(m) environmental problems associated with the disposal of waste;	Yes		x	

Guidelines for Division 5.1 assessments require the following Environmental factors to be taken into account:	Relevant?	Impact Assessment		
	YES/NA	Temporary	Minor	Significant [Note 1]
(n) increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply;	Yes		x	
(o) cumulative environmental effect with other existing or likely future activities.	Yes		x	
(p) impact on coastal processes and coastal hazards, including those under projected climate change conditions. [Note 2]	N/A			
(q) applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1,	Yes – discussed below in Section 6.4.2.		x	
(r) other relevant environmental factors.	Yes – discussed in Section 8.	x	x	

Note 1: A 'significant' impact will trigger the need for an Environmental Impact Statement.

Note 2: The *NSW Coastal Planning Guideline: Adapting to Sea Level Rise* provides guidance on considering projected climate change conditions such as sea level rise.

The proposed residential flat building development is not expected to generate any significant or long-term impacts on the environment. The short-term impacts, during construction, will be offset by positive social outcomes in the long-term social benefits of providing affordable housing that meets the needs of the community. The applicable Local Strategic Planning Statement (LSPS) and Community Strategic Plan are considered below at Section 6.4.2 of this report.

6.4.2 Strategic Planning Framework

Illawarra Shoalhaven Regional Plan 2041

The Illawarra Shoalhaven Regional Plan 2041, effective from May 2021, provides a strategic 20-year land use framework to guide sustainable growth across the region. The plan identifies 4 key themes—Productivity, Sustainability, People and Place, and Infrastructure—and outlines 15 regionally significant precincts to support job creation, housing diversity, and vibrant communities.

Under the "People and Place" theme, the plan sets clear objectives to:

- Provide housing supply in the right locations, and
- Deliver housing that is more diverse and affordable.

The proposed Residential Flat Building (RFB) development in the Wollongong LGA directly supports these objectives. The development includes a mix of 1- and 2-bedroom units, which aligns with the current housing demand profile. By delivering affordable housing in a well-connected, high-demand urban area, the proposal contributes meaningfully to the region's strategic vision.

Wollongong Local Strategic Planning Statement 2020

The *Wollongong Local Strategic Planning Statement 2020* (LSPS), which came into effect in June 2020, sets out a 20-year land use planning vision for Wollongong City Council that balances the need for housing and economic activities while protecting and enhancing local character, heritage, public places, and spaces. It links State and local strategic plans with Wollongong City Council's planning controls to guide development.

The LSPS identifies 6 priorities or ‘themes’ for the LGA, focused on productivity, liveability, sustainability and infrastructure.

Notably, the priorities of LSPS theme ‘Housing for all’ include the following:

- *The number of smaller dwellings (studio, 1 bedroom) will increase as a percentage to respond to smaller household sizes.*
- *Residential outcomes in key centres and around key transport nodes will be investigated to increase the supply of housing.*
- *The number of social housing dwellings will increase to maintain the supply of 8% of dwellings being available for social housing tenants.*

The proposed development is consistent with the above theme and its priorities, as it will increase the provision of inclusive and affordable housing in the LGA and further support community needs.

Wollongong Housing Strategy 2023

The Wollongong Housing Strategy was endorsed by Council in 2023. It addresses housing supply and demand, as well as examining various sectors including homelessness, social housing, affordable housing, and accessible or supportive housing.

The proposed development is aligned with the following strategies:

CW1: Enable housing of the appropriate type in appropriate locations, with suitable landform, access to public transport, town centres and supporting infrastructure that is planned, costed and programmed within an achievable timeline.

Our Wollongong Our Future 2032 Community Strategic Plan

The *Our Wollongong Our Future 2032 Community Strategic Plan* sets directions for Wollongong City Council derived from an extensive community engagement process. It translates the desires of the community into objectives and outcomes, with measures to recognise progress over time. It identifies strategies and their detailed actions that will achieve those outcomes, along with the role of Wollongong City Council and key partners.

The community vision is supported by 6 goals, and strategies to achieve these goals. The proposed development is aligned particularly with Goal 5 – “We have a healthy community in a liveable city”, and Strategy 5.8 – “Housing choice in the Wollongong Local Government Area is improved, considering population growth, community needs and affordability”. The proposal will contribute to the provision of new affordable housing within the LGA and provide improved levels of access to services and facilities in the Fairy Meadow town centre.

6.4.3 Activities in catchments [Section 171A]

The site is not located within a regulated catchment, as defined in Chapter 6 of *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.

6.5 State Environmental Planning Policy (Housing) 2021

6.5.1 Development without Consent

Tree Removal

The proposed activity includes removal of trees within the site and street trees as recommended in the Arboricultural Impact Assessment and Tree Management Plan. Section 6 of the Housing SEPP specifies that development permitted without consent may be carried out without any other consent or a licence, permission,

approval or authorisation otherwise required under another environmental planning instrument. This means the proposed removal of trees within the site can be included within the REF scope and does not require a permit from Council. The removal of 2 street trees will be carried out as recommended by the Arborist and 2 new street trees species will be planted in new locations as shown on the Landscape Plan to replace the loss of existing street trees. Wollongong City Council's tree department has confirmed their support for removal of trees and replacement with 2 x 100Ltr containers of *Alphitonia excelsa* species via an email dated 18 June 2025. A standard Identified Requirement No. 20 is included to ensure removal of street trees is carried out in accordance with the Arboricultural Impact Assessment and Tree Management Plan. Further, an Identified Requirement No. 66 is included to ensure 2 replacement trees recommended by Council are provided prior to occupation.

Development for Affordable Housing

Chapter 2, Part 2, Division 6 of the Housing SEPP permits LAHC to carry out certain development as 'development without consent', subject to the provisions set out under that section. **Table 5** below demonstrates compliance with the relevant provisions of section 42 of the Housing SEPP.

Table 5 Compliance with relevant provisions under Chapter 2, Part 2, Division 6 of the Housing SEPP for 'residential development without consent' carried out by LAHC

Provision	Compliance
42 Development to which division applies	
(1) – This Division applies to residential development if -	
(a) the development is permitted with development consent on the land under Chapter 5, Chapter 6 or another environmental planning instrument, and	The development is permissible with consent in the R2 Low Density Residential Zone under WLEP 2009.
(b) all buildings will have a height not exceeding the greater of – (i) 11m, or (ii) the maximum permissible building height for the development on the land, and	The maximum proposed building height is 10.78m.
(c) all buildings will have a floor space ratio not exceeding the greater of – (i) 0.65:1, or (ii) the maximum permissible floor space ratio for the development on the land, and	The proposed floor space ratio is 0.64:1.
(d) the development will not result in more than 75 dwellings on a single site, and	The development is for 21 dwellings.
(e) for development on land in an accessible area – the development will result in the following number of parking spaces – (i) for each dwelling containing 1 bedroom – at least 0.4 parking spaces (ii) for each dwelling containing 2 bedrooms – at least 0.5 parking spaces (iii) for each dwelling containing at least 3 bedrooms – at least 1 parking space, and	Not applicable.
(f) for development on land that is not in an accessible area – the development will result in the following number of parking spaces –	The site is located on land that is not in an accessible area, as defined in the Housing SEPP.

Provision	Compliance
(i) for each dwelling containing 1 bedroom – at least 0.5 parking spaces (ii) for each dwelling containing 2 bedrooms – at least 1 parking space (iii) for each dwelling containing at least 3 bedrooms – at least 1.5 parking space, and	The required number of parking spaces is as follows: 9 (1-BR) x 0.5 spaces = 4.5 spaces 12 (2-BR) x 1 space = 12 spaces TOTAL = 16.5 (17) spaces The proposed development includes an at-grade carpark which contains 17 car parking spaces.
(2) This division also applies to the following development if the development is permitted on the land under another environmental planning instrument –	
(a) the demolition of buildings and associated structures if the building or structure is on land – (i) that is non-heritage land, and (ii) that is not identified in an environmental planning instrument as being within a heritage conservation area, (b) the subdivision of land and subdivision works.	NA. The site is vacant land. Not applicable.
(3) This division does not apply to – (a) development to which Chapter 2, Part 2, Division 5 applies, or (b) development that is part of a project, or part of a stage of a project, that the Minister determined under the Act, former section 75P to be subject to the Act, Part 4.	Noted.
(4) <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> , sections 2.15 and 2.17 apply to the development and, in the application of the sections – (a) a reference in section 2.15 to “this Chapter” is taken to be a reference to this section, and (b) a reference in the sections to a public authority is taken to be a reference to the relevant authority.	Sections 2.15 and 2.17 of the Transport and Infrastructure SEPP are not applicable to the site or development.
43 Development permitted without consent	
(1) Development specified in section 42(1) may be carried out without consent if the development is carried out by or on behalf of – (a) Landcom, if all dwellings resulting from the residential development are used for affordable housing, or (b) another relevant authority. (2) Development specified in section 42(2) may be carried out without consent if the development is carried out by or on behalf of a relevant authority other than Landcom.	(a) Not Applicable. (b) LAHC is a relevant authority. Not applicable, as demolition and subdivision are not proposed.
43A Notification before carrying out development	
(1) Before carrying out development under this Division, the relevant authority must do the following - (a) request that the council nominate persons who must, in the council’s opinion, be notified of the development,	Advice was sought from Wollongong City Council regarding additional persons or properties that should be notified of the development via an email sent to Council on 26 July 2024. Council provided a response on

Provision	Compliance
	8 August 2024 confirming owner details of properties included in the scope of notification. Council did not request additional properties to be included in the scope of notification. Homes NSW again contacted the Council on 19 February 2025 to confirm the ownership details are up to date. The Council responded on 20 February 2025 confirming the owners' details.
(b) give written notice of the intention to carry out the development to – (i) the council, and (ii) the persons nominated by the council under paragraph (a), and (iii) the occupiers of adjoining land,	Wollongong City Council was notified of the proposed development activity via the Planning Portal on 11 March 2025. Letters notifying owners and occupiers of adjoining land of the proposed development activity were sent by LAHC on 12 March 2025.
(c) take into account the responses to the notice that are received within 21 days after the notice is given.	Council responded to LAHC's notification by letter dated 8 April 2025. Comments on the response are provided in Section 7.1 of this REF. Two submissions were received from adjoining occupiers. Comments on the submissions are provided in Section 7.2 of this REF.
43B Landcom must notify Secretary of Department of Communities and Justice	
Before carrying out development to which this division applies, Landcom must – (a) give written notice of the intention to carry out the development to the Secretary of the Department of Communities and Justice, including the measures proposed to ensure the dwellings resulting from the residential development will be – (i) used for affordable housing, and (ii) managed by a registered community housing provider, and (b) take into account the responses to the notice that are received within 21 days after the notice is given.	Not applicable to LAHC.
43C Consideration of design of residential apartment development	
Before carrying out residential apartment development to which this division applies, the relevant authority must consider the following – (a) the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9, (b) the Apartment Design Guide.	The proposed development has been considered against the design principles set out in Schedule 9 and the Apartment Design Guide. Refer to the Design Verification Statement and ADG compliance in Appendix S .
44 Considerations before carrying out development	
(1) Before carrying out development to which this division applies, the Aboriginal Housing Office must consider the <i>AHO Design Guidelines NSW</i> , published by the Aboriginal Housing Office in January 2020.	Not applicable to LAHC.

Provision	Compliance
<p>(2) Before carrying out development to which this division applies, the Land and Housing Corporation must consider —</p> <p>(a) <i>Good Design for Social Housing</i>, published by the Land and Housing Corporation, in partnership with the Government Architect NSW, in September 2020, and</p> <p>(b) the <i>NSW Land and Housing Corporation Design Requirements</i>, published by the Land and Housing Corporation in February 2023.</p>	<p>(a) Refer to subsection 6.5.2 which demonstrates that the <i>Good Design for Social Housing</i> has been considered.</p> <p>(b) Refer to subsection 6.5.3 which demonstrate that the <i>NSW LAHC Design Requirements</i> have been considered.</p>
<p>(3) Before carrying out development to which this division applies, Landcom must consider the <i>Landcom Affordable Housing Design Guideline</i>, published by Landcom, in partnership with the Government Architect NSW, in November 2023.</p>	Not applicable to LAHC.
44A Exempt development	
<p>(1) Development for the purposes of landscaping and gardening carried out by or on behalf of the Aboriginal Housing Office or the Land and Housing Corporation in relation to residential development to which this division applies is exempt development.</p>	Noted.
<p>(2) Development for the purposes of repairs and maintenance work and non-structural renovations and building alterations carried out by or on behalf of the Aboriginal Housing Office or the Land and Housing Corporation in relation to housing is exempt development.</p>	Noted.
<p>(3) Subsection (2) does not apply to development involving the use of external combustible cladding within the meaning of the <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021</i>.</p>	Noted.

6.5.2 Good Design for Social Housing

Good Design for Social Housing establishes the 4 key goals and their underpinning principles to delivering better social housing outcomes for NSW.

Section 44(2)(a) of the Housing SEPP requires the relevant authority to consider the relevant provisions of the *Good Design for Social Housing* policy (September 2020) when assessing a proposed residential development under Chapter 2, Part 2, Division 6 of the Housing SEPP.

The following assessment against the *Good Design for Social Housing* demonstrates that the proposed development has adequately considered the goals and principles outlined. Each goal is individually addressed below, and detailed responses are provided by the architect in the Statement of Compliance in **Appendix S**.

Wellbeing

The proposed development supports the wellbeing of future tenants by providing safe and accessible housing where residents have privacy and feel safe.

All units have been designed to achieve Gold Level against the Liveable Housing Australia Design Guidelines. As such, the development has the ability to cater to diverse age groups and degrees of mobility.

The development incorporates passive and active sustainable design by achieving solar access of at least 3 consecutive hours during midwinter to 71% of units. It also incorporates the use of durable and low maintenance materials and appropriately sized units to reduce running costs.

The proposal achieves a high NatHERS rating with an average of 9.1 stars, which exceeds the minimum targets set by LAHC. A 14kW photovoltaic system has been incorporated to offset energy use in the development. PV solar panels are positioned on the north facing roof elevations to maximise solar gains.

Each unit is provided with a balcony as private open space as well as communal open spaces consisting of an area of grass lawn with bench seating and attractive gardens. High quality landscaping across the site will enhance the amenity for residents, and the aforementioned communal open space will provide and encourage opportunities for social interaction in a peaceful setting.

Ample parking is provided to residents, and pedestrian access through the site is accessible and has good passive surveillance.

Belonging

The proposed development is situated in a locality which is characterised by predominantly low-medium scale development, with single-storey dwellings constructed of brick with tile and metal roofing. The form and materiality of the proposed development have been selected to respond to the style and character of the local area and will make a high-quality contribution to the streetscape. The use of predominantly exposed brickwork and a neutral colour palette will ensure the visual appeal of the development is maintained over time, making it indistinguishable from private housing.

The proposed development is secured with landscape boundary planting and fencing to delineate between public and private realms and creates a sense of safety for tenants. The pedestrian entry, central foyer and communal spaces create opportunities for social interaction among residents in a safe environment and provides for a safe transition from public to private spaces.

The mixed unit sizing caters to the needs of a diverse range of tenants.

Value

The development exceeds sustainability targets with an average NatHERS rating of 9.1 stars across the building. The scheme incorporates sustainable features including insulation, high-quality glazing, clothes lines, native plantings, good solar access and cross-ventilation. Photovoltaic panels and rainwater re-use will assist in minimising the use and cost of access to natural resources.

The building materials, construction method and services have been selected to ensure that the development is durable, minimises maintenance and contributes to the low on-going running costs of the dwellings.

The yield is compatible with the planning provisions and the capability of the site, whilst providing a comfortable space for tenants and a positive streetscape contribution for the wider community.

Collaboration

The project involved a rigorous design process in collaboration with design professionals and engineers to ensure that the development incorporates the current best practice in affordable housing design. The development is in keeping with current government initiatives to deliver quality housing stock.

The design and assessment process involved close collaboration with several stakeholders, including input from adjoining landowners.

6.5.3 Land and Housing Corporation Design Requirements

The *NSW Land and Housing Corporation Design Requirements* (LAHC Design Requirements) (February 2023) are used to inform the design and development of the LAHC social housing portfolio. These requirements apply to

all new LAHC developments and are driven by tenant wellbeing, design quality, environmental performance and operational effectiveness within cost parameters.

Section 44(2)(b) of the Housing SEPP requires the relevant authority to consider the relevant provisions of the LAHC Design Requirements when assessing a proposed residential development under Chapter 2, Part 2, Division 6 of the Housing SEPP.

An assessment of the proposed development against the LAHC Design Requirements has been undertaken and deemed to achieve compliance, refer to Certificate of Compliance from the Architect in **Appendix S**. Further detail will be incorporated in the construction documentation.

Non -compliance with Adaptable dwellings

The proposed development is required to provide adaptable dwellings in accordance with the local planning controls. Wollongong DCP 2009 requires that 10% of all dwellings (or at least one dwelling) must be designed to be capable of adaptation for disabled or elderly residents.

The proposed development does not include any adaptable dwellings to ensure that vulnerable individuals are kept away from flood-prone areas, prioritizing their safety. Additionally, all units are designed to meet gold-level liveability standards, enhancing comfort, accessibility, and sustainability. By incorporating step-free access, accessible communal facilities, and high-quality amenities, the project maintains a strong commitment to inclusivity while effectively addressing flood-related risks.

6.6 Other State Environmental Planning Policies

Table 6 below outlines applicability of, and compliance with, other State Environmental Planning Policies (SEPPs).

Table 6 Compliance with other applicable State and Environmental Planning Policies

SEPP (Sustainable Buildings) 2022

A BASIX Certificate and associated NatHERS Certificates have been obtained for the development proposal (refer to **Appendices L** and **M**). The Certificates confirm that the development complies with the minimum requirements for water, energy and thermal performance.

SEPP (Transport and Infrastructure) 2021

The Transport and Infrastructure SEPP provides planning controls relating to development for the purposes of essential services infrastructure (hospitals, roads, water supply, telecommunications and electrical networks), educational establishments and childcare facilities and major infrastructure corridors.

The site is not located in close proximity to a State Classified Road, adjacent/near a rail corridor or adjacent/near electricity infrastructure. As such, the provisions of the SEPP do not apply.

SEPP (Biodiversity and Conservation) 2021

The Biodiversity and Conservation SEPP provides planning controls related to conservation and management, to ensure protection of the natural environment.

Chapter 2 – Vegetation in non-rural areas, Clause 2.6(1) of this SEPP requires a permit from Council for clearing of vegetation required under this policy. The proposed development seeks the removal of 6 trees (refer to the Arborist Report at **Appendix K**). Tree removal is recommended primarily to accommodate the proposed development, especially where encroachment will have an adverse impact on roots and crown for viability and stability of the individual species recommended for

removal. Two of the 6 trees are within the road reserve and Council have raised no concerns about removal of these trees as long as replacement plantings are provided. An Identified Requirement No. 66 is included to ensure 2 *Alphitonia excelsa* trees as recommended by Council, each supplied in 100-litre containers are planted within the road reserve.

Notwithstanding, section 6 of the Housing SEPP specifies that development permitted without consent may be carried out without any other consent or a licence, permission, approval or authorisation otherwise required under another environmental planning instrument. This means the proposed removal of trees within the site can be included within the REF scope and does not require a permit from Council.

An assessment of all trees proposed for removal has been undertaken within sections 4.1 and 8.9 of this REF.

Chapters 3 & 4 – Koala habitat protection 2020 and 2021, are not applicable as the land is not within a prescribed zone, or equivalent land use – section 3.3 and section 4.4.

Chapter 5 – River Murray Lands is not applicable, the land is not shown on the map and is not located in the riverine land of the River Murray, pursuant to section 5.3.

Chapter 6 – Water catchments. The site is not located within a regulated Catchment. Therefore, further assessment under Division 2 of part 6.2 of the Biodiversity and Conservation SEPP does not apply to the activity.

SEPP (Resilience and Hazards) 2021

The Resilience and Hazard SEPP provides provisions for development in the coastal zone, management of hazardous and offensive development and remediation of contaminated land.

Section 4.6 of this SEPP requires the consent authority to consider whether land is contaminated prior to granting development consent.

The site is located within a developed residential area of Fairy Meadow. The s10.7 Planning Certificates do not identify the site as potentially contaminated (refer to **Appendix F**). Notwithstanding, the draft *Contaminated Land Planning Guidelines* (draft Guidelines) prepared by the former Department of Planning and Environment and the Environment Protection Authority provides a checklist of matters to be considered in an initial evaluation of land in relation to potential for contamination. These matters are considered in the table below:

Previous evidence of contamination	Yes/ No	Response
a) Was the subject land at any time zoned for industrial, agricultural or defence purposes?	No	LAHC records indicate that the land has been used for residential purposes since the 1960s
(b) Do existing records held by the planning authority show that a potentially contaminating activity listed in Table 1 in Appendix 1 has previously been approved or carried out on the subject land? (The use of records held by other authorities or libraries is not required for an initial evaluation.)	No	LAHC records indicate that the land has not been used for a potentially contaminating activity listed in Table 1, Appendix 1 of the draft Guidelines.

(c) Is the subject land currently used for a potentially contaminating activity listed in Table 1 in Appendix 1?	No	All of the lots are vacant but previously contained single storey residential buildings and associated structures.
(d) Has the subject land ever been regulated through licensing or other mechanisms in relation to any potentially contaminating activity listed in Table 1 in Appendix 1?	No	LAHC records indicate that the land has not been regulated through licensing or other mechanisms.
(e) Are there any land use restrictions on the subject land relating to possible contamination, such as orders or notices issued under the CLM Act?	No	As noted in the section 10.7 certificates, there are no land use restrictions relating to contamination under the CLM Act.
(f) Has a site inspection indicated that the site may have been associated with any potentially contaminating activities listed in Table 1?	No	A site inspection has been undertaken, and observations did not indicate that the site may have been associated with any potentially contaminating activities listed in Table 1.
(g) Are there any contamination impacts on immediately adjacent land which could affect the subject land?	No	Adjoining development is residential.
(h) Are there any human or environmental receptors that could be affected by contamination?	No	A standard Identified Requirement has been recommended to cover the possibility of discovering site contamination during site preparation / construction works.
(i) Is the site adjacent to a site on the EPA's list of notified sites under s60 of the CLM Act, or adjacent to a site regulated by the EPA under the CLM Act?	No	A review of the EPA's register of notified sites indicates that the land is not adjacent to a notified site under s60 of the CLM Act or a site regulated by the EPA under the CLM Act.

Given the above it is unlikely that the site is contaminated however a recommended Identified Requirement (No. 17) requires implementation of management measures in the unlikely event of contamination prior to or during construction works.

6.7 Wollongong Local Environmental Plan 2009 (WLEP 2009)

Compliance with the relevant provisions / development standards set out in the WLEP 2009 is demonstrated in Table 7 below.

Table 7 Wollongong Local Environmental Plan 2009

Relevant Provisions / Development Standards for Residential Flat Building				
Clause	Provision / Development Standard	Required	Provided	Complies
4.3	Height of Buildings	<p>(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.</p> <p>The site has a maximum building height of 9m.</p>	<p>Maximum building height is 10.78m, which exceeds the LEP maximum.</p> <p>Notwithstanding, the Housing SEPP permits a building height of 11m. Further, the development is sympathetic to the scale of existing residential development in Fairy Meadow as well as future development anticipated for the area.</p>	No
4.4	Floor Space Ratio	<p>(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.</p> <p>The site has a maximum Floor Space Ratio of 0.5:1.</p>	<p>The proposed Floor Space Ratio is 0.64:1, which exceeds the LEP maximum.</p> <p>Notwithstanding, the Housing SEPP permits a Floor Space Ratio of 0.65:1.</p>	No
5.21	Flood Planning	<p>(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development –</p> <p>(a) is compatible with the flood function and behaviour on the land, and</p> <p>(b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and</p> <p>(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and</p> <p>(d) incorporates appropriate measures to manage risk to life in the event of a flood, and</p>	<p>S10.7 Certificates obtained for the subject site indicate that the land is within flood planning area and probable maximum flood and subject to flood related controls.</p> <p>(a) A Flood Assessment Report (Appendix T) was prepared for the proposal, and hydraulic modelling was undertaken. The site is found to be subject to shallow inundation during the 1% AEP flood event and the flow velocities are very low. Hence, the site is concluded to be generally subject to low-hydraulic hazard in the 1% AEP event.</p> <p>(b) The report further confirms that there are no significant offsite conveyance impacts and there is no loss of flood storage.</p> <p>(c) All proposed ground floor levels are above the PMF level: thus, evacuation is not required, as all occupants may wait safely within dwellings on any level during a large storm event.</p> <p>(d) The flood report confirms that the development meets or exceeds the requirements of WDCP 2009 for a “Residential-Medium Risk” development.</p> <p>(e) NA</p>	Yes

Relevant Provisions / Development Standards for Residential Flat Building

		(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses.	The detailed assessment of DCP controls such as building components and structural soundness, flood effects, car parking and evacuation is provided in Section 6.8 of the REF.	
7.6	Earthworks	<p>(3) Before granting development consent for earthworks, the consent authority must consider the following matters –</p> <p>(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,</p> <p>(b) the effect of the proposed development on the likely future use or redevelopment of the land,</p> <p>(c) the quality of the fill or of the soil to be excavated, or both,</p> <p>(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,</p> <p>(e) the source of any fill material or the destination of any excavated material,</p> <p>(f) the likelihood of disturbing Aboriginal objects or other relics,</p> <p>(g) proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.</p>	<p>A Geotechnical Investigation (Appendix P) was undertaken, and the results have informed the design of the development.</p> <p>The proposed activity includes areas of minimal cut, as detailed in the Architectural Drawings in Appendix A. A maximum excavation depth of 0.3m is proposed near the northern boundary of the site.</p> <p>The proposed development has been designed to ensure minimal disruption and detrimental effect on existing drainage patterns and soil stability in the locality. The extent of the proposed cut is contained largely within the driveway and walkway footprints and will not impact on the amenity of adjoining properties.</p> <p>It will have minimal adverse impact on the future use or redevelopment of the land, with the works creating the building platform necessary for facilitating residential use of the land.</p> <p>All excavated material will be used onsite as fill or for landscaping purposes as per the Waste Management Plan (Appendix R).</p> <p>Identified Requirement (No. 43) is recommended to cover the potential disturbance of any relics found on the site during demolition and construction.</p> <p>The hydraulics consultant has certified that site drainage has been designed in accordance with Council's requirements (refer Certificate of Stormwater Compliance in Appendix O). The proposed stormwater management system will ensure water quality is maintained. Further, erosion and sedimentation measures will be implemented during works to ensure that there are no adverse impacts on any watercourse, drinking water catchment or environmentally sensitive areas.</p>	Yes

Relevant Provisions / Development Standards for Residential Flat Building

7.14	Minimum site width	(2) Development consent must not be granted for development for the purposes of a residential flat building unless the site area on which the development is to be carried out has a dimension of at least 24 metres	The site has a width of 38.35m at its Alexander Street frontage, exceeding the minimum requirement of 24m.	Yes
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6.8 Wollongong Development Control Plan 2009

Wollongong Development Control Plan 2009 (WDCP 2009) contains specific development controls for residential flat buildings which are addressed in **Table 8** below.

The general controls for all development set out in WDCP 2009 have generally been addressed in the various sections of this REF that address compliance with the provisions of the Housing SEPP.

Table 8 Wollongong Development Control Plan 2009

Clause	Requirement	Proposed	Complies
Chapter B01 Residential Development - Part 6 Residential Flat Buildings			
6.2 Minimum Site Width Requirement	The Wollongong LEP 2009 requires a minimum site width of 24 metres is required for residential apartment buildings. The width must be measured for the full length of the building envelope and perpendicular to the side boundary. Exceptions will only be considered for social housing developments.	The site has a width of 38.35m at its Alexander Street frontage, exceeding the minimum requirement of 24m.	Yes
6.3 Front Setbacks	For residential flat buildings, the following setback requirements apply from the front property boundary to the front façade of the building: (a) The same distance as one or other of the adjoining buildings, provided the difference between the setbacks of the two adjoining dwellings is less than 2.0m. (b) The average of the setbacks of the two adjoining buildings, if the difference between the setbacks of the buildings is greater than 2.0m. (c) A minimum front setback of 6m applies to residential apartment buildings where calculations of a) or b) result in a front setback of less than 6m.	The proposed residential flat building generally achieves a minimum 6m front setback. The average of the setbacks of the 2 adjoining buildings is $(9.34\text{m} + 7.34\text{m}) / 2 = 8.34\text{m}$. The proposed development incorporates a varied front setback ranging from 5.6m (at the balcony of U04 towards the south) to 10.1m (to balcony of U01 towards the north). While a portion of the building encroaches below the average setback, the majority of the building maintains a setback greater than 6.0m, consistent with the minimum requirement for infill development. The encroachment is limited in extent and primarily associated with balcony elements, which are typically permitted to project into setbacks under the DCP.	Acceptable of merit
	Balconies, front courtyard fences and other building extrusions may be setback	The balconies do not protrude more than 900mm beyond the front setback. Open form, 1.2m high front fencing to private open spaces is	Yes

Clause	Requirement	Proposed	Complies
	up to 900mm closer than the required front or secondary setback.	located in the front setback area, which is permissible under clause 4.9 Fences of the DCP.	
6.4 Side and Rear Setbacks / Building Separation	<p>For residential flat buildings up to 4 storeys (12 metres) in height, the following minimum side and rear setbacks shall be provided:</p> <ul style="list-style-type: none"> • 6m where a habitable room/balcony on development site. • 3.5m where a non-habitable room/blank wall. 	<p>The proposed residential flat building provides 6m setbacks on the rear and both side elevations.</p> <p>However, there is a small protrusion of approx. 0.8m beyond the 6m side setback at the southwest corner of the building. Notwithstanding, this non-compliance is considered acceptable owing to:</p> <ul style="list-style-type: none"> • the constraints posed by the site's shape; • the fact that the protrusion does not contribute to any additional unacceptable bulk; and • there being no window within this protrusion from which any additional privacy impacts could materialise. 	No
6.5 Built Form	All residential flat buildings must be designed by a qualified designer in accordance with <i>SEPP No. 65 – Design Quality of Residential Apartment Development</i> . A Design Verification Statement must accompany the Development Application.	<p>SEPP No. 65, now consolidated into the Housing SEPP, applies to this development as it is 3 storeys.</p> <p>A Design Statement is provided in Appendix S specifying that the development has been designed to achieve compliance with the Design Quality Principles under Schedule 9 of the Housing SEPP and the <i>Apartment Design Guide</i> (ADG), as well as the LAHC Design Requirements, and the <i>Good Design for Social Housing</i> guidelines.</p>	Yes
	The design, height and siting of the development must respond to its context, being both the natural and built features of an area.	SARM Architects have undertaken context analysis, as detailed in the Architectural Plans. The proposal considers the existing housing typography of the Fairy Meadow locality. The development reflects traditional building lines and shapes whilst contributing a more modern aesthetic to the street frontage.	Yes
	The appearance of new development must be in harmony with the buildings around it and the character of the street. New development must contain or respond to the essential elements that make up the character of the surrounding urban environment. This character is created by elements such as building height, setbacks, architectural style, window treatment and placement, materials and landscaping.	The neutral and earth tones of the proposed materials and finishes are also consistent with the design of dwelling houses in the area.	Yes
6.6 Visual Privacy	New buildings should be sited and oriented to maximise visual privacy between buildings through compliance with minimum front, side and rear setback / building separation requirements.	The proposed development has been designed to maximise visual privacy for occupants and neighbours with large setback distances of over 6m to the side and rear boundaries.	Yes

Clause	Requirement	Proposed	Complies
		Balconies with orientation to the rear boundary are set back over 14m and include aluminium battens to provide screening and minimise privacy impacts on adjoining neighbouring properties.	
6.11 Landscaping Requirements	A minimum of 30% of the total site area must be provided as landscaped area.	858.8m ² , or 34% of the site area, is provided as landscaped area, exceeding the minimum requirement of 30%.	Yes
	The required landscaped area must include a minimum 1.5-metre-wide landscaping bed, which is provided along the side and rear boundaries of the site.	<p>Landscape beds with a minimum width of approximately 1.5m are provided along the majority of the length of the side boundaries.</p> <p>Due to LAHC's requirement for at-grade car parking, the landscape bed along a portion of the site's rear eastern boundary does not meet the minimum width requirement. However, given the provision of landscaping exceeds the minimum requirement of 30%, this variation is considered acceptable.</p>	No – acceptable on merit
6.12 Deep Soil Zone	A minimum of half of the landscaped area (i.e. 15% of the site) must be provided as a deep soil zone, where the deep soil zone is not located at the rear of the site. The deep soil zone may be located in any position on the site, other than forward of the building line, subject to this area having a minimum dimension of 6m. Alternatively, the deep soil may extend along the full length of the rear of the site, with a minimum width of 6m. The area of deep soil planting must be contiguous.	<p>591m², or 23.8% of the site area, is provided as deep soil zone, exceeding the minimum requirement of 15%.</p> <p>Of this, 399.2m² (or 16% of the site area) has a minimum width of 6m.</p>	Yes
6.13 Communal Open Space (COS)	Developments with more than 10 dwellings must incorporate communal open space. The minimum size of this open space is to be calculated at 5m ² per dwelling. Any area to be included in the communal open space calculations must have a minimum dimension of 5 metres. Required COS = 21X5 = 105m ²	The proposal includes 559 m ² of communal open space, all of which maintains a minimum width of 6m. This provision exceeds the minimum communal open space requirements set out in the DCP. The layout of the COS represents a deliberate and efficient use of the side setback, extending to the southwest boundary, and contributes to a functional outdoor environment. The area incorporates a bench seating for relaxation, a turfed area for open space. The COS area has passive surveillance from the habitable rooms/balconies within the development.	Yes
	Where a minimum of 15% of the site is provided as a deep soil zone, combined use of part of the deep soil zone as communal open space may occur. The combined communal open space/deep soil area may be grassed but must contain significant shade trees. A maximum of 1/3	The COS is generally combined with the deep soil areas along the southern boundary of the site. The combination exceeds 1/3 of the communal space area and the proposal includes the retention of existing shade trees and also	No - acceptable on merit

Clause	Requirement	Proposed	Complies
	of the required communal open space area may be combined with the deep soil zone.	provides additional trees. This will not impact on the ability of the development to provide an adequate amount of shade trees and as such is considered to be acceptable.	
	The communal open space area must receive at least 3 hours of direct sunlight between 9am and 3pm on June 21.	The principal area of COS receives at least 3 consecutive hours of direct sunlight at midwinter.	Yes
6.14 Private Open Space	Private open space must be provided for each dwelling within a residential apartment building in the form of a balcony, courtyard, terrace and/or roof garden.	Each unit within the proposed development is provided with a balcony. Due to flood affectation at ground level, all ground floor POS areas are elevated above natural ground level to ensure usability and compliance with flood planning controls. Balcony floor areas exceed the LAHC Design Requirements and ADG criteria, which require a minimum area of 8m ² for 1-bedroom units and 10m ² for 2-bedroom units, and a minimum depth of 2m.	Yes
6.15 Adaptable and Universally Designed Housing	Within a residential apartment building, 10% of all dwellings (or at least one dwelling) must be designed to be capable of adaptation for disabled or elderly residents. Dwellings must be designed in accordance with AS 4299-1995, which includes “pre-adaptation” design details to ensure visit ability is achieved.	No adaptable dwellings are provided in this proposal as the site is within a flood zone. This strategic decision ensures that vulnerable individuals are kept away from flood-prone areas, prioritising their safety. With its large portfolio across the Wollongong LGA, LAHC has the ability to provide adaptable dwellings in more suitable locations. Additionally, all units are designed to meet Gold Level (Liveable Housing Australia) enhancing comfort, accessibility, and sustainability.	No-acceptable on merit
	Within a residential apartment building incorporating more than six (6) dwellings, 10% of all dwellings (or at least 1 dwelling) must be designed to achieve the Silver Standards of the Liveable Housing Design Guideline.	All 21 units within the proposed development are designed to achieve Gold Level of the Liveable Housing Design Guideline.	Yes – exceeds requirement
6.17 Apartment Size and Layout Mix for Larger Residential Flat Building Developments	A mix of apartment sizes and layouts is required for larger residential apartment buildings involving ten (10) or more dwellings.	A mix of 1- and 2-bedroom units of varying floor sizes and layouts are provided within the proposed development.	Yes
	For residential apartment buildings having ten (10) or more dwellings, a minimum of 10% of the apartments must be one bedroom and/or studio apartments to provide for housing choice.	9 units, or 43% of all units, are provided as 1-bedroom apartments.	Yes
	Provide the following minimum floor to ceiling heights for residential flat buildings:	Minimum ceiling height of 2.7m is provided for all habitable rooms on all floors.	Yes

Clause	Requirement	Proposed	Complies
	(a) 2.7m minimum for all habitable rooms on all floors. (b) 2.25 to 2.4m minimum for non-habitable rooms on all floors.	Minimum ceiling height of 2.4m is provided for non-habitable rooms on all floors.	
6.18 Solar Access	The living rooms and POS of at least 70% of apartments should receive a minimum of 3 hours of direct sunlight between 9am and 3pm.	15 units, or 71% of provided dwellings, have at least 3 hours of direct sunlight to living rooms and POS between 9am and 3pm at midwinter.	Yes
	Windows to living rooms and at least 50% of the POS of adjoining residential properties must receive at least 3 hours of sunlight between 9am and 3pm on June 21.	Adjoining residential properties at 3 and 11 Alexander Street will receive at least 3 hours of sunlight to living room windows and at least 50% of their POS between 9am and 3pm on June 21.	Yes
6.19 Natural Ventilation	A minimum of 60% of all residential apartments shall be naturally cross ventilated.	15 units, or 71% of provided units, are naturally cross ventilated, exceeding the minimum of 60%.	Yes

Chapter D01 – Character Statements

3.27 Fairy Meadow	<p>Existing Character</p> <p>Fairy Meadow has a range of housing forms including detached dwelling-houses, villas, townhouses, residential apartment buildings and mixed-use buildings within the retail and business centre which contain upper-level residential apartments.</p>	<p>The proposal responds to the existing character of Fairy Meadow by providing a scale of building that is compatible with existing dwelling houses and medium density housing in the immediate vicinity, and residential apartment buildings across the wider suburb. The materiality of the proposal similarly reflects that of existing residential developments, particularly in the use of neutral and earth tone masonry and metal sheet roofing.</p>	Yes
	<p>Desired Future Character</p> <p>Fairy Meadow has been identified as an emerging major town centre in the Illawarra Regional Strategy and is likely to experience some increased residential densities, particularly in residential precincts within close proximity to Fairy Meadow and Towradgi railway stations and the Fairy Meadow retail and business centre.</p> <p>The lower density residential areas in Fairy Meadow are likely to be subject to some replacement of older dwelling stock with larger dwelling-houses. Any new residential building should be sympathetic in design with the surrounding dwellings in terms of housing style and external finishes.</p>	<p>The proposal is a 3-storey residential flat building and embodies the desired future character of the area. It is located 1km from Fairy Meadow's retail and business centre.</p> <p>The design and materiality of the building continues to be sympathetic with surrounding older dwellings, implementing low pitched roof forms and neutral tone brickwork.</p>	Yes

Clause	Requirement	Proposed	Complies
Chapter E02 – Crime Prevention Through Environmental Design			
3.2 Natural Surveillance and Sightlines	-	The proposal has been designed to minimise blind and sharp corners on pathways, stairs and corridors. Pathways are provided with gradual changes of grade. The windows of activity rooms overlook communal spaces, pedestrian areas, car parking and the street to maximise passive surveillance.	Yes
3.4 Building Design	-	Entrance to the building is clearly defined, secure, well-lit and oriented to the street. Entrapment spots or places for intruders to loiter are minimised at entrances. Blank walls are avoided on all elevations.	Yes
3.5 Landscaping	-	Planting has been selected as to not screen doorways, entrances and windows. Shrubbery and low-level planting are provided for footpaths.	Yes
Chapter E03 – Car Parking, Access, Servicing/Loading Facilities and Traffic Management			
7.1 Car Parking, Motorcycle, Bicycle Requirements	<u>Car parking rate –</u> 1 car space per dwelling (<70m ²) or 1.5 car space per dwelling (70-110m ²) <u>Bicycle parking –</u> 1 bicycle per 3 dwellings (residents) and 1 bicycle space per 10 dwellings (visitor) <u>Motorcycle parking –</u> 1 motorcycle space per 15 dwellings	The proposal provides 17 parking spaces in accordance with the Housing SEPP. Additionally, 9 bicycle parking spaces and 2 motorcycle parking spaces at the DCP rate is included and is located in the south-eastern portion of the site, between the communal open space and the car parking area.	N/A
Chapter E07 – Waste Management			
5.5 Residential Flat Buildings	A completed Site Waste Minimisation and Management Plan (SWMMP) shall accompany the Development Application for a proposed residential flat building.	A Waste Management Plan has been provided, prepared according to Council's SWMMP template in Chapter E07.	Yes
Chapter E13 – Floodplain management			
5 Flood Studies	Flood studies must be prepared by a suitably qualified engineer. The flood study must be prepared in accordance with the relevant sections of this Chapter. The 20% AEP, 1% AEP and PMF flood events must be modelled to assess the flooding impact of a proposed development to property, infrastructure and the environment	Greenview Consulting has prepared a flood study. The report confirms that TUFLOW model was undertaken to assess the flooding impact. Please refer to Appendix T .	
6.3 Flood Risk Precincts	<u>Medium Flood Risk Precinct</u> - In this precinct there would be a significant likelihood of flood damage and/or danger to life, but these damages or danger to life can be minimised by the application of appropriate development controls.	The Flood Study carried out by Greenview Consulting dated October 2024 (Appendix T) identifies that the site is subject to low hydraulic hazard during the 1% AEP event and is thus best classified as Medium Flood Risk. The site is	

Clause	Requirement	Proposed	Complies
	<p>The Medium FRP includes:</p> <p>i) Includes land below the 1% AEP level plus 0.5 m that is not within the High FRP area inundated in a 1% AEP plus freeboard and not classified as High FRP.</p>	<p>also identified as Medium Flood Risk in the <i>Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan</i> adopted by Council.</p> <p>The Flood Study further confirms that the site is generally subject to low velocities in the 1% AEP event. The proposed habitable floors are set at the flood planning level being the 1% AEP + 500mm i.e. +15.8m AHD + 0.5m = +16.35m AHD and meets the design requirement under the DCP.</p>	
6.4.2 Performance Criteria	<p>a) The proposed development should not result in any increased risk to life;</p> <p>b) Development should not detrimentally increase the potential flood affectation on other development or properties either individually or in combination with the cumulative impact of development that is likely to occur in the same floodplain;</p> <p>c) Development should not result in impacts upon the amenity of an area by way of unacceptable overshadowing of adjoining properties, privacy impacts (e.g. by unsympathetic house-raising) or by being incompatible with the streetscape or character of the locality;</p> <p>d) The proposal must not have an adverse impact upon the ecological value of the waterway corridors, and where possible, should provide for their enhancement. Proposed development must be consistent with ESD principles; and</p> <p>e) The geomorphic stability of a waterway corridor does not impose additional risk to human life or property.</p>	<p>(a) The Flood Study at Appendix T confirms that the development will have finished floor levels above both the 1% AEP and PMF, and therefore residents can remain in their dwellings during a large storm event.</p> <p>(b) The proposed development has been deliberately designed to convey flow (with elevated ground floor) and, as such, there are no significant offsite impacts.</p> <p>(c) The proposed elevated ground floor does not impose any additional overshadowing impacts as shown in shadow diagram at Appendix A given that the development complies with the maximum building height control.</p> <p>(d) The Flood Study confirms the site is not located near a defined waterway.</p> <p>(e) The Flood Study confirms the site is not located near a defined waterway.</p>	Yes
<p>Appendix C Prescriptive standards– Specific Flood plains</p> <p>Schedule 5 – Fairy Cabbage Tree Creek Floodplain</p>	<p>Medium flood risk</p> <p><u>Floor level –</u></p> <ul style="list-style-type: none"> Habitable floor levels to be equal to or greater than the 1% AEP flood level plus freeboard. Garage and all other non-habitable internal floor levels to be no lower than the 1% AEP flood level minus 300mm or 300mm above finished adjacent ground (whichever is the greater) 	<p>The site is categorised as medium flood risk.</p> <ul style="list-style-type: none"> The proposed development has 16.35m FFL across the whole building which complies with 500mm freeboard above the 1% AEP flood level. Non-habitable internal floor levels are a minimum 16.35m FFL, which equates to 500mm above the 1% AEP flood level. The proposed 	Yes

Clause	Requirement	Proposed	Complies
	<p><u>Building components-</u></p> <p>All structures to have flood compatible building components below or at the 1% AEP flood level plus freeboard.</p> <p><u>Structural soundness –</u></p> <p>Applicant to demonstrate that any structure can withstand the forces of floodwater, debris and buoyancy up to and including a 100-year flood plus freeboard, or a PMF plus freeboard if required to satisfy evacuation criteria.</p> <p><u>Flood affectation –</u></p> <ul style="list-style-type: none"> Engineers report required to certify that the development will not increase flood affectation elsewhere, includes medium and high-density residential proposals. The impact of the development on flooding elsewhere to be considered, includes low density residential. <p><u>Evacuation –</u></p> <ul style="list-style-type: none"> Reliable access for pedestrians or vehicles is required from the building, commencing at a minimum level equal to the lowest habitable floor level to an area of refuge above the PMF level, or a minimum of 20m² of the dwelling to be above the PMF level. The development is to be consistent with any relevant flood evacuation strategy or similar plan. 	<p>development does not include garages.</p> <p>The Flood Study confirms that all structures will have flood compatible materials below the relevant FPL.</p> <p>A structural engineer will be required to certify at the detailed design stage that the proposed new structures can withstand flood forces such as hydrostatic loading, debris impact and uplift.</p> <p>Identified Requirement No. 63 is included to ensure recommendations provided in the Flood Study are implemented and a report from qualified structural engineer certifying that the building can withstand the flood forces is provided prior to occupation of the development.</p> <p>The Flood Study at Appendix T demonstrates that, under the proposed conditions there are no significant offsite conveyance impacts and there is no loss of flood storage.</p> <p>The Flood Study at Appendix T confirms that, all proposed ground floor levels are above PMF levels: thus, specific evacuation is not required, as all occupants may wait safely within any level of the development during a large storm event. The critical duration of flooding is the 2-hour event and onsite refuge is much safer than attempting to evacuate offsite for urban flash flooding.</p>	
6.5 Car Parking – Flood Related Requirements	a) Open car parking – open car parking subject to inundation should be designed giving regard to vehicle stability in terms of depths and velocity during inundation by floodwaters, ensuring that each	The proposed carparking is no more than H1 hazard in the 1% AEP event, which is deemed generally safe for vehicles, people and buildings.	Yes

Clause	Requirement	Proposed	Complies
6.5.3 Prescriptive Standards	car parking space is within hydraulic hazard category H1 during a 1% AEP flood.		
Chapter E14 – Stormwater Management			
		<p>The proposed development is designed in accordance with the Stormwater Management Guidelines set out in chapter E14. This includes-</p> <ul style="list-style-type: none"> • The proposed stormwater drainage system has been designed to capture surface runoff from the site. • An OSD system has been designed to limit post-development discharge to pre-development levels, with capacity verified for the 1:100-year ARI event. The system includes appropriate safety features and maintenance access. • Water Sensitive Urban Design (WSUD) elements such as Gross Pollutants Traps and stormwater filters are included to meet the pollution reduction targets. 	Yes

7 Notification, Consultation and Consideration of Responses

7.1 Council Notification

In accordance with section 43A of the Housing SEPP, Wollongong City Council was notified of the proposed development via the Planning Portal on 11 March 2025 (refer to **Appendix H**). The notification response period formally closed on 1 April 2025 and Council responded to the notification by letter dated 8 April 2025 which has been summarised in **Table 10** below. A response is provided in relation to the matters raised in Council's letter and where appropriate, these matters have been addressed in the identified requirements in the **Activity Determination**.

Table 9 Issues raised in Council submission

Matters	Concerns raised/recommendations	Homes NSW (LAHC) Response
Landscape	<ul style="list-style-type: none"> Street tree planting is recommended. 	An Identified Requirement No. 66 is included to ensure 2 <i>Alphitonia excelsa</i> trees, each supplied in 100-litre containers are planted within the nature strip, as recommended by Council on 18 June 2025.
	<ul style="list-style-type: none"> Tree protection measures must be in place during demolition and construction. 	Noted. The works will be carried out as per recommendations in the Arboricultural Impact Assessment and Tree Management Plan. An Identified Requirement No. 33 is included to ensure appropriate measures are undertaken to protect the trees during construction and it is carried out in accordance with the Arboricultural Impact Assessment and Tree Management Plan.
	<ul style="list-style-type: none"> AS 4970-2009: Protect trees on development sites by maintaining soil grades and keeping machinery/materials outside Tree Protection Zones (TPZs) 	
Stormwater and Flooding	Council note that the site is flood affected, and the drainage, flooding and stormwater management should be design by qualified engineer to comply with Council's DCP Chapters E13 & E14 requirements.	<p>The proposal is designed in accordance with findings of the flood study by a qualified engineer and complies with DCP requirements.</p> <p>An Identified Requirement No. 63 is recommended to require the appointment of a suitably qualified and experienced structural engineer to prepare a report prior to occupation that verifies the new building can withstand the forces such as hydrostatic loading, debris impact, and uplift.</p>
Traffic	<u>Access and Manoeuvring</u> <ul style="list-style-type: none"> Move the passing bay westward to meet requirements of Clause 3.2.2 of AS2890.1 — driveway access and roadway must be 5.5m wide for the first 6m from the property boundary. 	<p>The passing bay is now relocated towards the front boundary and a double width crossover is provided for safer manoeuvring of the vehicles.</p> <p>Refer Appendix A.</p>
	<ul style="list-style-type: none"> The applicant must provide all internal access dimensions on the site plan, including grades, access widths, parking aisle widths which comply with AS2890.1. 	The site plan has been amended and is at Appendix A .

Matters	Concerns raised/recommendations	Homes NSW (LAHC) Response
	<ul style="list-style-type: none"> The access design should ensure that adequate pedestrian and vehicle sight distance is provided as per AS2890.1 	The proposed development complies with the required sight lines, as shown on site plan sheet A202 at Appendix A .
	<p><u>Footpath</u></p> <ul style="list-style-type: none"> The applicant must regrade the verge to provide a maximum grade of 2.5% from the back of kerb, with a 1.5 metre footpath provided along the full extent of the site frontage. 	<p>A 1.5m wide footpath along the full extent of the site frontage is provided as per Council's standards and as shown on the site plan.</p> <p>Refer Appendix A.</p>
	<p><u>Adaptable Dwellings</u></p> <ul style="list-style-type: none"> In multi-dwelling developments with over 6 units, Wollongong DCP requires that 10% (or at least 1 unit) must be adaptable. Parking spaces for these units must meet AS4299 standards. 	No adaptable dwellings are provided on this site. This decision aligns with the LAHC project brief and considers the site's location in a flood-affected area. It reflects a conscious effort to prioritise safety by keeping vulnerable individuals away from flood-impacted lands. Additionally, other developments within LAHC's portfolio across the Local Government Area (LGA) continue to support adaptable housing.
	<p><u>Bicycle Parking</u></p> <ul style="list-style-type: none"> The applicant should consider providing motorcycle and bicycle parking as per Council's DCP at a rate of: <ul style="list-style-type: none"> 1 bicycle space per 3 dwellings (residents) and 1 bicycle space per 12 dwellings (visitors). 1 motorcycle space per 15 dwellings. Additionally, bicycle spaces for residents and visitors shall consider appropriate level security. For resident bicycle spaces, this should be provided within secure communal compound and protected from weather. 	<p>The proposed development includes dedicated bicycle and motorcycle parking in accordance with the rates specified in the WDCP 2009. These spaces are strategically located at the southeastern corner of the site, at the end of the car parking area. The positioning ensures visibility from both the car park and the communal open space, enhancing passive surveillance. Importantly, the location is deliberately set away from the main vehicular entry point to improve security.</p> <p>Refer to site plan at Appendix A.</p>
	<p><u>Waste Servicing and Deliveries</u></p> <ul style="list-style-type: none"> Development with more than 6 dwellings requires a communal waste facility to be provided within the site. Street bin collection is allowed if bins fit within 50% of the site frontage (Chapter E7 Clause 5.4.3); applicants must show placement for assessment. 	<p>The proposed development provides communal waste bins in accordance with <i>Wollongong Development Control Plan 2009 – Chapter 7: Waste Management</i>. The communal waste facility is in an accessible location.</p> <p>Waste collection is proposed via kerbside pickup, with the indicative bin storage location clearly shown on the site plan. The placement of the bins has been carefully considered to ensure that no more than 50% of the site's frontage is occupied during collection, in line with Council requirements.</p> <p>Refer to Appendix A.</p>
Architectural comments	<ul style="list-style-type: none"> <u>Density</u> <p>It is understood that on-grade car park is a cost-saving choice however, it causes issues like non-compliant communal open spaces (COS), insufficient landscaping buffers, and a narrow undersized</p>	<p>The proposal provides 559m² of communal open space where a minimum of 105m² is required by WDCP2009. The space is provided with dimensions that exceed the minimum of 5m.</p> <p>858.5m², or 34% of the site area, is provided as landscaped area, exceeding the minimum</p>

Matters	Concerns raised/recommendations	Homes NSW (LAHC) Response
	driveway — modifications may be needed to reduce overdevelopment.	<p>requirement of 30%. A 1.5m wide landscape buffer is provided along all the boundaries except behind the car park area along eastern boundary.</p> <p>The proposed development is designed in accordance with the FSR and height provisions within Housing SEPP 2021 and landscaped area requirement per ADG. The proposed driveway complies with Australian Standards, and AS 2890.1 swept path analysis confirms adequate vehicle movements.</p> <p>This development delivers high-quality, well designed affordable housing and caters to local demand for housing.</p>
	<ul style="list-style-type: none"> <u>Sustainability:</u> EV car chargers should be considered, either in common space or pre-installed to units, beyond NCC Section J basic requirements. 	<p>NCC Section J9D4 outlines the requirements for electric vehicle (EV) charging infrastructure in new developments. This includes a provision to support the future installation of 7kW (32A) Type 2 EV chargers in 100% of car parking spaces associated with a Class 2 building.</p> <p>A standard Identified Requirement No. 2 is included to ensure all building works are undertaken in accordance with the National Construction Code.</p>
	<ul style="list-style-type: none"> <u>T7 Tree Encroachment:</u> Building footprint is encroaching excessively on T7 tree's TPZ and canopy. While a suspended slab is proposed, council encourages reassessment of the impact. 	<p>As recommended in the Arboricultural Impact Assessment and Tree Management Plan, to protect the trees during construction, a suspended slab will be used to avoid damaging the roots. An AQF Level 5 Arborist will oversee the process during construction. Ground protection, such as steel plates over a layer of mulch or aggregate, will prevent soil compaction in the tree protection zone. The Arboricultural Impact Assessment and Tree Management Plan advises that 'no scaffold branches or tree canopy is anticipated to be pruned based on the building design, setback and roof design.'</p> <p>An Identified Requirement No. 65 is included to ensure an AQF L5 project Arborist is appointed to supervise all the works during the construction period.</p>
	<ul style="list-style-type: none"> <u>ADG Objective 3D-1:</u> Requires COS to cover 25% of the site area (619.75m²); proposed usable COS is ~420m², falling short by ~200m². 	<p>The proposed development includes a total of 559m² of Communal Open Space (COS), with approximately 440m² concentrated in the southeast corner of the site. While the COS falls short of the ADG guideline, the layout represents a deliberate and efficient use of the side setback, extending to the southwest boundary, and contributes to a cohesive and functional outdoor environment. The area features a well-thought-out design, incorporating bench seating for relaxation, a turfed area for open space. The COS area has passive surveillance from the habitable rooms/balconies within the development. Furthermore, residents benefit from proximity to a sports ground located approximately 550m west of the site, offering additional recreational opportunities.</p>

Matters	Concerns raised/recommendations	Homes NSW (LAHC) Response
		<p>A detailed landscape plan features selected trees, shrubs, and ground covers to enhance amenity, provide shade, and ensure privacy for residents and neighbours.</p> <p>The proposed COS is functional, attractive, and responsive to the needs of future residents while respecting the amenity of neighbouring properties.</p>
	<ul style="list-style-type: none"> <u>ADG Objective 3D-2</u>: Facilities in the COS (lawn and one bench) are inadequate for 21 units. Council suggests adding a WC, BBQ, pergola, and fruit trees/ vegetable or herb garden to meet objectives. 	<p>Additional amenities, such as BBQ facilities, are not generally provided within social housing developments due to ongoing maintenance concerns. LAHC also carefully designs communal open space areas to try to avoid large congregation spaces.</p>
	<ul style="list-style-type: none"> <u>COS Accessibility</u>: Disabled access routes are unsafe/inappropriate; review and amend paths 	<p>The design has been amended to improve accessibility to the COS by including an accessible pathway from the car park, as well as from the common lobby area.</p> <p>Refer to Appendix A.</p>
	<ul style="list-style-type: none"> <u>Proximity of COS to car park raises safety concerns and lack of direct access and visibility from the lobby provides limited passive surveillance. No security fence or gate being proposed for safety of the car park and overall common areas.</u> 	<p>The Communal Open Space (COS) is strategically located in the southeastern corner of the site, which is the most appropriate position given the irregular site shape, building layout, and the need to comply with landscaped and deep soil area requirements.</p> <p>The COS benefits from passive surveillance provided by overlooking units, enhancing safety and visibility.</p> <p>Security gates have intentionally not been included in the design due to concerns regarding vandalism and the ongoing maintenance burden they may impose.</p>
	<ul style="list-style-type: none"> <u>Landscaping Buffers</u>: Enhance buffers near driveway/passing bay and ground-floor units (U01, U07). 1600h brick wall to northern side of U01 POS limits solar access. Lack of landscaping creates reduced privacy and amenity. Revise landscaping near U06 and U03 for better visual/acoustic privacy. 	<p>In response to Council recommendations, the passing bay has been relocated closer to the front boundary of the site to improve vehicle circulation and access efficiency.</p> <p>The pedestrian walkway, which runs parallel to the driveway, is now separated by a kerb, creating a landscape buffer between Units U01 and U07. This design modification enhances privacy for these ground-level units and contributes to the visual amenity of the development by softening the interface between built form and circulation areas.</p> <p>To enhance the visual appeal and soften the built form, shrubs have been incorporated within the narrow landscape strip surrounding Units U03 and U06. Additionally, the balconies of these units are elevated above the adjacent common areas and are enclosed with 1600mm high brick walls, providing enhanced visual and acoustic privacy for residents.</p>
	<ul style="list-style-type: none"> <u>Boundary Landscaping</u>: Provide 1.5m landscaping beds alongside/rear boundaries. Modify on-grade carpark and 	<p>A 1.5m landscaping buffer is provided along the side and rear boundaries, except for a small section behind the car park. This exception is necessary to accommodate the compliant driveway width, bin</p>

Matters	Concerns raised/recommendations	Homes NSW (LAHC) Response
	northern boundary to meet this requirement.	location, and ensure adequate separation between private and public spaces.
	<ul style="list-style-type: none"> <u>Reconsider the extent of “mass planter bed” within the POS of spaces between Unit 01 to 04 to allow for increase in size of the usable POS area.</u> 	The proposed mass planter beds feature low-maintenance ground covers, ornamental shrubs, and hardy grasses — offering a cost-effective alternative to traditional lawns. These plantings enhance the streetscape with varied textures, colours, and heights, softening built elements and creating a more inviting, natural urban environment.
	<ul style="list-style-type: none"> <u>Cross Ventilation:</u> U09 and U16 fail cross-ventilation standards due to building slot issues, along with privacy concerns near lobby windows. U13 and U20 could meet standards with minor window modifications. 	<p>The cross-ventilation diagrams have been amended and 71% of the units achieve cross ventilation exceeding the 60% requirement.</p> <p>Refer to Sheet A106 within Appendix A.</p>
	<ul style="list-style-type: none"> Demonstrate that NCC section F6D7(1)a. compliance has been achieved. 	<p>The NCC report at Appendix N identifies that the proposed development is capable of achieving compliance with F6D7 of the NCC. This clause stipulates that natural ventilation must be provided through openings such as windows, doors, or other openable elements, with a total ventilating area not less than 5% of the floor area of the room being ventilated. that requires openings, windows, doors to have natural ventilating area not less than 5% of the floor area of the room.</p> <p>A standard Identified Requirement to comply with NCC standards is included in the Activity Determination.</p>
	<ul style="list-style-type: none"> <u>Floor-to-Floor Heights:</u> NCC standards have increased apartment heights to 3.2m to ensure ceiling compliance with ADG (2.7m in habitable spaces). Proposed 3.1m heights are insufficient and should be increased. 	The proposed 3.1m floor to floor height is sufficient to accommodate the services and is in compliance with 2.7m habitable room height as per the ADG.
	<ul style="list-style-type: none"> <u>Unit Storage:</u> Units U03, U10, and U17 have storage cupboards located in the communal lift lobby, which is not ideal. Council encourages relocating storage within the units themselves, as provided for other units. 	<p>The plans have been amended to provide additional storage to U03, U10 and U17 within the unit while keeping the external storage spaces.</p> <p>Refer to Sheet A106 within Appendix A.</p>
	<ul style="list-style-type: none"> <u>Ground Floor POS Areas:</u> Units U01-U07 have undersized private open space (POS) areas that fail to meet ADG Objective 4E-1, which requires a minimum depth of 3m and an area of 15m² for ground-level units. All ground floor POS spaces must be revised to comply. 	<p>The POS areas for ground floor units are at a raised level in response to the flood affectation. Hence, they comply with the balcony size and area requirement as set out in LAHC Design Requirements.</p> <p>The furniture layout within POS is achievable as shown on the plans.</p>
	<ul style="list-style-type: none"> <u>Waste Enclosure Proximity:</u> The external waste enclosure is too close to U07's POS and living area, raising concerns about 	The proposed bin enclosure is located in proximity to one corner of the building and approximately 3m

Matters	Concerns raised/recommendations	Homes NSW (LAHC) Response
	amenity and potential odours. Council recommends relocating the bin enclosure or integrating it into the built form as a secure, ventilated space.	from the POS of U07. Additionally, the POS is at a raised level which creates more visual separation.
	<ul style="list-style-type: none"> <u>Safety</u>: the height of perimeter wall with the entry portico creates a sense of enclosure increasing potential risk for this area becoming a place of loitering. 	The height of the northern and eastern perimeter wall is 1500mm and the southern wall is only 500mm high, this avoids any concealment. There is direct line of sight from the public footpath as well as from the main entry door of the building looking to the street.
	<ul style="list-style-type: none"> <u>Pedestrian Safety</u>: Pedestrian entrances and exits should be separated from vehicular entry and exit points to minimize safety risks. The shared pedestrian walkway zone and vehicular passing bay near the driveway pose potential conflicts and should be reviewed for improved safety measures 	<p>The main purpose of the walkway alongside the driveway is to allow for easy bin movement to the kerb for collection. To support this, the walkway is clearly defined and separated from the driveway by kerbing, which improves both safety and functionality by providing a clear visual and physical boundary.</p> <p>Each ground floor, street facing unit has its own separate pedestrian entry, encouraging residents to use these direct access points. In addition, the building features a welcoming main entry located centrally, designed to be easily accessible for both residents and visitors, enhancing the overall sense of arrival.</p>
	<ul style="list-style-type: none"> <u>Visitor Car Spaces</u>: Council typically requires 0.2 visitor car spaces per dwelling for residential flat buildings (RFBs), equating to 5 spaces for this development. While the Housing SEPP does not mandate visitor spaces, council encourages providing clearly marked and differentiated visitor car spaces within the site. 	Noted. The proposed parking provisions align with the Housing SEPP requirements, ensuring compliance with relevant standards. These parking spaces are not allocated to residents, allowing them to be utilized on an availability basis. As highlighted in the Traffic Report, there is sufficient capacity for on-street parking to accommodate visitors.
	<ul style="list-style-type: none"> <u>Waste Storage Requirements</u>: Council requests 120L per unit per week for general waste, 120L per unit per week for recycling, and 40L per unit per week for FOGO. This equates to 26 x 240L bins (11 for waste, 11 for recycling, 4 for FOGO). Plans must show these bins can fit within the proposed waste enclosure as per the NSW EPA's 'Better Practice Guide.' Bins must not occupy more than 50% of the street frontage on collection day to maintain public safety and amenity. 	<p>The development provides a total of 14 waste and recycling bins, in accordance with the requirements outlined in Appendix 2 of Chapter E7: Waste Management Guidelines of the Wollongong Development Control Plan 2009. This provision meets the current waste generation rates applicable to the proposed residential use.</p> <p>In addition, the design includes adequate space within the bin enclosure to accommodate additional bins if required. The ground floor units are also equipped with private yards, each with separate pedestrian access, allowing for the convenient storage and collection of extra bins. This ensures the development remains adaptable to any future changes in Council waste collection rates or service requirements.</p>
	<ul style="list-style-type: none"> Waste collection details are to be provided, such as the location of the bins for storage and collection, method of collection, and size of collection vehicle. 	The site plan shows number of bins provided for the development. Kerbside collection is proposed, and the site plan indicates that all the bins can fit into less than 50% of frontage.

Matters	Concerns raised/recommendations	Homes NSW (LAHC) Response
	<ul style="list-style-type: none"> As a minimum council recommends that 2 x 3-bed units (10%) are to be provided. 	The Homes NSW Local Area Analysis of Wollongong LGA indicates that 72% of existing LAHC owned dwellings have 3 or more bedrooms, whereas 84% of the priority waitlist for social housing is for dwellings with up to 2-bedrooms. This demonstrates a high demand for smaller homes, reinforcing the necessity of the proposed development, which will introduce much-needed 1- and 2-bedroom social housing dwellings. The proposed bedroom mix is intended to realign LAHC's current housing portfolio more closely with the demand for social housing.
Housing Diversity and Social Interaction	<ul style="list-style-type: none"> 10% of all units are required to be adaptable to ensure compliance with Objective 4Q-2 of the ADG and Chapter B1 of WDCP. A minimum of 3 out of 21 units are required to be adaptable. 	No adaptable dwellings are provided on this site. This decision aligns with the LAHC project brief and considers the site's location in a flood-affected area. It reflects a conscious effort to prioritise safety by keeping vulnerable individuals away from flood-impacted lands.
	<ul style="list-style-type: none"> Council encourages study areas to be incorporated into all units where possible to support WFH requirements. 	As noted previously, the proposed development has been designed to assist in meeting the demand for smaller social housing units and therefore the inclusion of a study area in units is not considered necessary.
Aesthetics and Materiality	<ul style="list-style-type: none"> <u>Substation Location</u>: Council recommends relocating the substation to a more discrete location, such as the south-west corner of the site, to improve street appeal and amenity for west-facing POS areas. Update the west elevation to show the substation's proposed location and assess its visual impact on the streetscape. 	<p>The proposed location of substation is appropriate considering the accessibility for maintenance and does not impact functionality of the building or impact trees. There is a Council street tree in front of the southwest corner of the site. Relocation of the substation to this location will have a significant impact resulting in removal of the tree.</p> <p>The west elevation is updated showing the substation and it is considered acceptable.</p>
	<ul style="list-style-type: none"> <u>On-Grade Parking</u>: Council supports on-grade parking at the rear of the site, provided minimum COS areas are achieved and landscaping alongside boundaries is increased. 	<p>The proposed on-grade parking has been designed in accordance with the LAHC project brief. It ensures the integration of appropriately sized affordable housing units within the one built form while maintaining overall compliance with planning requirements for landscaped areas, private open space (POS), deep soil zones, and communal open space (COS). A 1.5m landscaping buffer is provided along the side and rear boundaries, except for a small section behind the car park. This exception is necessary to accommodate the compliant driveway width, bin location, and ensure adequate separation between private and public spaces.</p> <p>This minor non-compliance is acceptable.</p>
Aesthetics and Material	<ul style="list-style-type: none"> <u>Material and Colour Specifications</u>: Clarification is required regarding specific material and colour specifications for the development 	The schedule of materials and finishes has been updated to provide additional details and is included in sheet A303 at Appendix A . The privacy screens are composed of vertical battens, which also wrap around the concrete parapet wall of the balcony and extend partially onto the balcony roof wall, as illustrated in the west elevation. The interior surfaces

Matters	Concerns raised/recommendations	Homes NSW (LAHC) Response
		of the balcony wall and roof are clad in light brown, timber-look metal panels, providing a warm contrast to the exterior. The ground floor façade features light beige face brick with a subtle texture, while the upper two floors are finished with metal cladding, contributing to a more contemporary aesthetic.
	<ul style="list-style-type: none">Hot Water Units (HWUs): Ground floor units propose heat pump HWUs in external locations, including street-fronting landscapes and POS areas, which negatively impact the streetscape. Council recommends electric instantaneous HWUs for all units, including ground-level ones, to ensure consistency and minimize spatial and visual impact. Plans must also identify HWU locations for upper-level units (U08-U21), as BASIX certificates specify electric instantaneous HWUs for these units.	The proposed HWU heat pumps to GF units and instantaneous electric HWUs to FF units complies with LAHC Design Requirements. The heat pump HWUs at ground level are concealed with the same material and design as the front fence which blends well into the streetscape.

7.2 Notification of Occupiers of Adjoining Land and Other Persons

Under section 43A(1)(a) of the Housing SEPP, the Wollongong City Council was requested to nominate any other persons who should, in the Council’s opinion, be notified of the development.

Advice was sought from Council regarding additional persons or property that should be notified of the development via an email dated 26 July 2024. Council provided an email response on 8 August 2024 advising that the notification map is consistent with Council’s Community Participation Plan and acceptable to Council. Council was asked to re-confirm notification details in an email on 19 February 2025 and notification was undertaken in accordance with these details. **Figure 14** illustrates the properties in which the occupiers and landowners were notified of the development.



Figure 13 Map of Properties Notified of the Proposed Development (Source: LAHC)

Under section 43A(1)(b) of Housing SEPP, occupiers of adjoining land, and owners identified by council, as shown in the above map, were notified of the proposed development activity by letter dated 12 March 2025. A sample of the notification letter is provided at **Appendix H**.

The notification response period formally closed on 4 April 2025 and 2 submissions were received as discussed in **Table 11**.

Table 10 Issues raised by adjoining owners / neighbours

Issues raised	LAHC Response
<p>Submission 1: Resident of neighbouring property</p> <p>a) Building height and solar access - <i>The building height of the development is higher than the existing height in the area. This will result in overshadowing from 3pm onwards and loss of afternoon sunlight and potentially loss of view from her private yard.</i></p> <p>b) Overlooking - <i>The resident has raised concerns regarding overlooking issues into her backyard.</i></p> <p>c) Building aesthetics - <i>The building does not fit into the surrounding area of low scale development</i></p> <p>d) Crime and safety concerns - <i>Safety concerns for a single female resulting from proposed social housing.</i></p>	<p>The proposed development prioritises privacy and minimises potential overlooking through generous building setbacks, fencing, privacy screens, window placement, and landscaping. Balconies are set back with privacy screens and tree canopy plantings (2–10m mature height) to enhance screening and visual appeal.</p> <p>Shadow diagrams show the development will cast some shadow to the adjoining property at 9 Bruce Road at 3pm but maintains at least 3 hours of solar access during the winter solstice.</p> <p>Homes NSW developments are modern, well-designed, and landscaped to blend into the streetscape, enhancing neighbourhoods while supporting diverse and vibrant communities.</p> <p>The resident was provided with Homes NSW contact details to report any anti-social behaviour.</p>
<p>Submission 2: Resident of neighbouring property</p> <p>Overlooking - Units 8/15 and Units 14/21 are north facing and directly overlook backyards of 1 and 3 Alexander Street properties. Consider frosting of glass or screens on balconies.</p> <p>Overdevelopment - 3 storey development is excessive and detrimental to the area. 3 storey development is not as per Council's control.</p> <p>CCTV - CCTV to be installed in the new development for safety.</p>	<p>The proposed development prioritizes privacy and minimizes overlooking through generous building setbacks, fencing, privacy screens, window placement, and landscaping. The setback from the northern boundary to habitable room windows and balconies is a minimum of 7.2m which exceeds the minimum required 6m per ADG. To further enhance privacy, it is proposed that the bottom glass panes of all north-facing windows be treated with frosted glazing. This measure will assist to obscure direct lines of sight while maintaining access to natural light. An Identified Requirement no. 67 is recommended to provide frosted glass panes to the bottom pane of north facing windows.</p> <p>The proposed 3 storey development is subject to FSR and building height provisions under the Housing SEPP 2021. The proposed development complies with the maximum height requirement under the Housing SEPP 2021. The development has been carefully designed to minimise the impact of the building within its context by incorporating design solutions that break up the building massing, articulating facades and roofs and using variation in materials, colours, and openings, where practical, to comply with the Wollongong DCP 2009.</p> <p>CCTVs are not proposed as part of the proposed development.</p>

7.3 Notification of Specified Public Authorities

The development is “residential development” under section 42 of the Housing SEPP. As required by section 42(4) of the Housing SEPP, consideration has been given to the need to notify the “specified public authorities” identified in *State Environmental Planning Policy (Transport and Infrastructure) 2021*, sections 2.15 and 2.17. The development is not located in an area that triggers the requirement to notify public authorities other than Council.

8 Review of Environmental Factors

A review of environmental factors associated with the proposed activity, and the measures required to mitigate any adverse impacts to the environment, are provided below.

8.1 Neighbourhood Character

An Architectural Statement (**Appendix S**) prepared in support of the activity demonstrates that the development is generally consistent with the emerging character of surrounding development.

The site is located within the established residential suburb of Fairy Meadow. Within the immediate visual catchment, dwelling houses are interspersed with a growing number of modern 2-storey dwelling houses, some multi-unit residential development and existing light industries that reflects the suburb's existing as well as evolving urban form. Most of these residential developments are constructed of brick and weatherboard with tiled or metal roofing.

The proposed development has been carefully designed to be sympathetic to the existing character of the neighbourhood. Its bulk and scale are compatible with the surrounding built form, ensuring a harmonious integration with both the established dwellings and the emerging multi-unit developments. The 3-storey design, along with its considered siting, layout, and external brick façade, reflects the emerging local character. Furthermore, the inclusion of a landscaped setting enhances the development's compatibility with the suburban context. It will also deliver a built form outcome consistent with the planning controls and character statements for the locality.

Although the site is located just outside the designated Low- and Mid-Rise Housing Policy Area, the proposed 3-storey development serves as a transitional form. It will bridge the gap between detached houses and higher-density developments, allowing for a gradual increase in density without abrupt changes to the streetscape.

Mitigation Measures

No mitigation measures are required, as the design of the proposed development is sympathetic to the neighbourhood character, providing setbacks to neighbouring development that are consistent with surrounding dwelling houses. Suitable design treatments, including fencing, landscaping and a considered planting mix ensure the proposal will generate benefits to neighbourhood character.

8.2 Bulk and Density

The proposed development is appropriately scaled and designed to align with the surrounding built form of modern 2-storey large houses and existing multi-unit dwellings at the rear, ensuring a harmonious integration with both the established dwellings and the emerging developments.

The 3-storey development incorporates appropriate setbacks of over 6m and is supported by a variety of façade articulation features, external finishes, and materials to reduce its visual bulk. It also incorporates a floor space ratio of 0.64:1 and a maximum building height of 10.78m, which provides an appropriate response to the desired future character of the locality with denser residential development within proximity of the Fairy Meadow retail and business centre.

The compliant floor space ratio, in conjunction with generous setbacks and landscaped deep soil areas, ensures that the proposal does not constitute an overdevelopment of the site. The proposal will suitably increase housing density, which is consistent with State and regional strategies and the development controls applying to the site.

Mitigation Measures

No mitigation measures are required.

8.3 Streetscape

The architectural style of the proposed development activity is compatible with the form of emerging larger 2-storey houses in the surrounding locality. The street façade is divided into a number of distinct elements, separated with substantial landscaping resulting in a finer grained streetscape appearance, consistent with existing dwellings in the area. In addition, the hard stand car parking area will be generally obscured from street view, resulting in a built form that has been designed with consideration of the dwellings surrounding.

In conjunction with strong articulation and modulation along the front façades and improved landscaping proposed within the street setback areas, the proposed development will make a positive contribution to the streetscape of Alexander Street. The proposed development will replace the now-demolished aged housing stock that had reached the end of its economic life with a new contemporary residential development.

The built form has been designed to address the street frontage through incorporation of street facing windows and doors, as well as balconies within the front setback, improving casual surveillance of the street.

Mitigation Measures

No mitigation measures required.

8.4 Visual Impact

The proposed development will generate some short-term visual impact on the surrounding area during construction, with a long-term positive visual impact associated with the establishment of new dwellings in an existing suburban residential context.

The proposed development will make a positive contribution to the residential streetscape through construction of a contemporary 3-storey residential flat building that responds to the site context and neighbourhood character. Articulation, diverse mix of materials and a neutral colour palette will assist with the overall aesthetic of the site.

Landscaping proposed within the street frontage will incorporate retaining Council's mature Weeping Bottlebrush and replanting of 2x Water Gums. New trees of diverse sizes and species are also proposed within the front setback to supplement the visual amenity of the development, including 2x Tuckeroos and 1x Melaleucas, along with smaller shrubs. Further tree and shrub planting along the side and rear boundaries of the site will add to the long-term visual amenity of surrounding properties and improve the appearance of the site from the street.

Mitigation Measures

No mitigation measures required.

8.5 Privacy

A high level of internal and external privacy is maintained by the proposed development activity through a range of measures including careful and considered placement of windows and screening, site landscaping, fencing, and setbacks so as to avoid direct overlooking of neighbouring properties. In particular:

- A minimum 6m setback is provided to all elevations of the building across all 3 levels to ensure sufficient visual separation to adjoining properties.
- Proposed 1.8m side and rear boundary fencing and 1.2m slatted front boundary fencing, along with associated boundary landscaping and tree plantings, will mitigate unacceptable overlooking into ground level units from the public domain and from these units into neighbouring properties.
- All upper-level balconies feature vertical aluminium battens and ground level balconies feature solid masonry walls for privacy screening and visual protection to and from neighbouring properties.
- Balconies associated with units 1-4, 8-11, and 15-18 are orientated toward Alexander Street with landscaping, including trees and shrubs, proposed within the front setback to improve streetscape amenity and privacy for future residents.
- Balconies associated with units 5-7, 12-14 and 19-21 are provided an increased setback distance of over 12m to the rear adjoining property at 9-11 Bruce Road.
- Where the balconies and windows of upper-level units 12-14 and 19-21 face onto the private open space of rear adjoining property at 9-11 Bruce Road, a series of 6x Willow Bottlebrush trees and 1x Snow-in-Summer tree up to 10m in height and 6-10m in spread and an existing Leyland Cypress tree are proposed as screen planting along the boundary to mitigate overlooking impacts.
- Windows of upper-level units 8 & 15, and 14 & 21 facing towards northern adjoining properties, will be provided with frosted glazing on the bottom pane of windows to further enhance the privacy of neighboring properties.
- Window openings have been minimized within south elevations of units 4-5, 11-12 and 18-19 to ensure that overlooking is mitigated to the adjacent site at 11 Alexander Street. No balconies are provided within the southern elevation.

Mitigation Measures

An Identified Requirement No 67 is applied and require providing frosted glass to bottom pane of all windows of northern façade to avoid direct line of sight into adjoining properties.

8.6 Solar Access

The design and siting of the proposed development will provide adequate daylight access to the proposed dwellings living areas and private open spaces in accordance with the Apartment Design Guide and LAHC Design Requirements. The submitted sun diagrams indicate that 15 of the 21 total units, or 71% of dwellings, will receive at least 3 hours direct solar access to the living and POS areas on June 21, which exceeds the requirement for 70% of dwellings to achieve 2 hours of direct solar access per the ADG and LAHC Design Requirements.

Shadow diagrams also confirm the proposed development will have minimal impact on sunlight to the living areas and private open spaces of the dwellings on adjoining sites.

Proposed living and open space areas have been carefully sited to maximise solar access, and the proposal is consistent with the Housing SEPP requirements.

Mitigation Measures

No mitigation measures are required.

8.7 Overshadowing

The shadow diagrams within the submitted Architectural Plans confirm that the development has been designed to minimise overshadowing of surrounding development. By way of the orientation of the site and street, and the incorporation of generous side and rear setbacks, the impact of shadowing generated by the proposed development is contained, at its maximum extent, to the adjoining property at 11 Alexander Street to the south and 9-11 Bruce Road to the east.

At 9am, the development casts shadows over 11 Alexander Street and the Alexander Street Road reserve, impacting the northern corner of the neighbouring site's front private open space. However, by 12pm, these shadows have mostly cleared from the front POS at 11 Alexander Street and is mostly contained within the subject site itself. At 3pm, the shadows are cast to the southeast within the site with some impact to the rear POS of 9-11 Bruce Road. The properties at 11 Alexander Street and 9-11 Bruce Road continue to receive over 3 hours of direct sunlight to their private open spaces and living spaces between 9am and 3pm at midwinter. No other properties in the vicinity of the development will be impacted.

Overall, the shadow diagrams demonstrate that there will be no unacceptable overshadowing impacts by the proposed development to adjoining properties.

Mitigation Measures

No mitigation measures are required.

8.8 Traffic and Parking

A total of 17 surface car parking spaces for residents, will be available on site to serve the proposed development. The provision of on-site car parking meets the parking requirements set out in the Housing SEPP for developments carried out by LAHC. Unrestricted street parking is available on Alexander Street to accommodate any overflow parking demand generated by the proposed development.

The proposed development includes a passing bay along with a double width crossover at the front of the site to ensure easier and safe manoeuvrability of vehicles. The car park certificate within the Traffic Impact Assessment report (Appendix Q) confirms that the proposed car parking area and driveway are compliant with the Australian Standards.

The Traffic and Parking Impact Assessment Report (**Appendix Q**), prepared by Motion Traffic Engineers, indicates that the development will generate a small number of additional trips in both AM and PM peak hours. However, it was determined that this increase will have a negligible impact on the surrounding intersections and road network capacity and thus considered acceptable.

Mitigation Measures

No mitigation measures are required.

8.9 Flora and Fauna

An Arboricultural Impact Assessment and Tree Management Plan has been prepared for the site by Horticultural Management Services (**Appendix K**). The report considers 16 existing trees, 5 of which are located within the subject site while 8 are within neighbouring properties and 3 are within the Council Road reserve on Alexander Street.

The proposal includes the removal of 6 trees. Of these, 4 trees are located within the proposed development footprint. These trees are either in poor and declining health or are identified as exempt species under the relevant planning controls and may therefore be removed without further assessment.

The remaining 2 trees are situated within the Council road reserve. Their removal is proposed due to the alignment of the new footpath, which will result in significant encroachment into their Tree Protection Zones (TPZ). This level of impact is expected to compromise the long-term health and structural stability of the trees, justifying their removal. Council in their email dated 18 June 2025 has provided in-principle support for removal of 2 street trees subject to planting of 2 *Alphitonia excelsa* trees, each supplied in 100-litre containers are within the nature strip. All other trees within the site and on neighbouring properties are to be retained as recommended by Arborist in their report. Particularly, Tree no. 7 is to be retained using suspended slab or cantilever slab for building works adjoining the TPZ, thus allowing for soil moisture and gases exchange.

Appropriate replacement planting is proposed, as indicated on the landscape plan and details. The new plantings will provide replacement tree cover on the site and increase the variety of species, including flowering trees, which will provide additional habitat for fauna in the long-term.

There will be no significant impact on native fauna as a result of the proposed development, given that compensatory planting is proposed.

Mitigation Measures

Identified Requirements (No. 18, 33, 65, & 66) have been applied and require the implementation of the Landscape Plan, and the tree protection measures as recommended in the Arboricultural Impact Assessment and Tree Management Plan.

Identified Requirement No. 65 is recommended to require appointing of an AQF L5 project arborist to supervise, manage and monitor the implementation of all tree protection measures throughout the duration of works.

An Identified Requirement No. 66 is included to ensure two (2) *Alphitonia excelsa* trees as recommended by council, each supplied in 100-litre containers are planted within the nature strip.

8.10 Heritage (European / Indigenous)

Wollongong Council's Section 10.7(2) & (5) Planning Certificates did not identify any heritage items located on, or in the vicinity of the site.

Aboriginal Heritage

An Aboriginal Heritage Information Management System (AHIMS) search (**Appendix J**), dated 9 March 2025, did not find any record of Aboriginal Sites or Places on the site or in the surrounding locality and the site is considered to be disturbed land. Consideration of the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales*, determined that no additional investigation was warranted. Discovery of cultural material during development activities cannot be ruled out, however, an identified requirement has been applied should any Aboriginal relics be discovered on the site during excavation/construction.

Other Cultural Heritage

No cultural heritage items have been identified in Wollongong Council's Section 10.7(2) & (5) Planning Certificates and the likelihood of any heritage relics being discovered during excavation / construction is considered to be minimal.

Mitigation Measures

A standard Identified Requirement (No. 43) has been applied should any cultural heritage relics be discovered on the site during excavation / construction.

8.11 Soils / Contamination / Acid Sulfate Soils / Salinity

Geotechnical

A Geotechnical Site Investigation (**Appendix P**), prepared by STS Geotechnics, indicates the following:

- The subsurface conditions generally consist of fill overlying silty clays. The fill is 0.15 to 0.3m thick. Soft, becoming very stiff silty clays underlie the fill to depths of drilling at 3.0m.
- Groundwater was not observed during drilling works, although moist to wet material were noted in some of the boreholes.
- The site is classified as a Problem Site due to the presence of abnormal moisture conditions and low strength soils.

Mitigation Measures

An Identified Requirement (No. 64) has been recommended to ensure a revised geotechnical report is obtained from a qualified and experienced geotechnical engineer confirming the site's suitability for a 3-storey development. This report must be submitted to the NSW Land and Housing Corporation prior to the commencement of construction works.

Contamination

As detailed above in section 6.6 of this REF the site is unlikely to be contaminated.

Mitigation Measures

A standard Identified Requirement (No. 17) has been recommended to cover the possibility of discovering site contamination during demolition / construction works.

Acid Sulfate Soils

Council's Section 10.7(2) & (5) Planning Certificates indicate that the site is not affected by Acid Sulfate Soils.

Mitigation Measures

No mitigation measures are required.

Salinity

Council's Section 10.7(2) & (5) Planning Certificates indicate that the site is not affected by salinity.

Mitigation Measures

No mitigation measures are required.

8.12 Drainage / Flood Prone Land / Hydrology/ Water Quality

Drainage

Stormwater drainage for the proposed development has been designed in accordance with Council's requirements. Stormwater will be collected via a series of stormwater pits and gutters on the site connected to an underground on-site detention (OSD) tank located under the car parking area draining to the existing kerb inlet pit within Alexander Street at the site frontage. Roof water from the development will be collected from downpipes and connected to a 10,000L underground rainwater tank, also located under the car parking area, for recycling. Overflow from this tank is connected to the OSD tank. Water discharge from the OSD to the kerb will be filtered through a silt arrestor pit.

Mitigation Measures

Identified Requirements (Nos. 6-9, 14 & 39) have been recommended to ensure that stormwater drainage is managed in accordance with legislative requirements.

Flood Prone Land

The Section 10.7(2) & (5) Planning Certificates issued by Council for the subject site indicate that the land is within the flood planning area. A Flood Study (**Appendix T**), prepared by Greenview Consulting, conducted a review of flooding at the subject site through undertaking hydrological modelling. Based on the results of this modelling, the report concluded that:

- The site is subject to shallow inundation at low velocities during the 1% Annual Exceedance Probability (AEP) flood event.
- The site is best classified as Medium Flood Risk.
- The development does not have any impact on the conveyance ability or capacity of the local floodplain or reduce flood storage volumes provided that the recommendations of the Study are adhered to.
- The proposal meets the requirements of Chapter E13 – Floodplain Management under WDCP 2009.

Mitigation Measures

An Identified Requirement No 63 is recommended to require the appointment of a suitably qualified engineer verify the building's ability to withstand forces such as hydrostatic loading, debris impact, and uplift.

Hydrology

The proposed development has been designed to have no adverse impact on the hydrology within the local area.

Mitigation Measures

No mitigation measures are required.

Water Quality

The proposed development has been designed to have no adverse impact on the water quality within the local area.

Mitigation Measures

No mitigation measures are required.

8.13 Bushfire Prone Land

Council's Section 10.7(2) & (5) Planning Certificates advise that the land is not bushfire prone.

Mitigation Measures

No mitigation measures are required.

8.14 Noise and Vibration

During Site Preparation / Construction

During site preparation/construction typical noise levels associated with site preparation/ building works will be generated within the hours of 7am to 5pm Monday to Saturday, consistent with the requirements for complying development across NSW.

During Occupation

Noise generated when the proposed building is completed and occupied will be entirely in keeping with the residential surroundings. No major plant or equipment, which would generate unacceptable noise during occupation, will be installed in the proposed development.

The Architectural Plans (**Appendix A**) indicate provisions for future installation of air conditioning for each individual unit. Specific details of the air conditioning system are to be provided in the detailed construction documentation. Any air conditioning units must be designed and operated in accordance with the acoustic requirements set by EPA Guidelines and the *Protection of the Environment Operations (Noise Control) Regulation 2017*. Acoustic certification is required at construction documentation stage and prior to occupation to ensure that the air conditioning units are appropriately designed and installed. Their operation is also subject to an ongoing use Identified Requirement.

The building will be constructed to comply with the deemed-to-comply provisions of the *Building Code of Australia* with respect to noise transmission. The building will be designed and constructed to achieve internal noise level design targets.

Mitigation Measures

Site preparation/construction noise will be controlled to within acceptable limits by sound attenuation measures and undertaking construction activities within EPA/local council requirements.

Buildings will be constructed to comply with the deemed-to-comply provisions of the *Building Code of Australia* and EPA criteria with respect to noise transmission.

Appropriate standard Identified Requirements (Nos. 2, 48, & 61) have been applied to ensure compliance with the above mitigation measures.

8.15 Air Quality

Temporary and localised air quality impacts including dust, smoke, grit, odours, and fumes might be generated during the clearing and excavation of the site and construction of the proposed development.

Mitigation Measures

Appropriate standard identified requirements (Nos. 52 & 53) have been applied that will satisfactorily mitigate any potential or adverse impacts on air quality.

8.16 Waste Minimisation

The following waste minimisation and management measures have been identified and are to be considered in conjunction with the specific details, including the estimated quantities of waste, provided in the final waste management plan to be prepared by the demolition/building contractor.

During Site Preparation

Materials resulting from site preparation will be stored wholly within the site prior to removal for recycling or disposal. Waste will be removed from the site to an approved waste management facility or will be recycled, as follows:

- concrete will be transported to an approved building waste collection or recycling facility;
- excavation material will be reused on site as fill or landscaping; and

- timber will be resold to various salvage yards where appropriate or disposed of at an approved building waste collection or recycling facility.

During Construction

Construction materials must be stored wholly within the site prior to removal for recycling or disposal. Construction materials waste must be removed from the site to an approved waste management facility or shall be recycled as follows:

- excavation material and garden organics will be reused on site as fill or landscaping;
- bricks, tile and concrete will be transported to an approved waste collection or recycling facility;
- timber will be sent to an approved waste collection or recycling facility;
- fixtures and fittings will be sent to an approved waste collection or recycling facility; and
- metal and glass will be sent to an approved waste collection or recycling facility.

During Occupation

General and non-recyclable waste will be disposed of in Council's standard waste storage bins located in the rear open bin area and placed on the street kerb by a LAHC contractor for collection by Council's waste services.

Paper / metal / glass will be disposed of in Council's standard waste recycling bins and green waste in Council's organic bins, located in the rear open bin area and placed on the street kerb by a LAHC contractor for collection by Council's waste services.

Mitigation Measures

Standard Identified Requirement (No. 54) is recommended to ensure construction waste is appropriately managed and disposed of.

Standard Identified Requirement (No. 34) is recommended to require the preparation of a final waste management plan for the site preparation, construction, and occupation phases of the development.

8.17 Resource Use & Availability

The proposed activity will not result in any discernable depletion or degradation of natural resources. The proposal has been designed to meet water and energy efficiency targets as demonstrated by the BASIX certificate for the proposal.

The recycling and reuse of materials during site preparation, construction and on-going occupation of the proposed development will reduce the consumption of natural resources.

The proposed development is for the replacement of previous housing that had reached the end of its economic lifespan. The proposed development will provide contemporary housing that will satisfy current State Government environmental sustainability requirements, particularly through improved energy and water efficiency. These factors will ensure reduced depletion and degradation of natural resources in the long term.

Mitigation Measures

No additional mitigation measures are required.

8.18 Community / Social Effects

The proposed development will generate several positive community and social effects, including:

- assist LAHC in meeting its significant, long-standing and continually growing demand for social housing in the Wollongong local government and surrounding area;
- assist LAHC in improving the amenity of accommodation for its tenants, by providing new, more appropriate housing aligning with demand for social housing;
- improve the environmental sustainability of housing on the site, particularly through improved energy and water efficiency; and
- provide more accessible housing on the site.

Mitigation Measures

No mitigation measures are required.

8.19 Economic Impact

The proposed development is likely to contribute to a range of economic benefits in the Wollongong local government and surrounding areas through:

- more efficient use of land resources, existing infrastructure and existing services;
- local sourcing of construction materials, where possible;
- the local sourcing of tradespeople and other construction-related professionals, where possible;
- on-going consumption from new/ additional households;
- the reduced maintenance costs of the newer housing; and
- savings associated with improved energy and water efficiency.

Mitigation Measures

No mitigation measures are required.

8.20 Cumulative Impact Assessment

The proposed activity is not likely to have singular or cumulative environmental impacts which would result in unacceptable adverse effects for the following reasons:

- The proposed activity will not result in any adverse cumulative impact when considered in conjunction with any other proposals or developments in the area;
- there will be no synergistic effects of individual project impacts from the proposed activity when considered in combination; and
- there are no known environmental stresses in the area of the proposed activity that would be increased.

Mitigation Measures

No mitigation measures are required.

9 Conclusion

9.1 Summary of Key Issues Raised in Assessment

The proposed activity, given its scale, location and design, will be sympathetic with its residential environment. Following a review of the site constraints, it has been determined that the subject land does not contain any significant environmental hazards and that there are no key issues that have been identified that require further assessment.

The proposed activity has been considered in terms of the provisions of Section 5.5 of the EP&A Act and Section 171 of the EP&A Regulation. Following an analysis of the potential impacts associated with the proposed activity it was determined that an environmental impact statement is not required.

As demonstrated in this REF, the proposed activity is consistent with the relevant objectives and standards set out in the Housing SEPP, WLEP 2009, and the design principles and better practices set out in the relevant guidelines.

In addition, and as demonstrated by the environmental impact analysis and assessment undertaken in this REF, the proposed activity will have environmental impacts that can be mitigated to an acceptable level in accordance with current applicable standards, will have several positive environmental effects in terms of the built environment and will deliver a range of social and economic benefits.

The proposed development will enable Homes NSW (LAHC) to meet the increasing demand for 1- and 2-bedroom dwellings in the local area. Therefore, the proposed development is clearly in the public interest.

9.2 Recommendation

Given the above review of environmental factors, it is recommended that Homes NSW (LAHC) proceed with the proposed activity subject to the implementation of the Identified Requirements listed in the **Activity Determination** accompanying this REF.

10 Appendices

- 10.1.1 APPENDIX A – ARCHITECTURAL PLANS
- 10.1.2 APPENDIX B – LANDSCAPE PLAN
- 10.1.3 APPENDIX C – CIVIL & STORMWATER PLANS
- 10.1.4 APPENDIX D – SURVEY PLAN
- 10.1.5 APPENDIX E – NOTIFICATION PLANS
- 10.1.6 APPENDIX F – SECTION 10.7 CERTIFICATES
- 10.1.7 APPENDIX G – TITLE SEARCH AND DP
- 10.1.8 APPENDIX H – NOTIFICATION LETTERS AND SUBMISSIONS
- 10.1.9 APPENDIX I – ACCESS REPORT
- 10.1.10 APPENDIX J – AHIMS SEARCH
- 10.1.11 APPENDIX K – ARBORIST REPORT
- 10.1.12 APPENDIX L – BASIX CERTIFICATE
- 10.1.13 APPENDIX M – NatHERS CERTIFICATE
- 10.1.14 APPENDIX N – BCA REPORT
- 10.1.15 APPENDIX O – DESIGN COMPLIANCE CERTIFICATES
- 10.1.16 APPENDIX P – GEOTECHNICAL INVESTIGATIONS
- 10.1.17 APPENDIX Q – TRAFFIC REPORT
- 10.1.18 APPENDIX R – WASTE MANAGEMENT PLAN
- 10.1.19 APPENDIX S – DESIGN VERIFICATION STATEMENT & ADG COMPLIANCE
- 10.1.20 APPENDIX T – FLOOD STUDY