

planning proposal
report



1t romani way
matrville

planning proposal report



1t romani way
matrville

prepared for
Omar Abdul-Rahman

prepared by



contact information
Nicholas Dowman

PO Box 170
Randwick NSW 2031

p: (02) 9399 6500
f (02) 9399 6555
www.willana.com.au

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ABN 93 868692799

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1 executive summary

1.1 Overview

This Planning Proposal report has been undertaken on behalf of our client, Mr. Omar Abdul-Rahman. The intended outcome of this report is to gain support from Randwick City Council to enable opportunities for the future redevelopment of 1 Romani Way, Matraville (the Site) by rezoning the property to R3 – Medium Density Residential. This will enable residential development which:

- Is consistent with the objectives of the State Government's "*A Plan for Growing Sydney*" (The Plan) and assist to achieve the dwelling targets.
- Is in close proximity to public transport and local retail and commercial services.
- Has minimal environmental impacts.
- Provides more housing choice in an accessible location.

The Planning Proposal report:

- Defines key principles relating to land use, massing and built form; public domain and sustainability that will guide the future development of the Site and surrounding locality.
- Proposes amendments to the Randwick Local Environmental Plan 2012 (RLEP 2012) to allow for the future redevelopment of the Site for a residential flat building development, up to 3 storeys (9.5m) in height and a maximum floor space ratio of 0.75:1.
- Presents a considered and evidence based Urban Design Analysis and Concept Master Plan for the Site prepared by Ghazi Al Ali Architect.

1.2 Concept Master Plan

The Site is currently zoned SP2 Infrastructure (Telecommunications Facility) under RLEP 2012. Subdivision of the SP2 site into two (2) separate titles was recently approved by Council (DA/405/2014) and the Site is no longer required for use as telecommunications infrastructure.

Residential use is prohibited in the SP2 zone. This report has been prepared to enable the development of residential apartments on the Site through the request to Council to prepare a Planning Proposal for the preparation of a site specific amendment to RLEP 2012. A Concept Master Plan, prepared by Ghazi Al Ali Architect, has been developed which responds to the Site's surrounding context, including the prevailing zoning and the site constraints.

The Concept Master Plan for the Site currently comprises the following:

- Residential accommodation: Approximately 11 apartments.
- Vehicle access and car parking: Vehicle entrance via Romani Way to a basement car park.

1.3 Proposed LEP Amendment

To facilitate the redevelopment of the Site, in accordance with the Concept Master Plan, amendments to RLEP 2012 are required. An amendment to the land use zoning applicable to the Site, to allow residential use in the form of residential flat buildings, is sought. In addition, the application of development standards for maximum height (9.5m) and floor space ratio (FSR) (0.75:1) under the RLEP 2012, are also requested.

1.4 Planning Outcomes

The Site is considered to be suitable for medium density, residential development and as such, represents a strategic opportunity to:

- Contribute to local housing supply. The Site comprises an opportunity as a landholding that can deliver new housing in the short term. The proposal will contribute to the available local supply of good quality housing.
- The proposal is consistent with State Government policy which supports growth within existing, well-connected, centres. It provides additional housing opportunities in close proximity to existing facilities and services.
- Development can occur without adverse traffic impacts. Existing traffic characteristics, within the local area, have been considered and addressed.
- The future parking requirements of the proposal (assessed against Council's parking standards) can be met on-site within basement parking areas.
- The Concept Master Plan, prepared by Ghazi Al Ali Architect, has been designed to ensure that future development can achieve the principles and requirements of SEPP 65 and the RFDC. The Concept Master Plan was prepared following a detailed analysis of the Site and surrounding locality including the potential for the Site based on a comprehensive urban design study.
- Residential amenity of existing properties, immediately surrounding the Site, will be maintained. The design and siting of new buildings has been informed by a comprehensive site analysis and urban design study to ensure that development will not result in adverse impacts on existing residential properties.
- The proposal is consistent with the State level, strategic planning framework.

An analysis of the Site, its surrounding context and the applicable State and Local planning policies, support the request to rezone the Site for Medium Density, Residential development. It is therefore recommended that this request, to prepare a Planning Proposal to rezone the Site to R3 – Medium Density Residential, with a maximum height limit of 9.5m and maximum FSR of 0.75:1, be favourably considered by Council. It is requested that Council resolve to forward the Planning Proposal to the NSW Department of Planning and Environment (DoP&E) for Local Environmental Plan Gateway determination in accordance with the Environmental Planning and Assessment Act, 1979.

2 introduction

2.1 The Client

This Planning Proposal report has been prepared for Mr Omar Abdul-Rahman to initiate the preparation of a Local Environmental Plan (LEP), by Randwick City Council as the responsible planning authority, to rezone land at 1 Romani Way, Matraville (the Site).

2.2 The Proposal

The Site is currently zoned SP2 Infrastructure (Telecommunications Facility) under Randwick Local Environmental Plan 2012 (RLEP 2012). Currently, there are no development standards relating to maximum height of buildings or floor space ratio that apply to the Site.

The Planning Proposal seeks to rezone the Site to R3 Medium Density Residential to facilitate its redevelopment for residential flat buildings. The Planning Proposal report is accompanied by plans and studies prepared by Ghazi Al Ali Architect to provide a comprehensive analysis of the Site opportunities and constraints.

The supporting studies have informed the proposed rezoning of the Site to allow for a residential flat building development, under the provisions of a site specific amendment to RLEP 2012.

2.3 This Report

The Planning Proposal report has been prepared in accordance with:

- Section 55 of the Environmental Planning and Assessment Act 1979 (the EP&A Act)
- The relevant guidelines prepared by the then NSW Department of Planning and Infrastructure (now the DoP&E) including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.
- Related Section 117 Directions.

The Planning Proposal includes the following information:

- a) A description of the subject site and its context.
- b) Indicative site plan showing sufficient detail to indicate the effect of the proposal (Concept Master Plan prepared by Hill Thalys).
- c) Statement of the objectives and intended outcomes of the proposal.

- d) Explanation of the provisions of the proposal.
- e) Summary of the justification of the proposal.
- f) Description of the community consultation process that would be undertaken.
- g) Conclusion to this report.

2.4 Background

On 21 October 2014, Council approved DA/405/2014 under delegated authority for the subdivision of 1T Romani Way, Matraville (Lot 1 in DP 107189) into two separate lots.

The original parent site accommodated the Matraville Telephone Exchange on the northern portion of the site. The subdivision of the lot, into two lots, allowed the Telephone Exchange and associated vehicle access and parking to be located entirely within the northern portion of the lot (now approved as Lot 2, DP 107189). The southern portion (now Lot 1, DP 107189) is excess land no longer required as part of the telephone exchange operations. It is this site to which this Planning Proposal applies.

A Section 96(1) Application was approved by Council on 9 January 2015 to amend a minor error to Condition 2a regarding an adjustment to the boundary at the Romani Way frontage.

3 the land to which the planning proposal applies

3.1 Description of the Site

The Site, Lot 1, DP 107189, known as 1T Romani Way, Matraville is located on the northern side of Pozieres Avenue in Matraville, between Romani Way to the west and Rabaul Reserve to the east.

The Site is largely cleared of vegetation and has no structures currently on the Site. The Site is fenced as part of the larger telecommunications site and is partially covered by hardstand.

The Site is generally irregular in shape with a total site area is 877.52m².

3.2 The Locality

The Site is located within the suburb of Matraville, in the southern section of Randwick Local Government Area. It is a low lying area with gentle hills providing views to both the Sydney CBD and Botany Bay. Matraville is a small, local, commercial centre with shopping and recreation related retail.

The area surrounding the Site is predominantly characterised by low to medium residential development. This area has a mix of housing including public housing and many single dwelling houses.

Anzac Parade is located approximately 150m to the east of the Site with good public transport options and the proposed Anzac Parade Light Rail. While there is a recreation reserve adjoining the Site, major sporting and recreation parks, Heffron Park and Chifley Reserve are also in close proximity. The Site is near the health and education precinct of Randwick, Maroubra Town Centre, Sydney Airport and Port Botany.

3.2.1 Adjoining Sites to the East

Rabaul Reserve

To the east of the Site is a recreation reserve known as Rabaul Reserve. It is sparsely vegetated and turfed, with play equipment facilities located in the middle of the Reserve.

3.2.2 Adjoining Sites to the South

45-49 Pozieres Avenue

To the south of the Site, on the opposite side of Pozieres Avenue, are 1-2 storey, detached, residential dwellings with vehicle access via Pozieres Avenue.

3.2.3 Adjoining Sites to the West

3-11 & 48-68 Romani Way

To the west of the Site is housing owned by Housing NSW and largely consists of two storey, medium density, brick villas, which are accessed via Romani Way.

3.2.4 Adjoining Sites to the North

Matraville Telephone Exchange

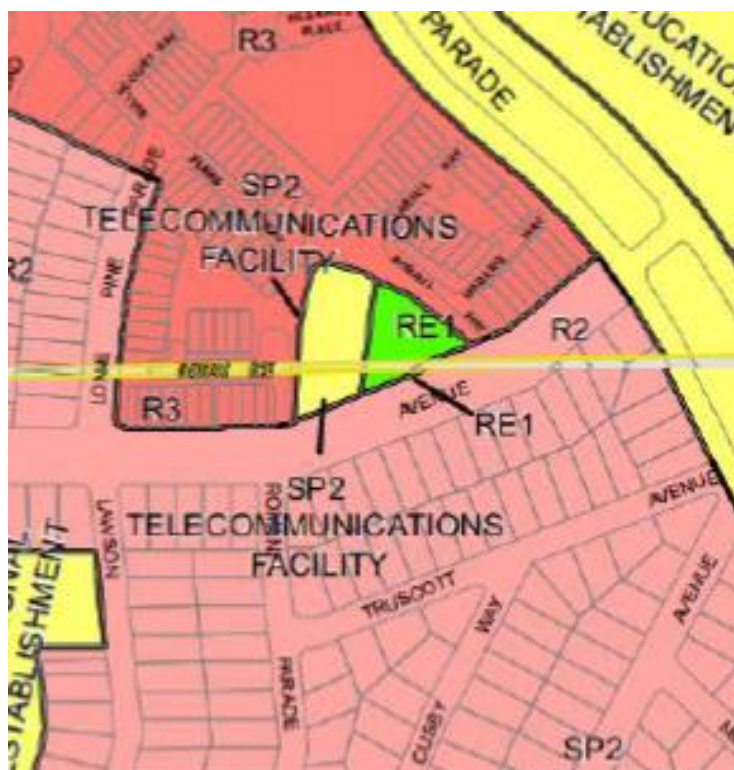
As detailed in Section 2.4, the land adjoining the Site, to the north, accommodates the Matraville Telephone Exchange, which is a brick construction with associated vehicle access and hardstand car parking.

3.3 Planning Context

3.3.1 Randwick Local Environmental Plan 2012

The key local planning control, that currently applies to the Site, is the Randwick Local Environmental Plan 2012. Under the RLEP, the Site is identified as being zoned SP2 Infrastructure (Telecommunications Facility). An extract from the land zoning maps LZN_008 and LZN_009 is provided at Figure 1 below. The extract indicates the zoning context of the area, with the Site being surrounded by R3 Medium Density Residential; RE1 Public Recreation for Rabaul Reserve and R2 Low Density Residential to the south, on the opposite side of Pozieres Avenue.

Figure 1 | Zoning Map Extract from RLEP 2012



3.4 Site Photos



Photo 1 | The Site looking South East



Photo 2 | The Site looking north at exchange building



Photo 3 | Estate to the east of the Site



Photo 4 | Open space to the west of the Site

4 request to prepare a planning proposal

This section of the report has been prepared to follow the structure and format of the NSW Department of Planning and Infrastructure's (now the DoP&E) *A Guide to Preparing Planning Proposals* (October 2012).

Accordingly, the Proposal is discussed in the following four parts:

- Part 1: A statement of the objectives or intended outcomes
- Part 2: An explanation of the provisions that are to be included in the proposed LEP
- Part 3: The justification for the Planning Proposal and the process for the implementation
- Part 4: Details of community consultation that is to be undertaken for the Planning Proposal

Discussion for each of the above parts is outlined below.

4.1 Part 1 - Objectives and Intended Outcomes

The primary objective of the Planning Proposal is to enable the redevelopment of 1T Romani Way, Matraville, for medium density, residential housing, with high quality urban design that will make a meaningful contribution to the subregional housing targets.

The intended outcome would enable a Development Application (DA) to be lodged for a residential flat building development, consistent with the Concept Master Plan as described below.

Concept Master Plan

A Concept Master Plan has been prepared by Ghazi Al Ali Architect that describes the potential opportunities associated with the redevelopment of the Site. The Concept Master Plan has been prepared based on the findings of an urban design analysis of the Site and its surroundings.

It is requested that the Site be rezoned to accommodate medium density housing consisting of a variety of apartment types at varying price points. This will assist in meeting existing and future housing demand within the sub region. A copy of the Concept Master Plan is submitted with this Planning Proposal.

4.2 Part 2 – Explanation of Provisions

The purpose of the Planning Proposal is to amend RLEP 2012 to allow an RFB development to occur, as part of the comprehensive redevelopment of the Site as illustrated in the Concept Master Plan. The proposed LEP amendment would facilitate the subsequent lodgment of a DA for the redevelopment of the Site for an RFB development.

The intended outcome of the Planning Proposal is to facilitate the delivery of the redevelopment of the Site to accommodate a high quality, residential flat building development that successfully integrates with the surrounding locality. It is intended to achieve the objectives of this Planning Proposal by:

- Amending the Randwick Local Environmental Plan 2012 Land Zoning Maps LZN_008 and LZN_009 to change the zoning of the Site from SP2 Infrastructure (Telecommunications Facility) to R3 Medium Density Residential.
- Amending the Randwick Local Environmental Plan 2012 Floor Space Ratio Maps FSR_008 and FSR_009 to include the Site as having a maximum floor space ratio of 0.75:1 (Zone I).
- Amending the Randwick Local Environmental Plan 2012 Height of Building Maps HOB_008 and HOB_009 to identify the Site as having a maximum height of building of 9.5m (Zone J2).

4.3 Part 3 – Justification of the Proposal

This section addresses the specific questions which “*must be discussed with reasons explained*”, as set out in Part 3 of the NSW Department of Planning and Infrastructure’s (now the DoP&E) publication: *A Guide to Preparing Planning Proposals*. This section will review the proposed amendments to the Randwick Local Environmental Plan 2012 and addresses specific questions outlined in the guide, which are separated into sections A to D.

4.3.1 Section A - Need for the Planning Proposal

Is the planning proposal a result of any strategic study or report?

The Planning Proposal is largely the result of Council’s recent approval of DA/405/2014, which resulted in the subdivision of Lot 1, DP 107189 into two lots. The southern lot, to which this Planning Proposal applies (the Site), is no longer required for, or associated with, infrastructure land use and is therefore able to provide a more meaningful contribution to the area through the provision of an additional variety of high quality, residential dwellings.

The proposed rezoning of the Site, for residential purposes, is in accordance with the 20 Year Randwick City Plan. This document identifies the need to accommodate continued growth in a balanced approach. It also notes the light rail corridor anticipated for Anzac Parade, in close proximity to the Site.

The 20 Year Randwick City Plan states that the strategic management of demand for development and infrastructure has resulted in the comprehensive review of the Randwick Local Environmental Plan 2012. This Planning Proposal reflects the zoning and built envelope standards that surround the Site, allowing the provision of residential development in keeping with the current and anticipated character for the surrounding locality.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal Request Report has been prepared based on a comprehensive analysis of the Site and its context, including a detailed master planning study and technical reports that address key issues, such as urban design and site contamination.

This Planning Proposal has been prepared to inform the existing RLEP 2012.

It is requested that the purpose of a Planning Proposal for the Site is:

- To enable the development of a residential scheme, for RFBs, to occur on the Site.
- To provide a detailed Concept Master Plan that demonstrates the ability of the Site to be developed in a manner that delivers a good quality, medium density, residential housing that achieves a high level of amenity for existing and future residents.

To achieve this, amendments to the zoning of the Site are required and a planning proposal is the best way of achieving the intended outcomes.

Is there a net community benefit?

It is considered that there will be a number of benefits to the Matraville community and to the Randwick and Botany LGAs. The net community benefits are discussed below:

Benefits

- Increased housing supply

Should the subject site be rezoned R3 Medium Density Residential it would be capable of supporting the construction of a RFB development with potentially, between 8-12 new dwellings. The Site is serviced with all necessary public utility services including electricity, water and sewer and accordingly, there are no impediments to future residential development on the Site. The Site is not affected by flooding, bush fire, mine subsidence, acid sulfate soils, and as such, is suitable for and capable of, supporting residential development.

The locality is regularly serviced by buses running along Anzac Parade and there are bus stops approximately 300m from the Site. The Light Rail Corridor is also anticipated to run along Anzac Parade, in close proximity to the Site.

- Improvement to landscape and street character

The current zoning of the Site for SP2 requires the Site to be used for infrastructure purposes and is currently vacant and unused. Rezoning of the Site, to R3 Medium Density Residential, would enable development for the purpose of a RFB to be accommodated on the Site in accordance with the provisions of Council's Development Control Plan. Consequently, additional landscaping treatment would be required to the Site in order to satisfy Council's landscaping design controls.

Costs

- Additional traffic

The proposed use of the Site for residential purposes, or those similarly permitted within the R3 zone, will likely result in additional traffic associated with future development. Given the built form controls proposed, any development will only result in minor additional traffic that will not have a material impact on the surrounding street network.

- Amenity impacts during construction

The proposed change of SP2 to R3, will likely result in development of the Site, which may cause temporary amenity impacts during any construction such as noise or dust.

4.3.2 Section B – Relationship to strategic planning framework.

Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

There is a clear alignment between State policy settings and the applicant's vision for the Site. The redevelopment of the Site will respond positively to forecast population growth for the area and will make a valuable contribution to the availability and mix of housing within the Randwick LGA, as discussed, in the context of the recently released *A Plan for Growing Sydney*, below.

A Plan for Growing Sydney

The NSW Government released, in December 2014, a new framework to guide land use and planning decisions for Sydney over the next 20 years. A Plan for Growing Sydney (The Plan) supersedes the Metropolitan Plan for Sydney 2036. The Plan identifies that over the next 20 years, Sydney's population will grow much faster than over the past 20 years. The Plan projects that Sydney will need approximately 664,000 additional homes over the next 20 years. The Plan includes

the Government's visions for Sydney and the goals to achieve the vision, as outlined below:

The Government's vision for Sydney is: *a strong global city, a great place to live.*

To achieve this vision, the Government has set down goals that Sydney will be:

- *a competitive economy with world-class services and transport;*
- *a city of housing choice with homes that meet our needs and lifestyles;*
- *a great place to live with communities that are strong, healthy and well connected; and*
- *a sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.*

The Plan sets out actions that will assist to deliver the goals listed above. Goal 2 of The Plan addresses housing and housing choice, with the directions and actions including accelerate housing supply across Sydney; accelerate urban renewal across Sydney; providing homes closer to jobs and improving housing choice to suit different lifestyles.

Consistent with The Plan, the proposal:

- Will deliver new and more diverse housing within the short term and as such will contribute to achieving the housing targets and housing choice.
- Responds to a recognised need (and market demand) for housing in this locality.
- Will provide new homes in close proximity to existing infrastructure and services.

The proposal directly contributes to the relevant strategic goals and directions of The Plan as discussed in Table 1.

Table 1| A Plan for Growing Sydney

Goal	Direction	Project Contribution
1. Sydney's competitive economy	1.7 Grow strategic centres – providing more jobs closer to home	The Site benefits from its proximity to public transport. Bus stations are located approximately 300m walking distance to the east of the Site. This provides direct links to other suburbs and Strategic Centres such as Randwick Health and Education Precinct, Maroubra Town Centre, Sydney Airport and Port Botany. Increasing the population density in this

		highly accessible location, will assist to provide more homes near jobs in order to grow identified Strategic Centres.
2. Sydney's housing choices	2.1 Accelerate housing supply across Sydney 2.1.1 Accelerate housing supply and local housing choices	<i>The Plan</i> identifies that providing more housing and different types of housing as the population grows reduces the pressure on rising house prices. The proposal provides a variety of apartment types at varying price points in line with the market demand. <i>The Plan</i> identifies that the Government and local councils need to understand and respond to the housing market in each and every Local Government Area. The proposal provides a range of dwelling types offering between 2 and 3 bedroom dwellings responding to the average household size. While the Plan is yet to identify local opportunities for renewal in this area, it does identify that the most suitable areas for significant urban renewal are those areas best connected to employment and include: ▪ <i>in and around centres that are close to jobs and are serviced by public transport services that are frequent and capable of moving large numbers of people; and</i> ▪ <i>in and around strategic centres.</i> The proposal expands the housing supply within walkable distance from bus routes and proposed light rail with direct links to strategic centres and transport centres, in addition to direct links to education facilities, recreational facilities, medical services and shopping opportunities. <i>The Plan</i> also notes that all suburbs of Sydney will need additional housing over the next 20 years.

	2.2 Accelerate urban renewal across Sydney – providing homes closer to jobs. 2.2.2 Undertake urban renewal in transport corridors which are being transformed by investment, and around strategic centres	<i>A Plan for Growing Sydney focuses new housing in centres which have public transport that runs frequently and can carry large numbers of passengers.</i> The Anzac Parade Corridor is identified in <i>The Plan</i> as a focus area for urban renewal activities. The site is approximately 250m west of Anzac Parade and is located within the Global Economic Corridor, which is the arc of intensive economic activity stretching from Port Botany and Sydney Airport through Sydney CBD, north west to Macquarie Park and beyond. The Anzac Parade corridor is a 10km long corridor extending the length of Anzac Parade from Moore Park to La Perouse. The Government has identified Anzac Parade, between Kingsford and Maroubra as a priority corridor for bus rapid transit or light rail. Maroubra Junction is approx 2km north of the site. The Planning Proposals will permit more homes and provide employment land uses within close proximity to the Anzac Parade urban renewal corridor, two of Sydney's Transport Gateways (Sydney Airport Precinct and Port Botany Precinct) and within walking distance of buses to Sydney CBD and other Strategic Centres.
	2.3 Improve housing choice to suit different needs and lifestyles	The Plan states: <i>Research indicates a current shortage of semi-detached houses across Sydney and a shortage of apartments in the middle and outer areas of the city. This is affecting the capacity of people to buy or rent a home.</i> The Proposal responds to the changing demographics and will deliver housing types that is being demanded by the market, to suit different needs and lifestyles of future residents.

3. Sydney's great places to live	3.1 Revitalise existing suburbs	The Plan identifies that <i>focusing new housing within Sydney's established suburbs brings real benefits to communities and makes good social and economic sense.</i> The Proposal recognises that the suburb of Matraville, west of Anzac Parade, is likely to result in broader redevelopment over the next decade, given the accessibility to transport, community, educational facilities and the age of the housing stock. The Site, being a large lot under single ownership, presents an opportunity to redevelop immediately and act as a catalyst for future quality development of the surrounding locality.
	3.3 Create healthy built environments	Through rezoning the Site to R3 and identifying future pedestrian pathways that help connect the Site to public transport, the proposal is consistent with the strategic planning framework for 'walkability' for Sydney and assists in the creation of healthy built environments.
4. Sydney's sustainable and resilient environment	4.3 Manage the impacts of development on the environment	The Planning proposal defines key principles relating to land use, massing and built form, public domain and sustainability that will guide the future development of the Site and surrounding locality. The proposed development concept has been designed with building massing and orientation to facilitate future BASIX compliance, which will be documented at the development application stage.

20 Year Randwick City Plan

The Planning Proposal is consistent with Council's Integrated 20 year strategic plan. The proposal will directly contribute to:

- *Improving the environmental performance of buildings and spaces, and achieving high quality urban design*

As demonstrated within the Concept Plan, prepared by Ghazi Al Ali Architect, the Site allows the opportunity to develop a high quality, residential flat building development with a landscaped setting, including generous deep soil zones fronting Poizeres Avenue and providing good amenity for both residents and the surrounding locality.

- *Managing the demands of development and infrastructure as a result of existing and future population growth, and growth in visitor numbers*

The Planning Proposal allows the balanced development of the Site in a way which reflects the surrounding area and built form controls, while allowing additional housing in close proximity to good public transport.

- *Facilitating a diverse and affordable range of housing to meet our housing needs*

The Proposal would facilitate the development of residential apartments which cater to market demand and also provides the opportunity for affordable housing to be developed on the Site.

- *Maximising the identity, amenity and useability of neighbourhoods*

The current vacant, unused, nature of the Site would benefit from a development that is in keeping with the streetscape character, providing landscaped frontages and residential uses within walking distance to both recreation areas and public transport.

- *Recognising and supporting the relationship that exists between transport and land uses*

The Planning Proposal represents an opportunity to provide additional housing stock within close proximity to existing and proposed public transport options.

Is the planning proposal consistent with applicable state environmental planning policies?

The Proposal is consistent with the relevant State Environmental Planning Policies (SEPPs). The relevant SEPPs are identified in Table 2 below.

Table 2| State Environmental Planning Policies

Policy	Details
SEPP 55 Remediation of Land	The Site has been previously associated with telecommunications infrastructure purposes and has not been subject to known contamination. The potential for Site contamination arising from existing site uses will be assessed at DA stage. Potential contaminants will be appropriately managed and the Site made suitable for future residential use.
SEPP 65 Design Quality of Residential Flat Buildings	SEPP 65 provides a statutory framework to guide the design quality of residential flat developments. The development Concept and Master Plan, prepared by Ghazi Al Ali Architect, has been designed to facilitate future detailed building design in accordance with SEPP 65 and the accompanying Residential Flat Design Code. Separation distances and other amenity controls will guide the appropriate siting and design of the future buildings.
SEPP (Buildings Sustainability Index: BASIX) 2004	The BASIX SEPP requires residential development to achieve mandated levels of energy and water efficiency. The proposed development concept has been designed with building massing and orientation to facilitate future BASIX compliance, which will be documented at the development application stage.

Policy	Details
SEPP (Infrastructure) 2007	The Infrastructure SEPP aims to facilitate the efficient delivery of infrastructure across the State. The proposed development will require existing utility services to be upgraded and/or augmented to enable the future residential population to be accommodated. These works will need to be undertaken in accordance with the provisions of the SEPP.

Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Yes, the Proposal is consistent with the relevant Section 117 Directions – 3.1 Residential zones as discussed in Table 3 below.

Table 3| 117 Directions

Direction	Comment
3. Housing Infrastructure and Urban Development	
3.1 Residential Zones	The Proposal will broaden the range of housing choices and the size of the Site provides ample opportunity for good urban design. The Site is located within an established residential area and local services such as shops, educational, community and recreational facilities and public transport are located in close proximity.
3.3 Home Occupations	Dwelling houses are not proposed by the application. Notwithstanding, home businesses are permissible within the R3 zone.
3.4 Integrating Land Use and Transport	The proposal is consistent with the Direction for the following reasons:

	▪ The Site supports the principle of integrating land use and transport. ▪ The Site exhibits good access to public and private transportation use. ▪ The Site's proximity to public transport will provide opportunities for residents to access the site.
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4.3.3 Section C - Environmental, social and economic impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The Site is located within an established urban environment and comprises land that has been previously developed. There are no known critical habitats, threatened species or ecological communities within the Site and therefore, the likelihood of any negative ecological impacts are minimal.

Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Site investigations have confirmed that the Site is free of major constraints and that there are no likely environmental effects associated with the future development of the land that cannot be suitably mitigated through further design development.

The key findings of these preliminary investigations are provided below:

- Stormwater and flooding: The Site is not flood affected.
- Contamination: The Site is vacant; associated with infrastructure purposes and has not been subject to known contamination. The potential for site contamination arising from existing site uses will be assessed at DA stage. Potential contaminants will be appropriately managed and the Site made suitable for future residential use.
- Traffic: The transport impacts are considered to be acceptable as follows:
 - The proposed development will not have any unacceptable traffic implications in terms of road network capacity, and that no road improvements or upgrades would be required as a consequence of the Planning Proposal.
 - It is envisaged that the number of parking spaces required under Council's DCP 2012 will be satisfied on Site.

Overall, it is considered that the Site will not result in any significant environmental impact that would preclude it from being rezoned and redeveloped for medium density, residential use.

The Site is unconstrained and would not result in any significant environmental impacts on the locality. The Site is therefore suitable for development for medium density residential purposes.

How has the planning proposal adequately addressed any social and economic effects?

Social and economic effects associated with the proposed rezoning of the Site, for medium density, residential purposes, are considered to be positive given the following:

- It provides additional housing options within close proximity to public transport and strategic employment and education centres.
- It utilises currently unused land to provide additional high quality development with good amenity and streetscape character.
- It provides work opportunities during the construction period of any future residential development.

It is therefore considered unlikely that the Planning Proposal and intended residential flat building development would have a negative economic effect upon the locality.

4.3.4 Section D - State and Commonwealth interests.

Is there adequate public infrastructure for the planning proposal?

The Site is well serviced by all public utility services including:

- Electricity
- Water
- Sewer
- Telephone and internet service
- Public transport.

What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

There has been no consultation with Commonwealth public authorities or State Government authorities however, this consultation will be undertaken during the Planning Proposal process, once the matter has been referred for a Gateway determination.

5 community consultation

The relevant planning authority is required to consult with the community in accordance with the gateway determination as required under Clause 57 of the *Environmental Planning and Assessment Act 1979*. It is expected that the Planning Proposal will be required to be publicly exhibited for 28 days in accordance with the requirements of the NSW Department of Planning and Infrastructure (now the DoP&E) guidelines *A Guide to Preparing Local Environmental Plans*.

The specific process of the community consultation to be undertaken will be determined by Randwick City Council as the Relevant Planning Authority however, it is anticipated that the public exhibition would be notified by way of:

- A public notice in the local newspaper(s).
- Advertising of the Planning Proposal on the Randwick City Council website.
- Written correspondence to adjoining and surrounding landowners.
- The gateway determination and Planning Proposal be publicly exhibited at Council's offices, and any other locations, considered appropriate to provide interested parties with the opportunity to view the submitted documentation.

The applicant would be happy to liaise further with Council to identify appropriate opportunities to further engage with the local community outside the formal public exhibition process to provide a greater understanding of additional issues that are relevant to the local community.

6 conclusion

The Planning Proposal report has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the relevant guidelines prepared by the NSW Department of Planning and Infrastructure (now the DoP&E) including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*. It sets out the justification for the proposed rezoning of the subject site at 1T Romani Way, Matraville, to allow for medium density, residential development under the provisions of a site specific amending LEP.

The Concept Master Plan accompanying the Planning Proposal has been informed by a detailed site analysis. As a result, the proposed LEP built form and zone change will be capable of facilitating an appropriate development outcome for the following reasons:

- Local context: The Planning Proposal achieves an appropriate built form and scale outcome having regard to the size of the land; the proximity of the Site to public transport; educational facilities; shops and services and the scale of surrounding development.
- The Site is within walking and cycling distance of recreation and shops in addition to proximity to educational facilities and community facilities. These factors make it ideal for medium density, residential development.
- The Proposal will result in a residential development providing a mix of unit types which will contribute to housing affordability and choice within the Randwick local government area.
- Strategic context: The Planning Proposal will positively contribute to the State planning strategic goals of providing housing opportunities in areas with access to existing facilities and services. Key aspects of *A Plan for Growing Sydney* emphasise the importance of concentrating future housing in centres in view of a wide range of transport, environmental, sustainability and liveability objectives.
- Net community benefit: The project will provide an alternative high quality residential environment, on currently vacant and unused land, which will make a valuable contribution to the diversity and quality of housing available within the LGA.

Overall, it is considered that the Planning Proposal is satisfactory and it is requested that Randwick Council take the necessary steps to enable it to proceed to Gateway Determination under Section 56 of the EP&A Act.

DRAWING SCHEDULE

- A 0000 TITLE PAGE
- A 1000 SITE ANALYSIS
- A 1001 SITE PLAN 1:1000
- A 1002 SITE PLAN 1:500
- A 1003 SURVEY PLAN
- A 2000 3D VIEWS
- A 3000 BASEMENT PLAN
- A 3001 GROUND FLOOR PLAN
- A 3002 LEVEL 01
- A 3003 LEVEL 02
- A 4001 ELEVATIONS
- A 4002 ELEVATIONS
- A 5001 SECTIONS

FSR

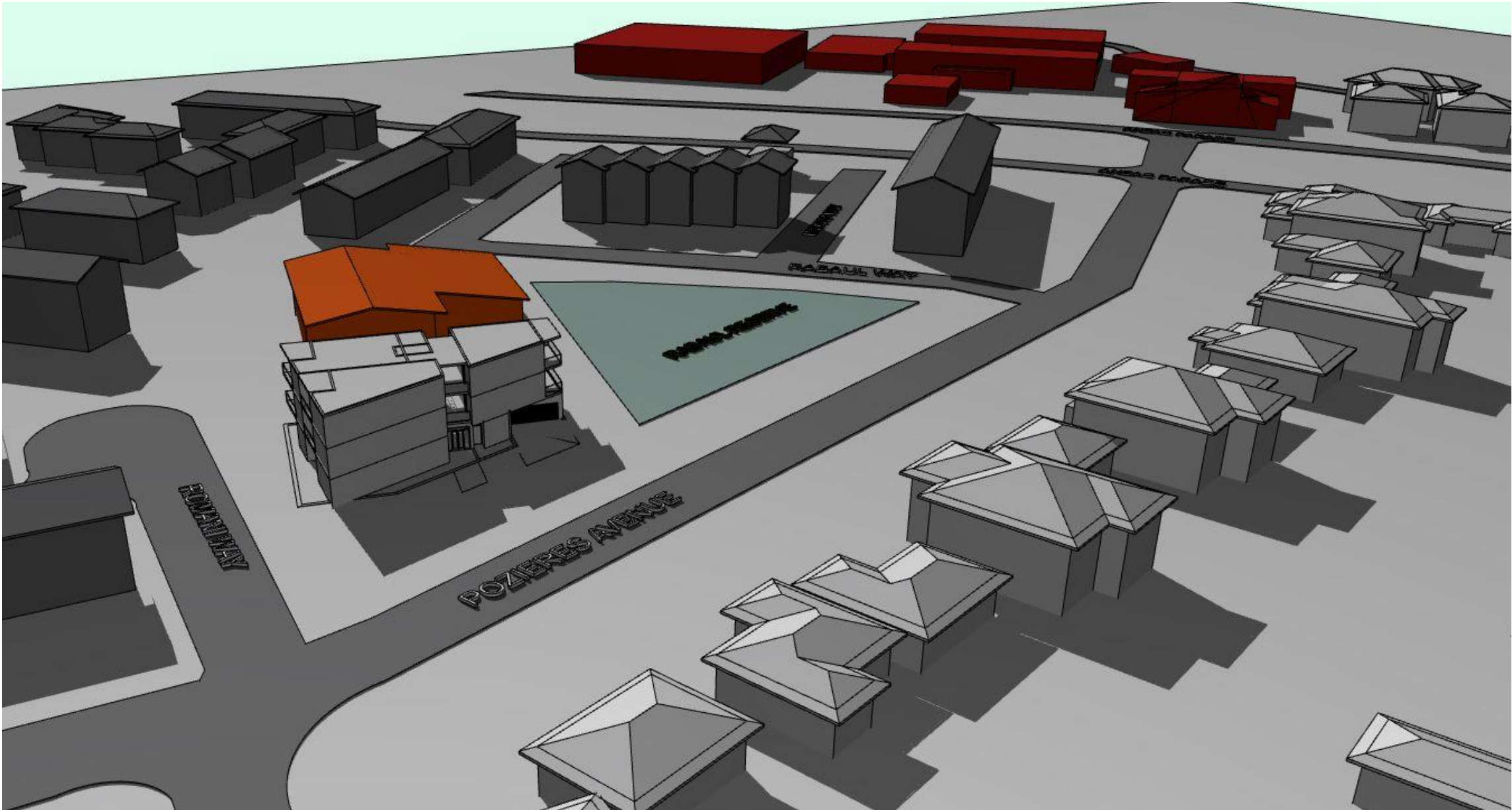
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PERMISSIBLE FSR: 0.75:1
PERMISSIBLE GFA: 657.75 SQM

GFA: 605 SQM
TOTAL FSR: 0.68:1

UNIT MIX

2 BED: 8

UNITS TOTAL: 8

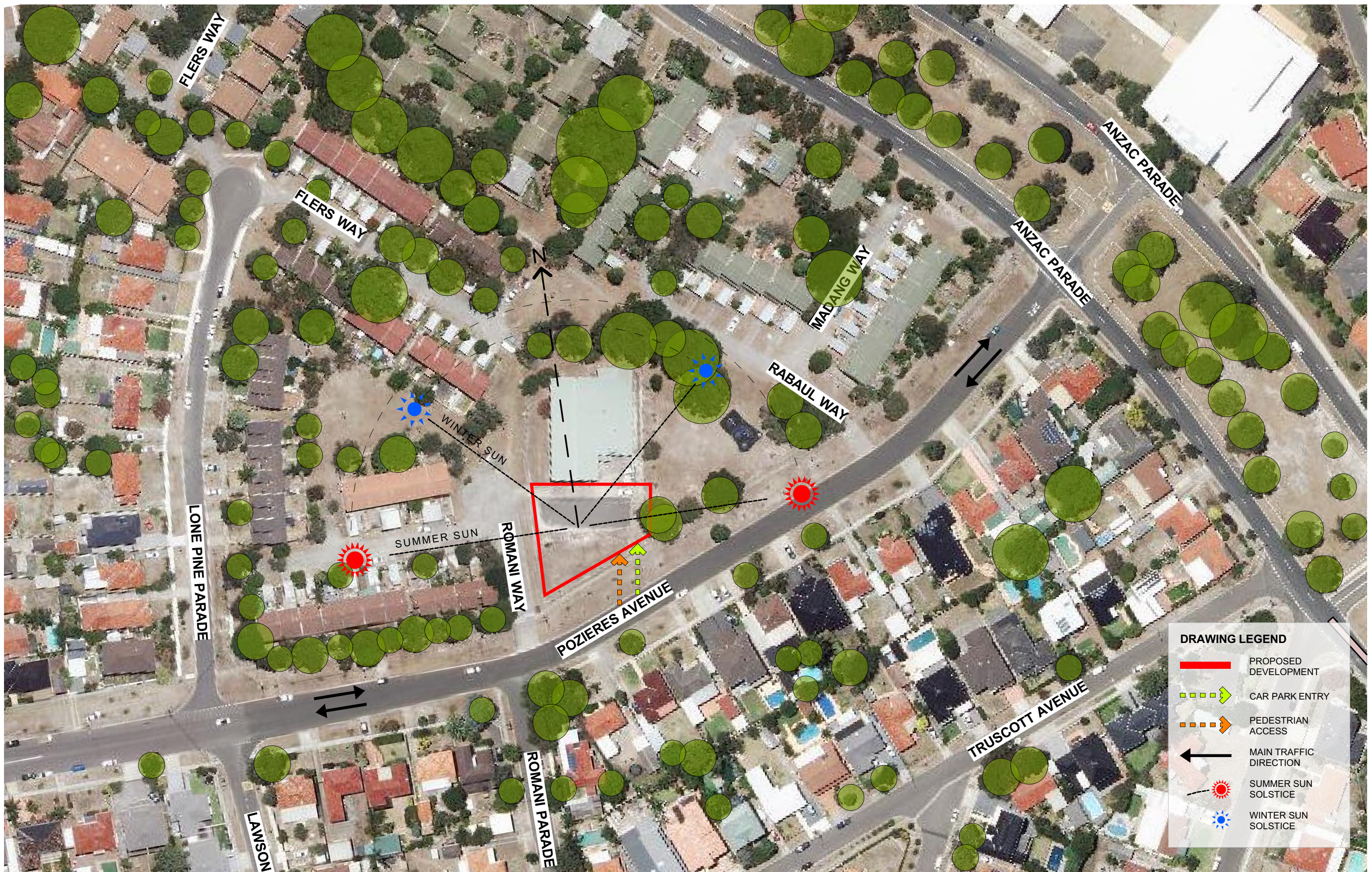


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GHAZI AL ALI
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ROMANI WAY
1 ROMANI WAY MATRAVILLE



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ACN: 67167131848

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PROJECT:

1 ROMANI WAY, MATRAVILLE

CLIENT:

OMAR ABDUL-RAHMAN

SCALE:

1:1000

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PL

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SITE PLAN 1:1000

DRAWING NUMBER

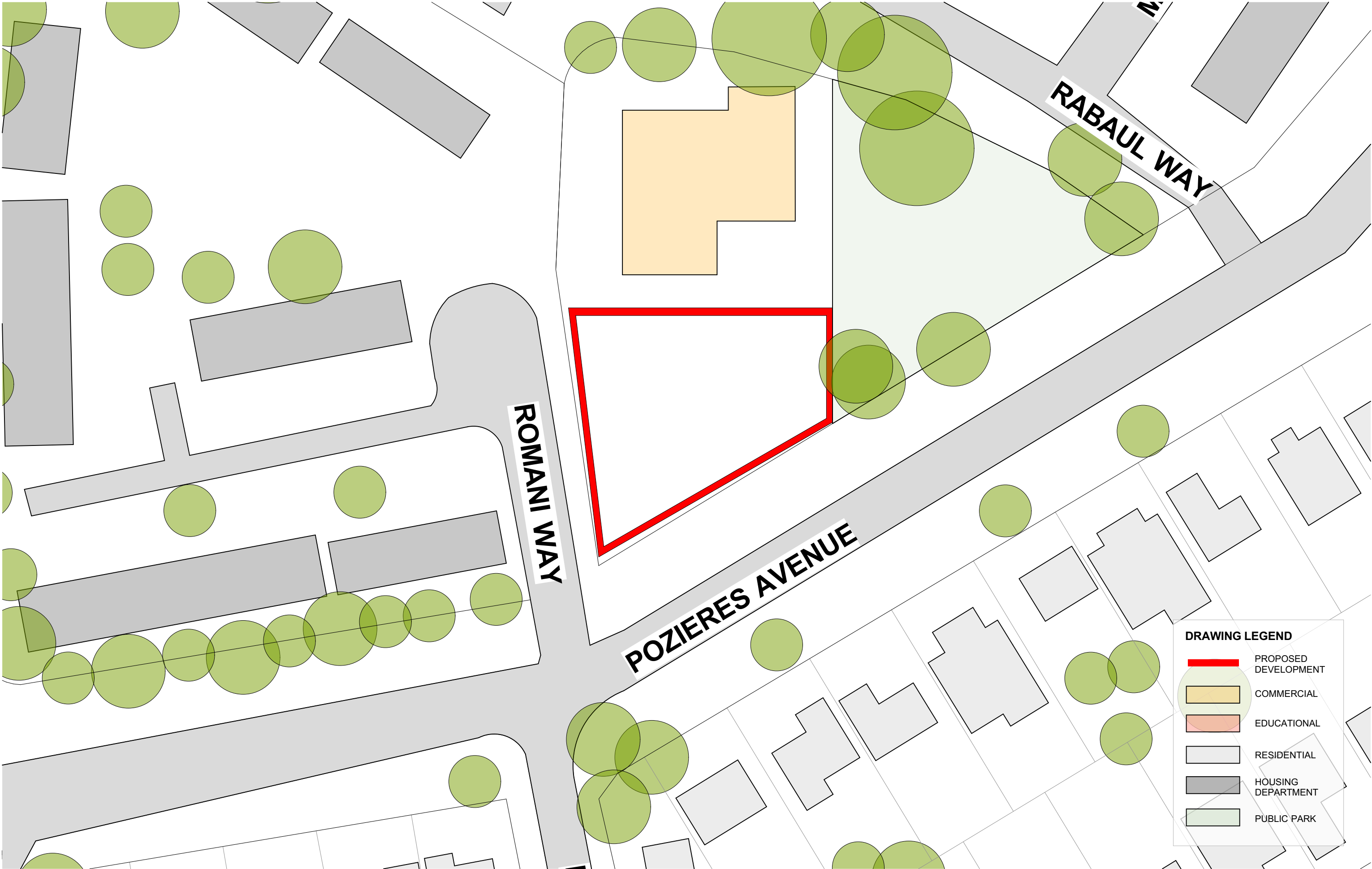
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UNIT 2H,
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1 ROMANI WAY, MATRAVILLE

CLIENT:

OMAR ABDUL-RAHMAN

SCALE:

1:500

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DRAWING NUMBER

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PROJECT NUMBER

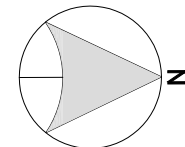
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A 1002

IMPORTANT NOTE
THIS PLAN WAS PREPARED FOR A PROPOSED SUBDIVISION TO ACCOMPANY A
SUBDIVISION APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY
OTHER PURPOSE. THE DIMENSIONS, AREAS AND TOTAL NUMBER OF LOTS SHOWN
HEREON ARE SUBJECT TO FIELD SURVEY AND ALSO TO THE REQUIREMENTS UNDER
ANY RELEVANT LEGISLATION. IN PARTICULAR, NO RELIANCE SHOULD BE PLACED
ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THE
LAND. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.



SYMBOL LEGEND	
	BENCHMARK
	CLOTHES LINE
	ELECTRICAL PILLAR
	GAS MAIN MARKER
	GAS METER
	GAS VALVE
	HYDRANT POTABLE
	HYDRANT RECYCLE
	LIGHTPOLE
	POWER POLE
	SEWER INSPECTION POINT
	SEWER MANHOLE
	SEWER VENT
	SIGN
	STOP VALVE POTABLE
	STOP VALVE RECYCLE
	TELSTRA PILLAR
	TELSTRA PIT SINGLE
	TELSTRA PIT DOUBLE
	TRAFFIC LIGHTS
	TRAFFIC LIGHTS CONTROL BOX
	WATER AIR VALVE
	WATER METER
	SURVEY CONTROL MARK
	TOP OF GUTTER LEVEL
	RIDGE LEVEL
	FLOOR LEVEL
	CHIMNEY LEVEL
	PARAPET LEVEL
	TOP OF BATTER

TREE SCHEDULE		
TREE No.	SPREAD/TRUNK DIA./HEIGHT	LEVEL
1	6/0.20/6	34.86
2	3/0.20/8	34.16
3	5/0.30/8	33.99
4	5/0.30/10	34.00
5	10/0.40/10	33.95
6	7/0.40/7	34.08
7	5/0.30/9	34.04
8	6/0.30/7	34.13
9	8/0.40/8	34.04
10	6/0.30/5	34.18
11	4/0.30/5	34.22
12	8/0.50/10	34.15
13	5/0.20/10	34.14
14	8/0.40/12	34.16
15	8/0.50/12	34.47
16	3/0.20/7	34.48
17	10/0.40/12	34.53
18	8/0.30/12	34.65
19	10/0.40/12	34.67
20	10/0.40/12	34.80
21	6/0.30/6	35.23
22	5/0.40/5	36.24
23	3/0.40/10	35.31
24	10/0.90/7	36.97
25	10/0.80/6	37.09

A FIRST ISSUE		A.G.	07.04.14
No.	AMENDMENT DESCRIPTION	BY	DATE

AVENUE

Scale 1:150 (A1)
Scale 1:300 (A3)

0 3 6 9 12 15 metres



Sydney
10/4 Central Avenue, Thornleigh N.S.W. 2120
Phone 02 9875 4500 Fax 02 9875 4833

Postal
PO BOX 208, Pennant Hills N.S.W. 1715
Internet
mepstead@mepstead.com.au
www.mepstead.com.au

Designed:
Drawn: C.P.
Checked: A.G.
L.G.A. RANDWICK

Scale: 1:150
Datum: A.H.D.
Date: 07.04.14

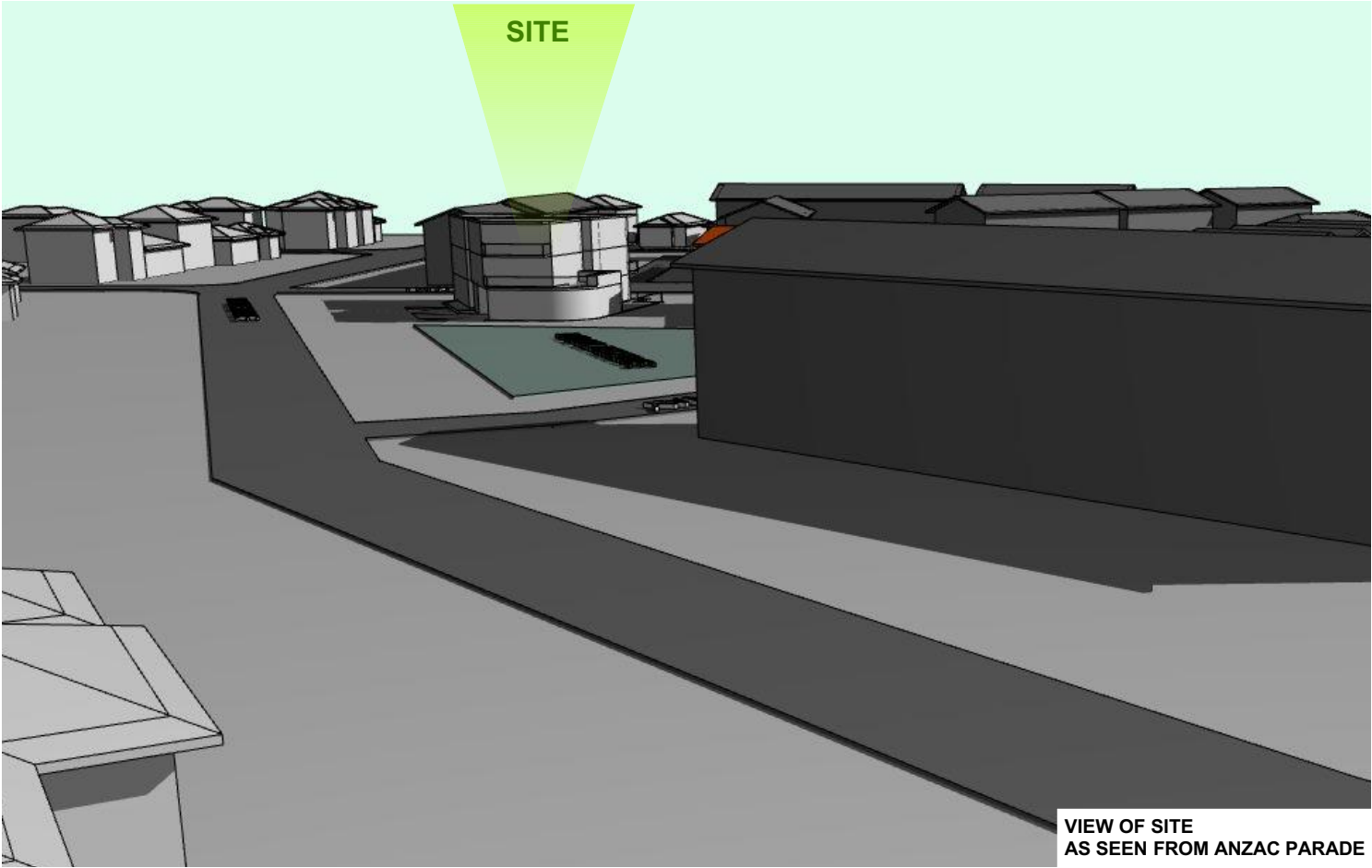
Principal: TELSTRA CORPORATION LIMITED
Project: PLAN OF PROPOSED SUBDIVISION OF
LOT 1 IN D.P.107189 BEING
No.1 ROMANI WAY, MATRAVILLE

Drg. No.
5160-DETSUB
Sheet No. 1
of 1 sheets
Our Ref:
5160

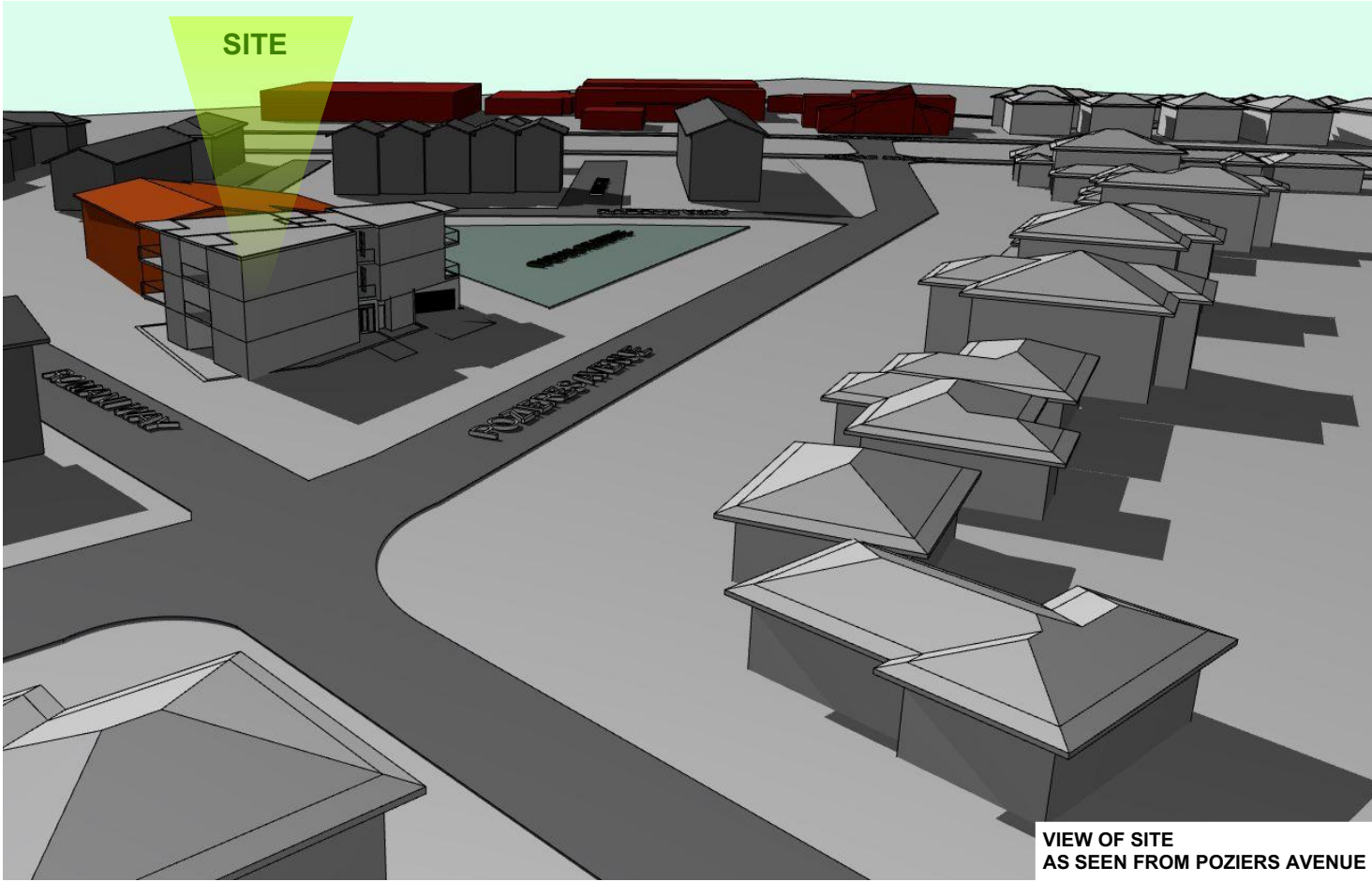
NOTE: IT IS PROPOSED TO CREATE A RESTRICTION OVER LOT 1 IN FAVOUR OF
LOT 2 RESTRICTING THE HEIGHT OF DEVELOPMENT TO 9m.

(A) - PROPOSED EASEMENT FOR SERVICES 1 WIDE & VARIABLE
(B) - PROPOSED EASEMENT TO DRAIN WATER 1 WIDE
(C) - PROPOSED EASEMENT TO DRAIN WATER 1 WIDE
(D) - PROPOSED RIGHT OF CARRIAGEWAY VARIABLE WIDTH
NOTE: ROMANI WAY OS A PRIVATE ACCESSWAY WITHIN
LOT 6 IN D.P.700498 (HOUSING NSW LAND)

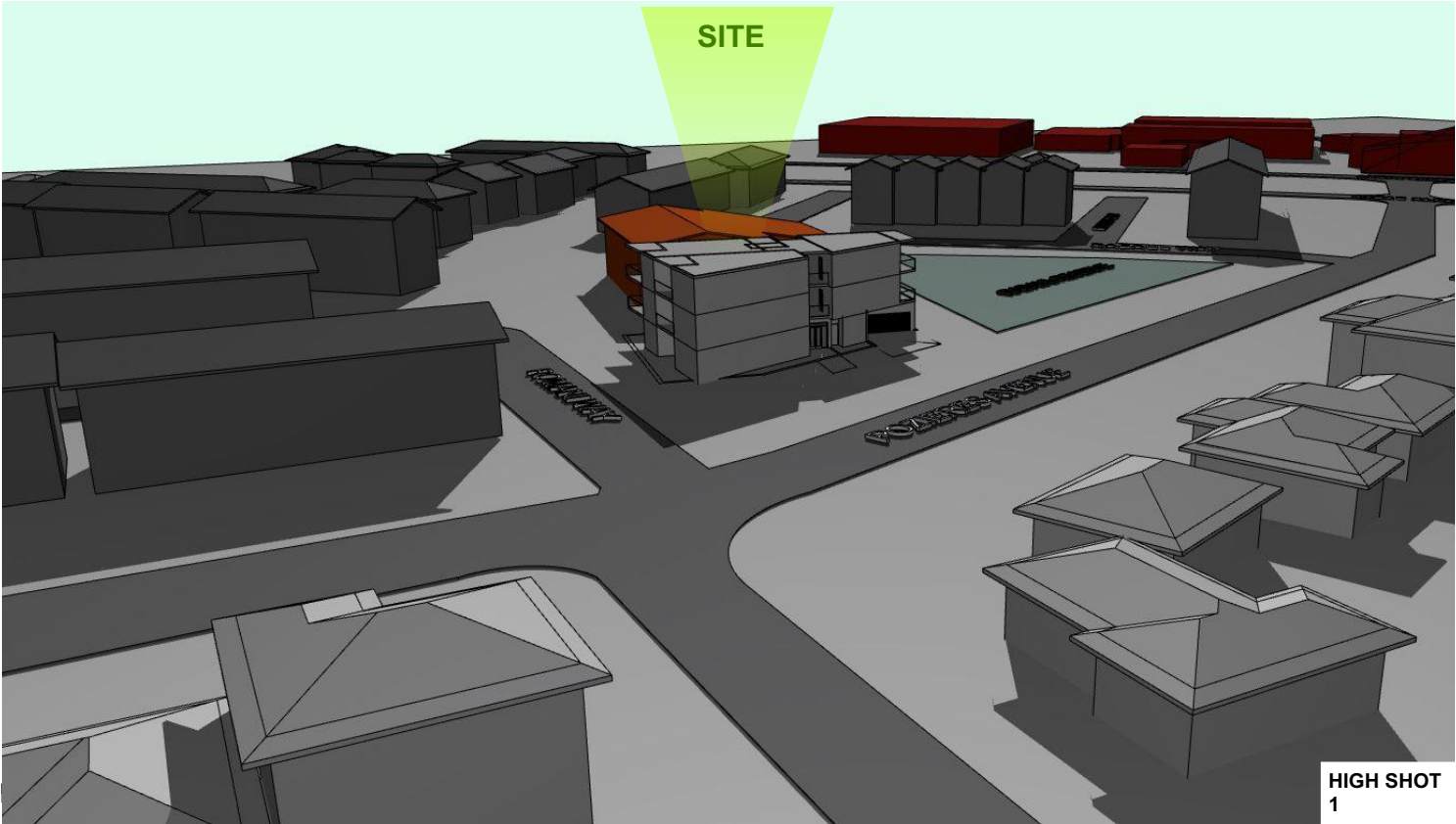
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—E—E—E— UNDERGROUND ELECTRICITY EARTHING CABLES
—E—E—E— UNDERGROUND ELECTRICITY CABLES
—T—T—T— UNDERGROUND TELECOMMUNICATION CABLES
—W—W—W— UNDERGROUND WATER PIPES
—S—S—S— UNDERGROUND SEWER PIPES
—G—G—G— UNDERGROUND GAS CABLES
—D—D—D— UNDERGROUND DIESEL FUEL LINE
—TE—TE—TE— UNDERGROUND ELECTRICITY & COMM CABLES



VIEW OF SITE
AS SEEN FROM ANZAC PARADE



VIEW OF SITE
AS SEEN FROM POZIERS AVENUE

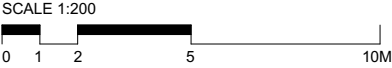
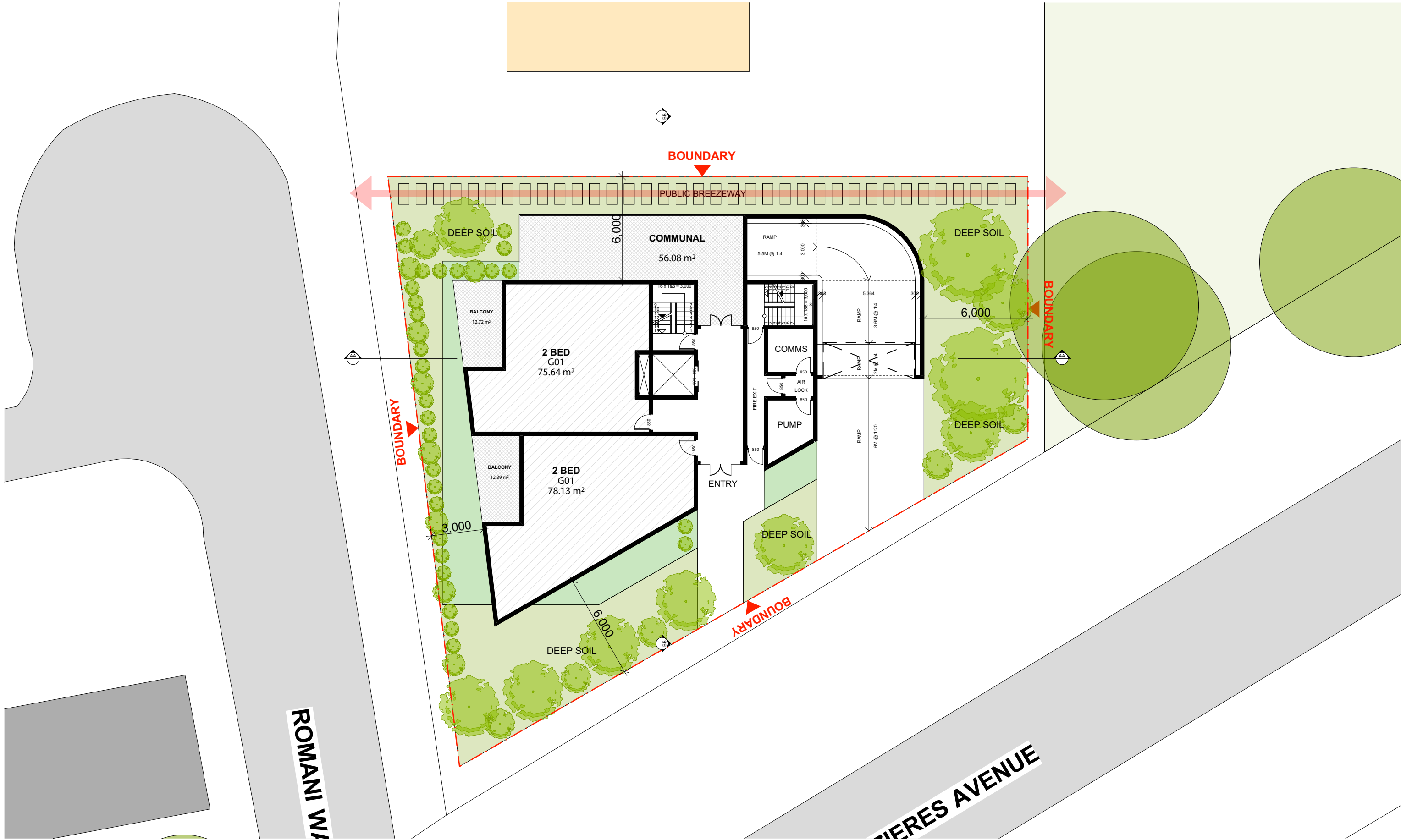


HIGH SHOT
1



HIGH SHOT
2

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DA																							

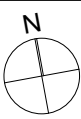


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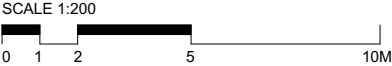
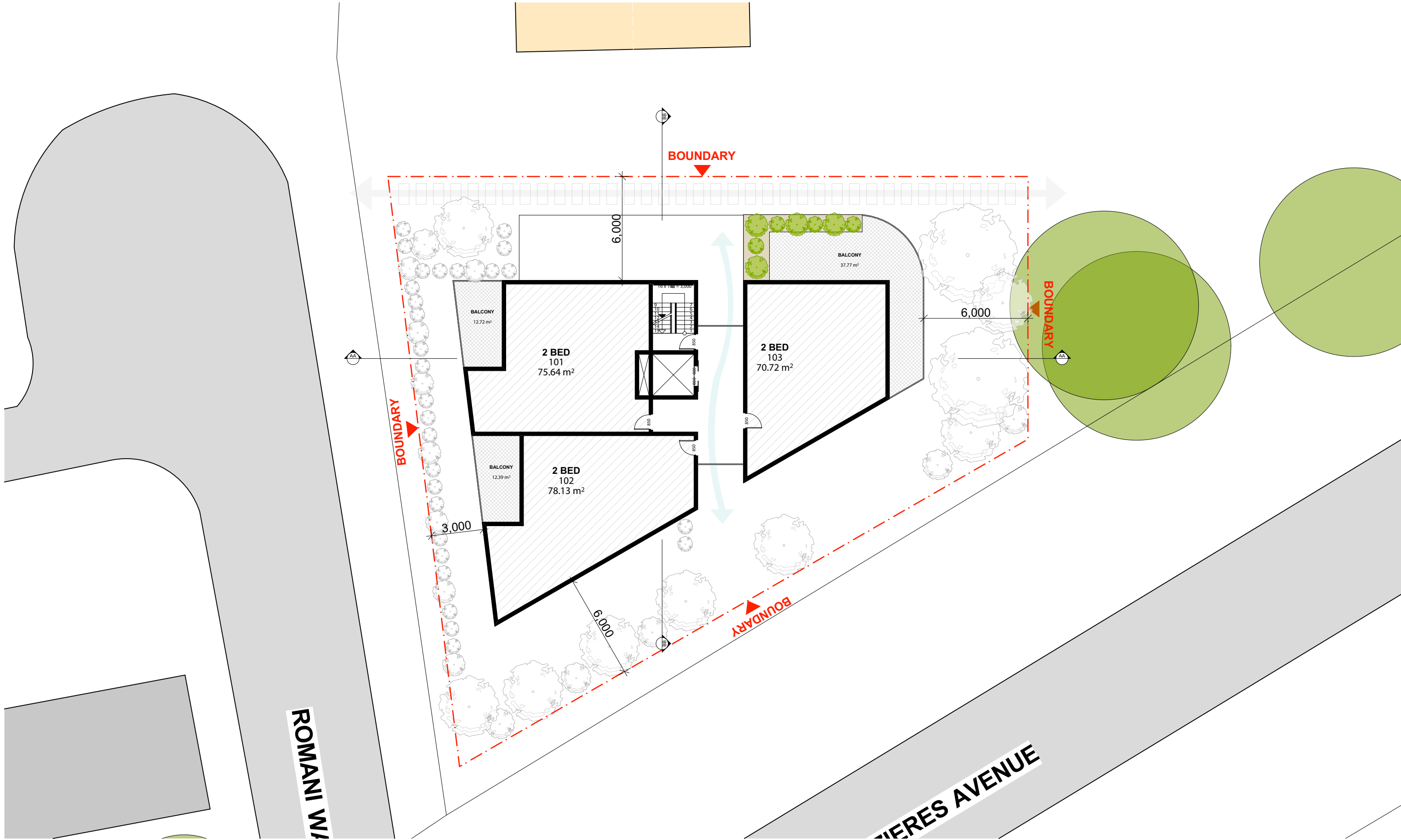
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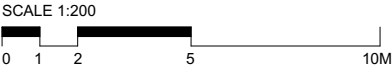
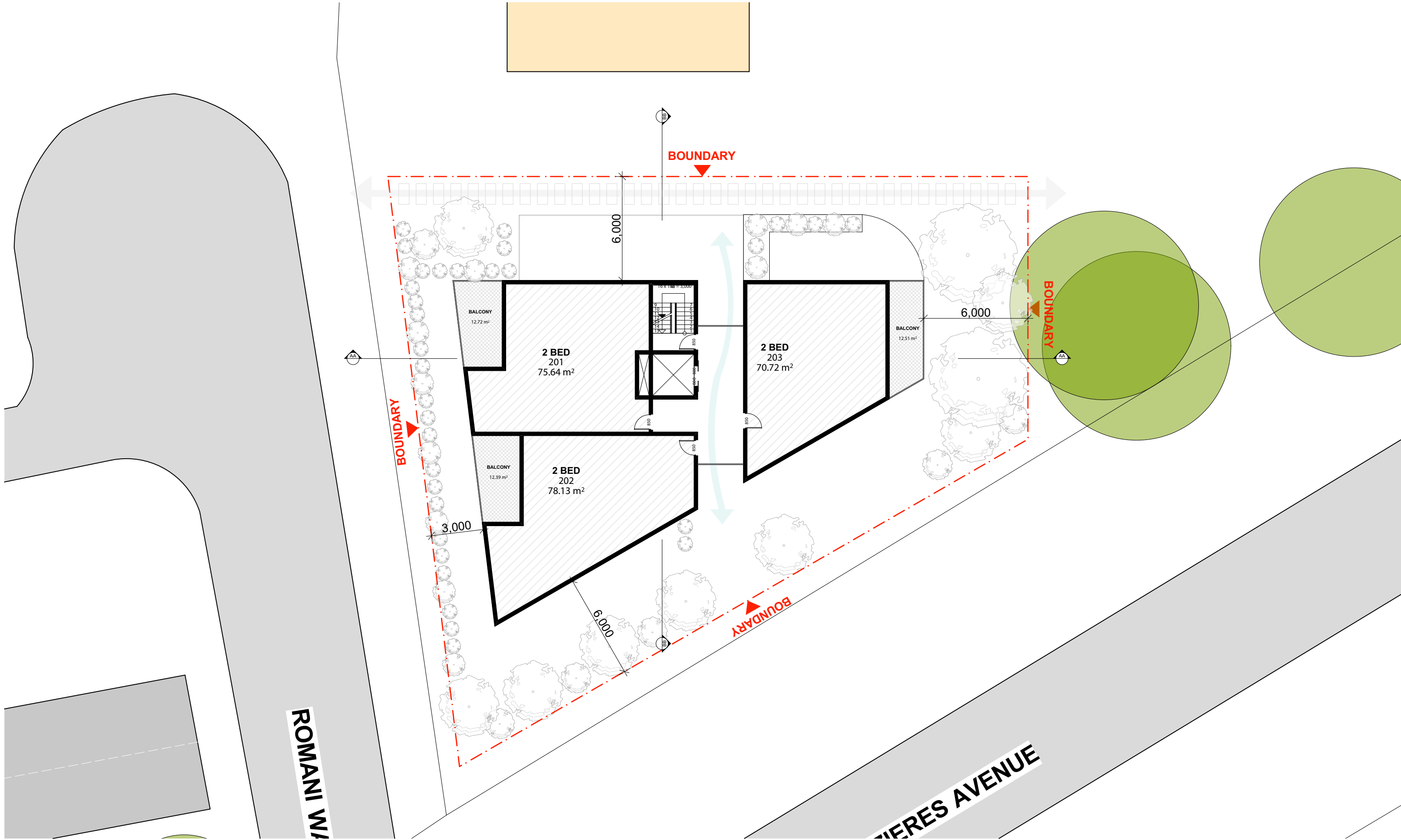
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CLIENT:
OMAR ABDUL-RAHMAN
SCALE:
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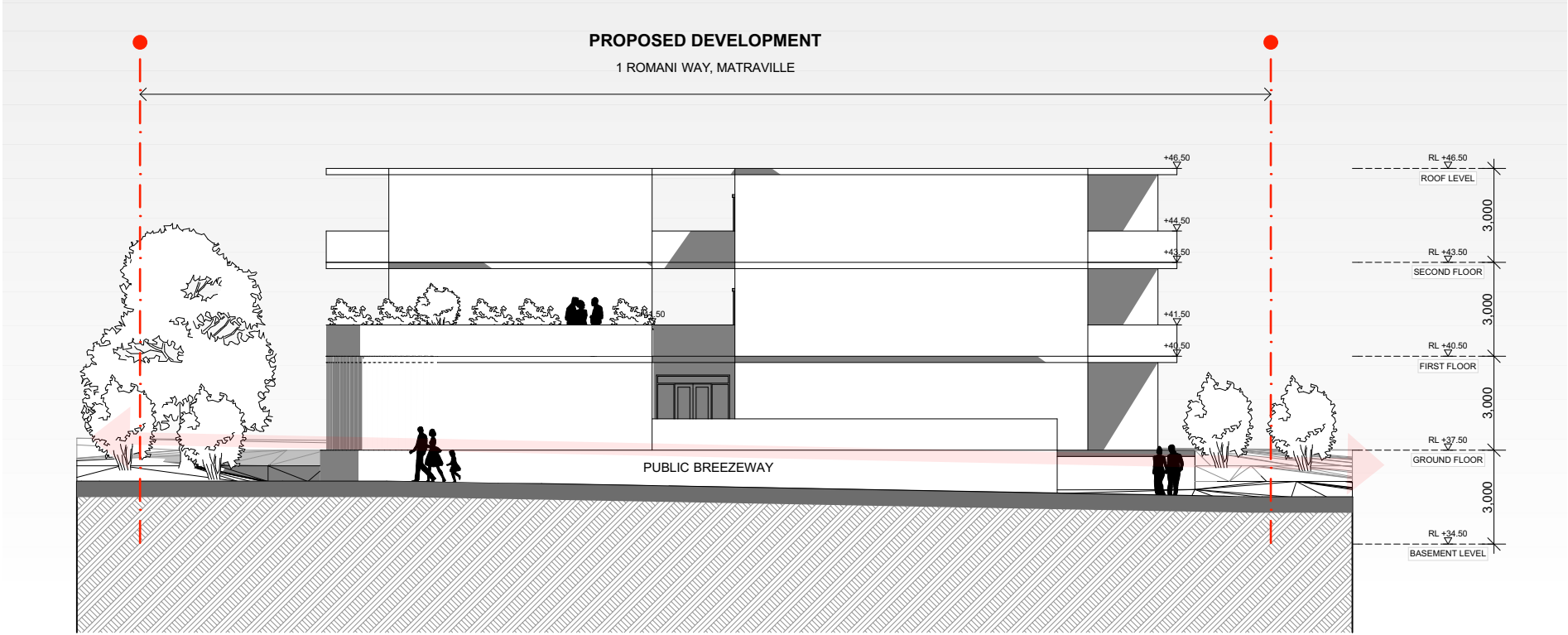
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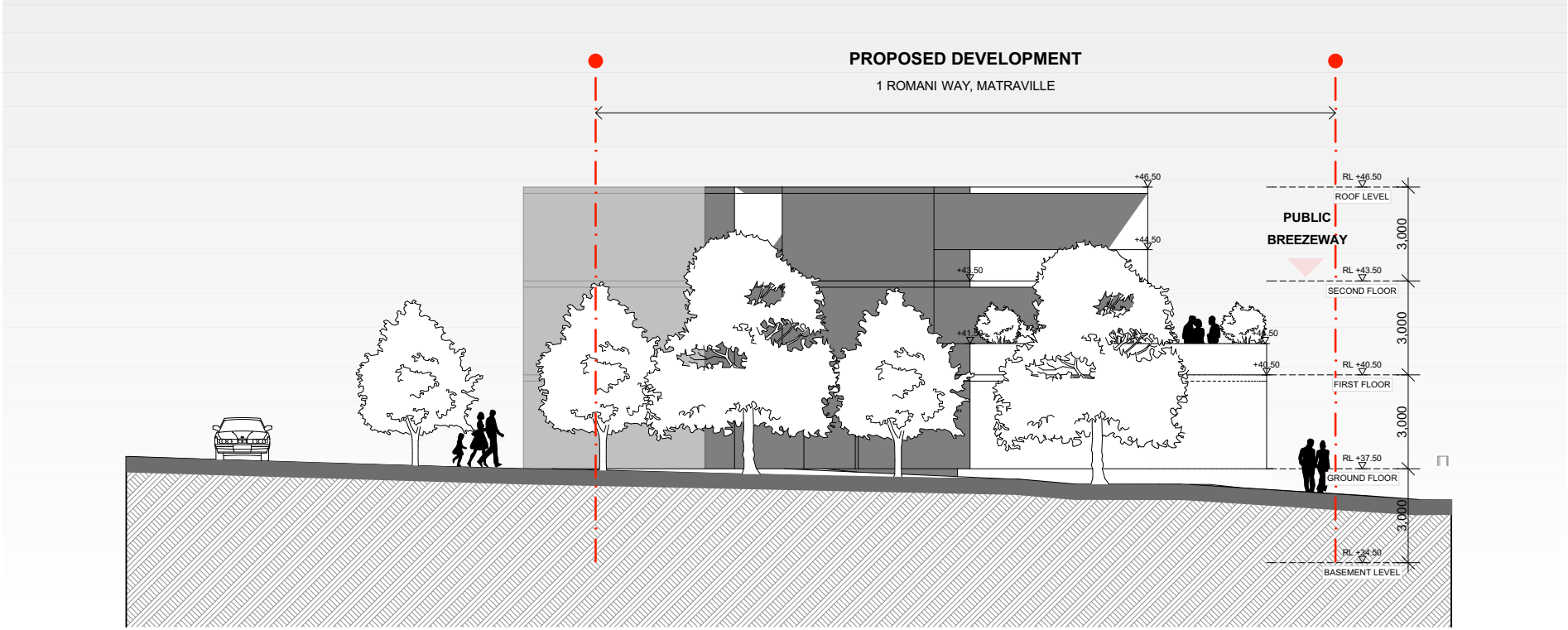
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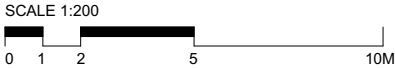
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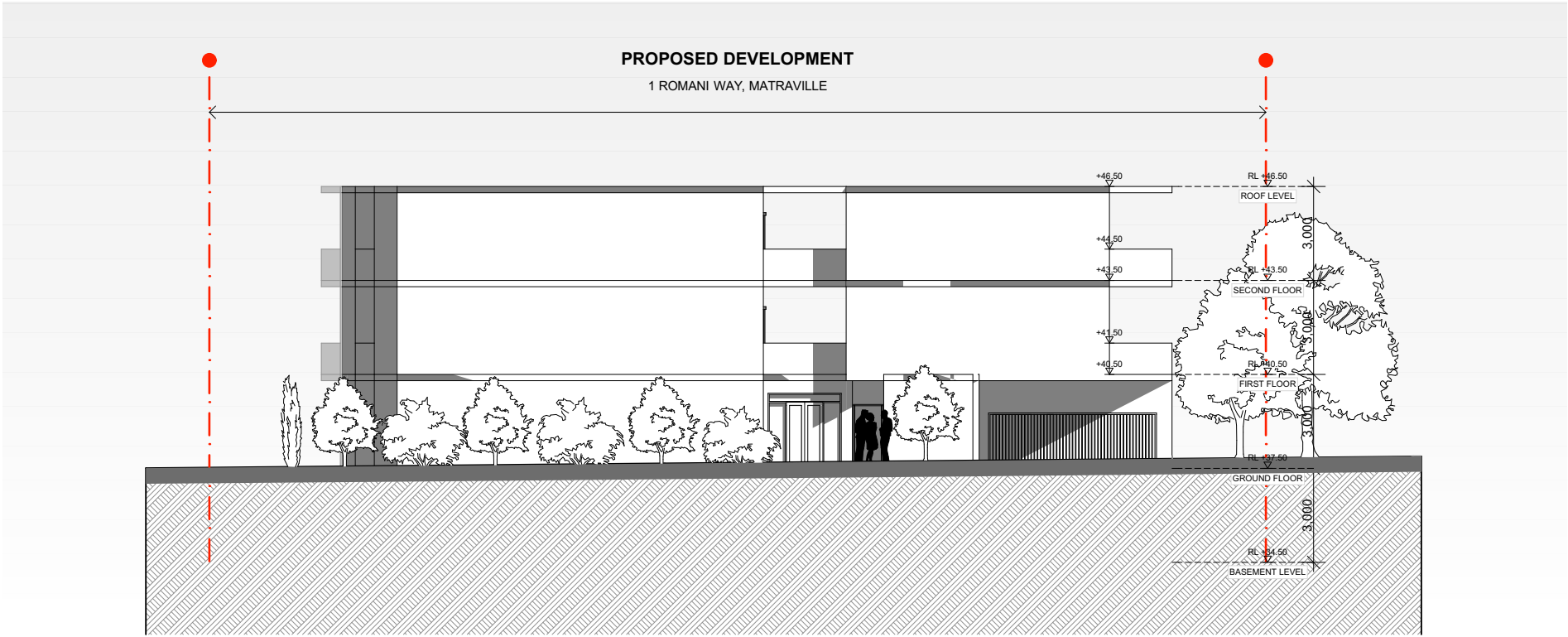


NORTH ELEVATION @ 1:200

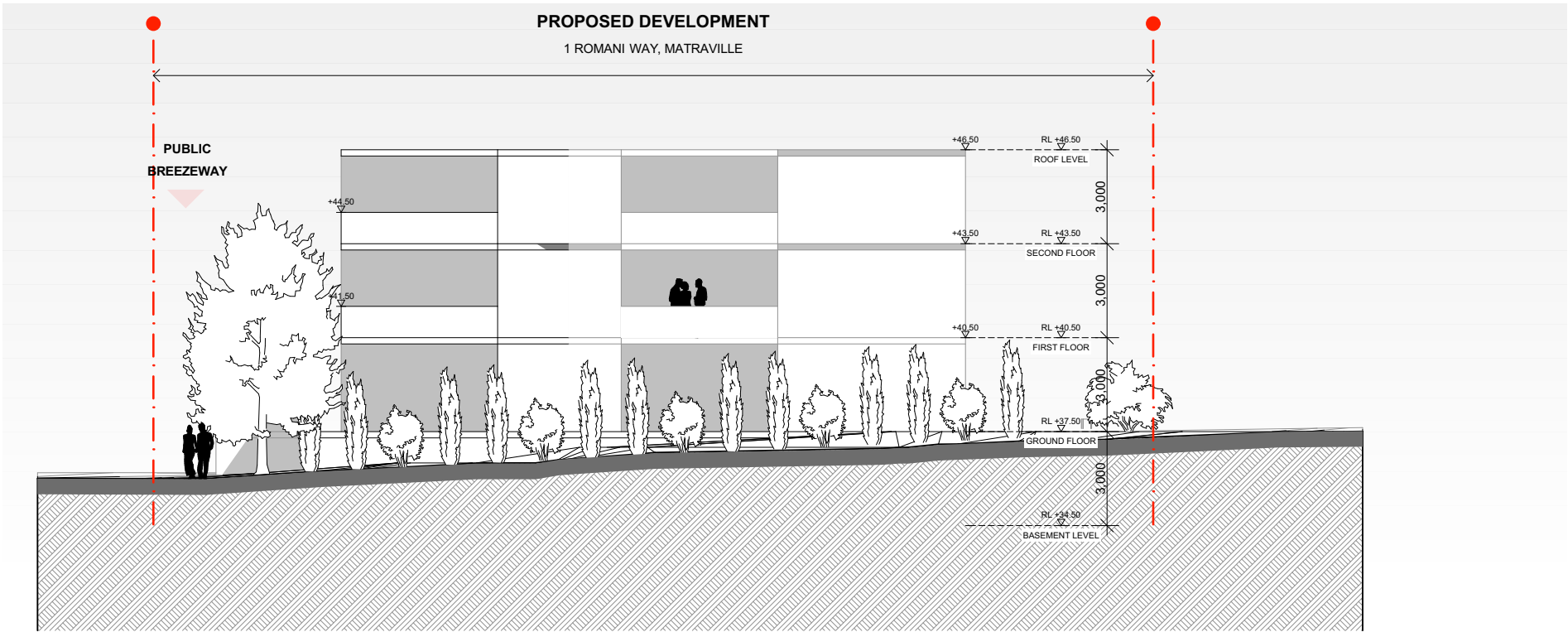


EAST ELEVATION @ 1:200

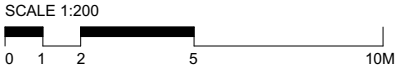


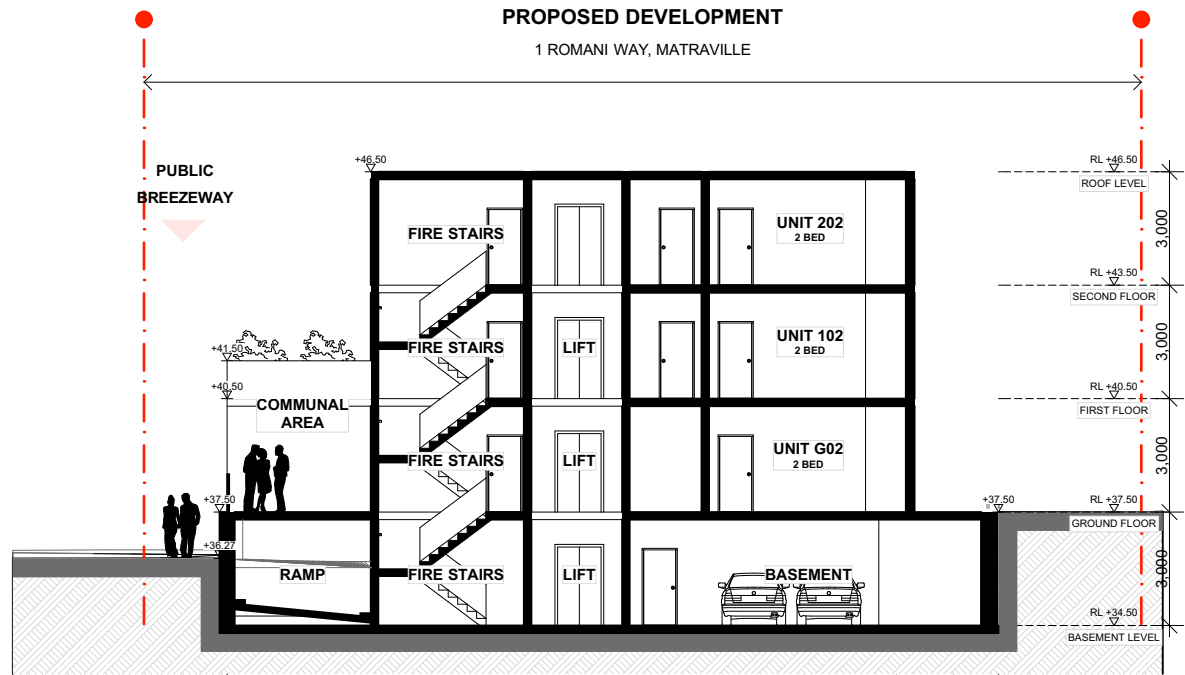


SOUTH ELEVATION @ 1:200

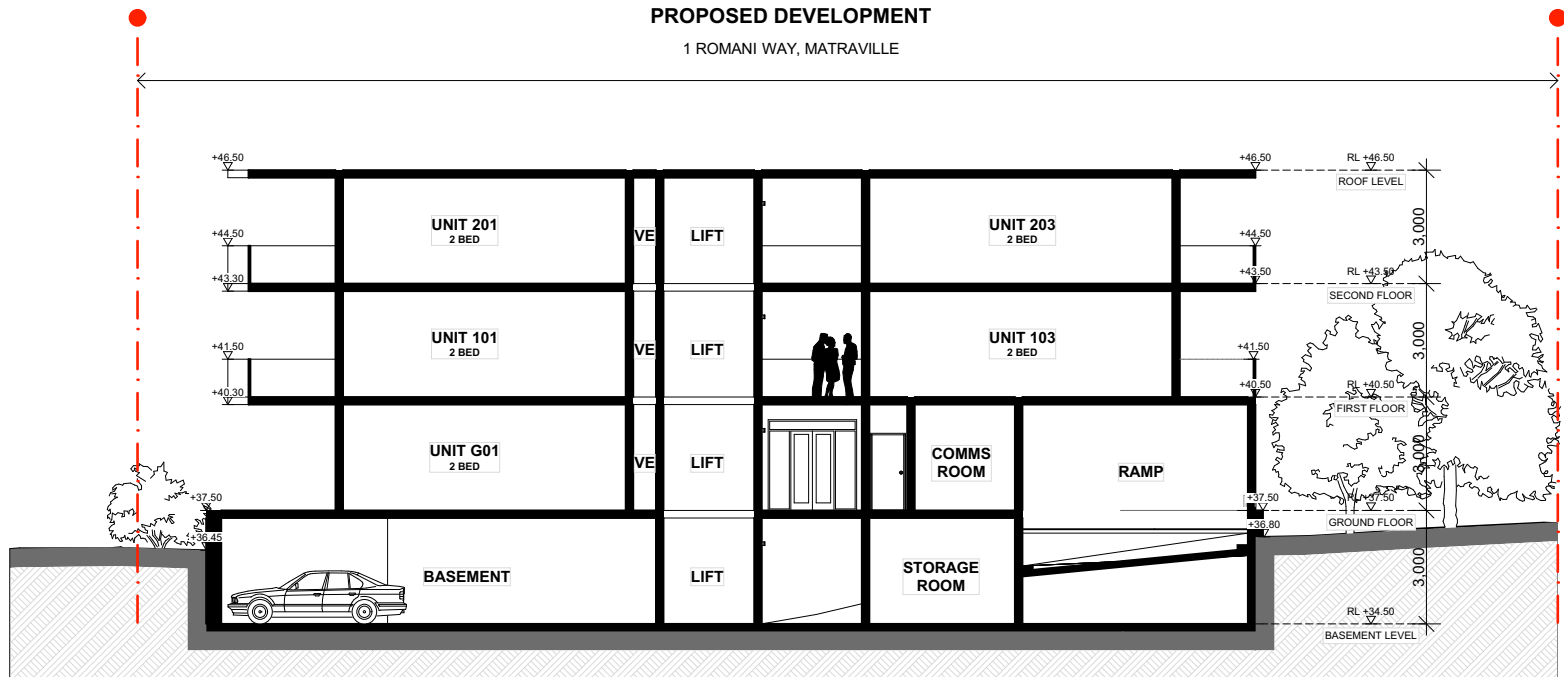


WEST ELEVATION @ 1:200

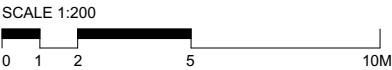




NS SECTION @ 1:200



EW SECTION @ 1:200



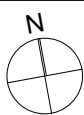
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DRAWING NAME
SECTIONS
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PROJECT NUMBER
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ISSUE
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Figure 1 – Current Zoning Map LNZ_008

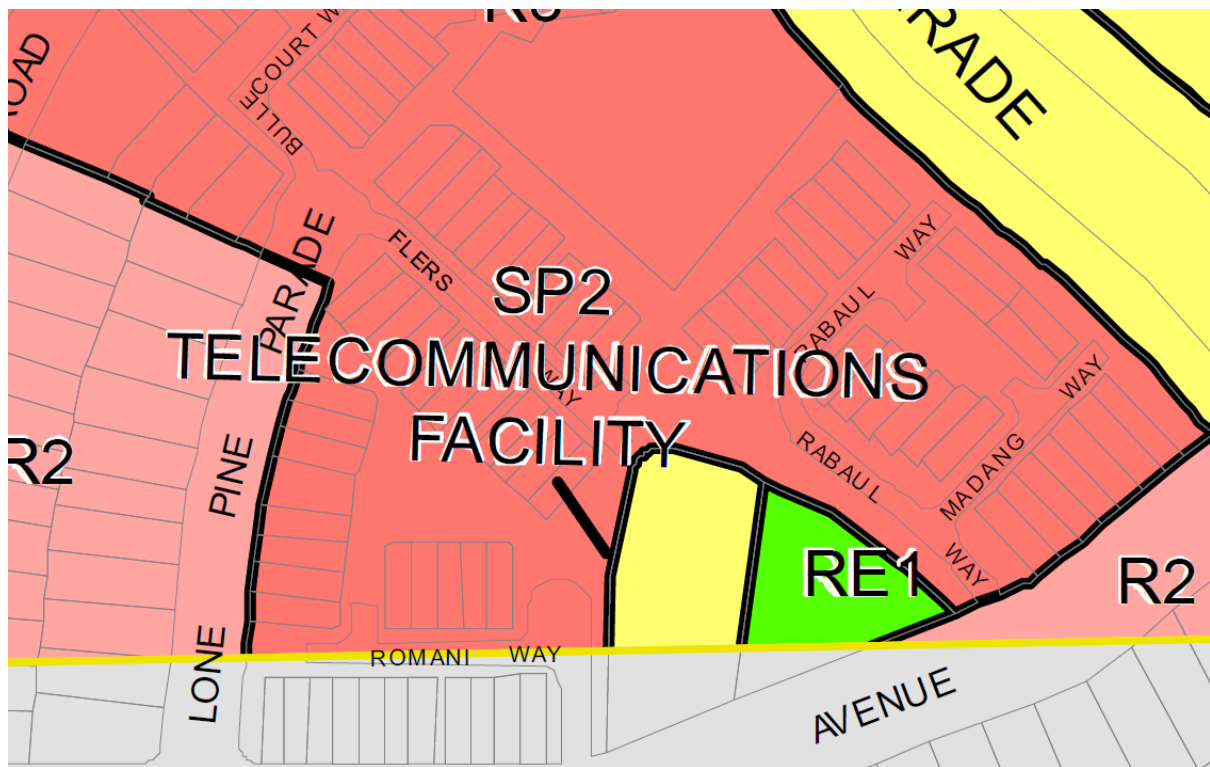


Figure 2 – Proposed Zoning Map LZN_008

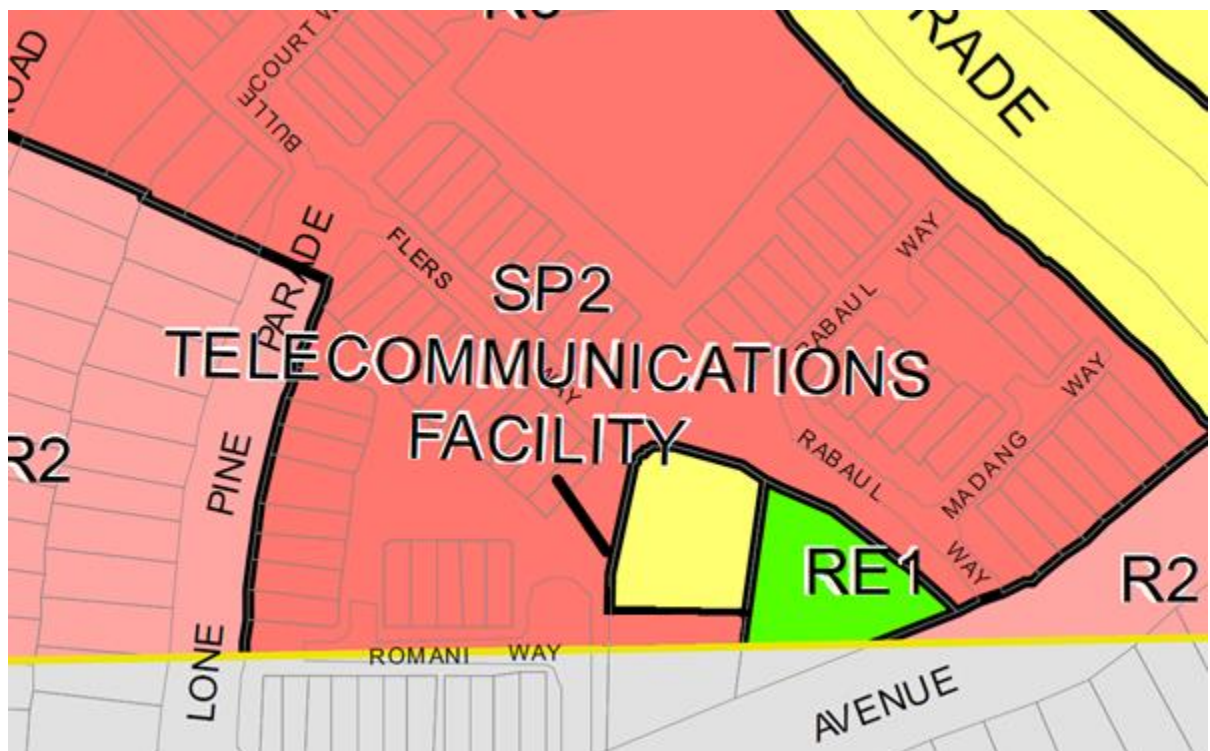


Figure 3 – Current Zoning Map LZN_009

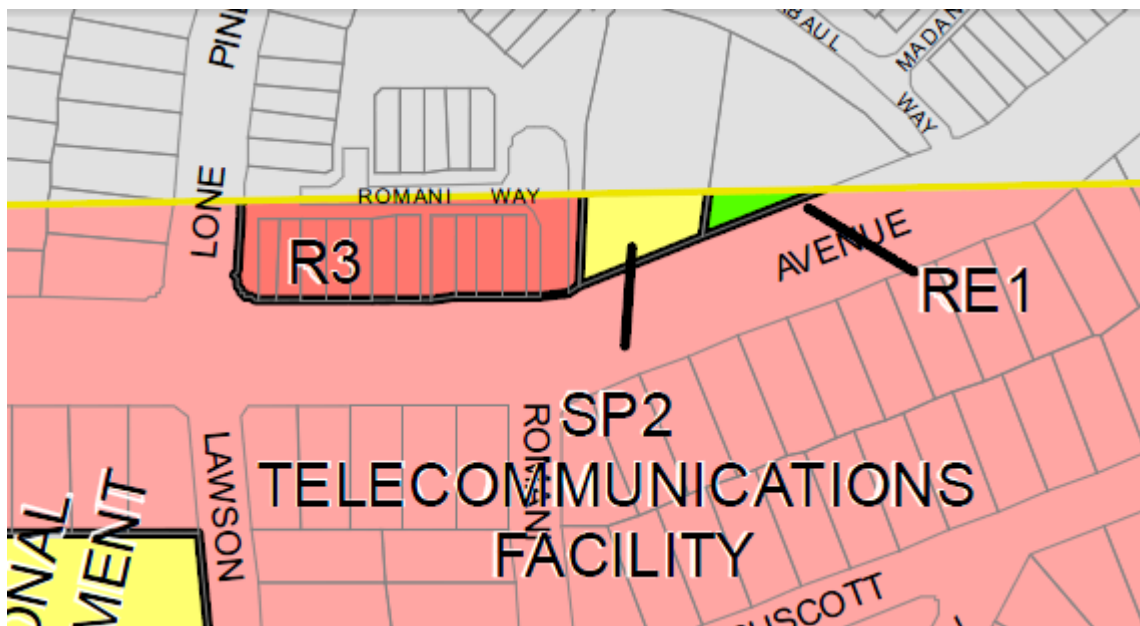


Figure 4 – Proposed Zoning Map LZN_009

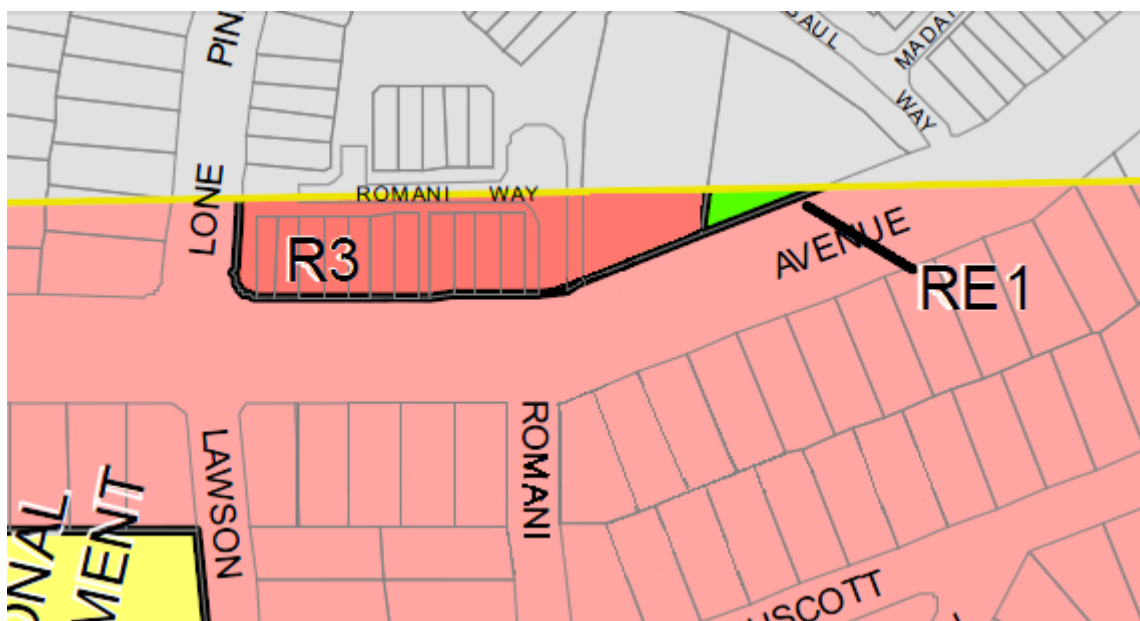


Figure 5 – Current Floor Space Ratio Map FSR_008

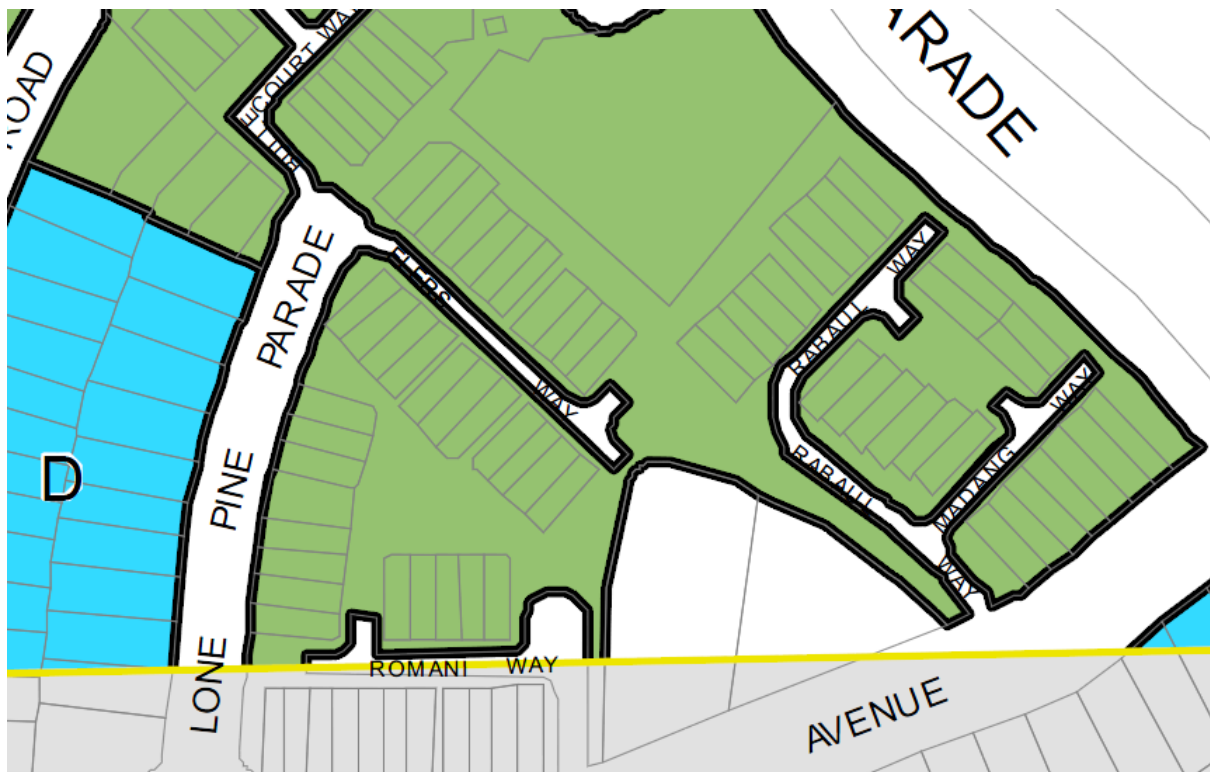


Figure 6 – Proposed Floor Space Ratio Map FSR_008

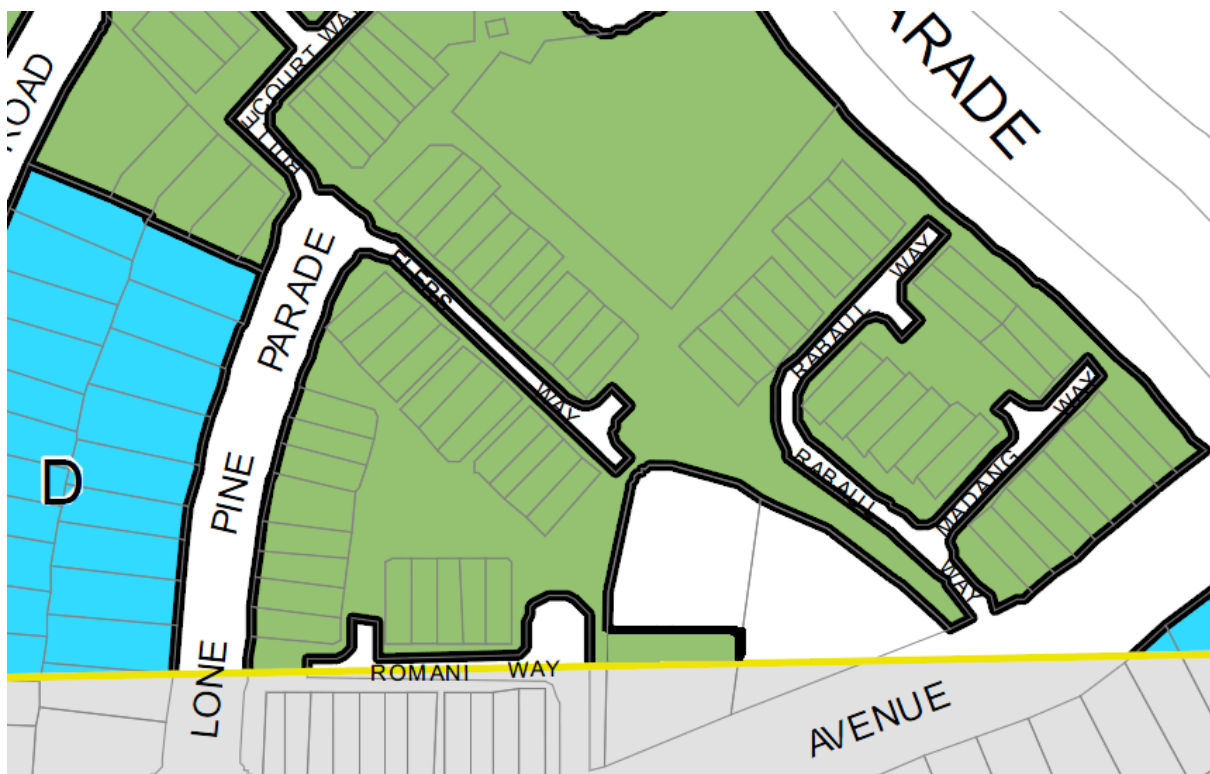


Figure 7 – Current Floor Space Ratio Map FSR_009

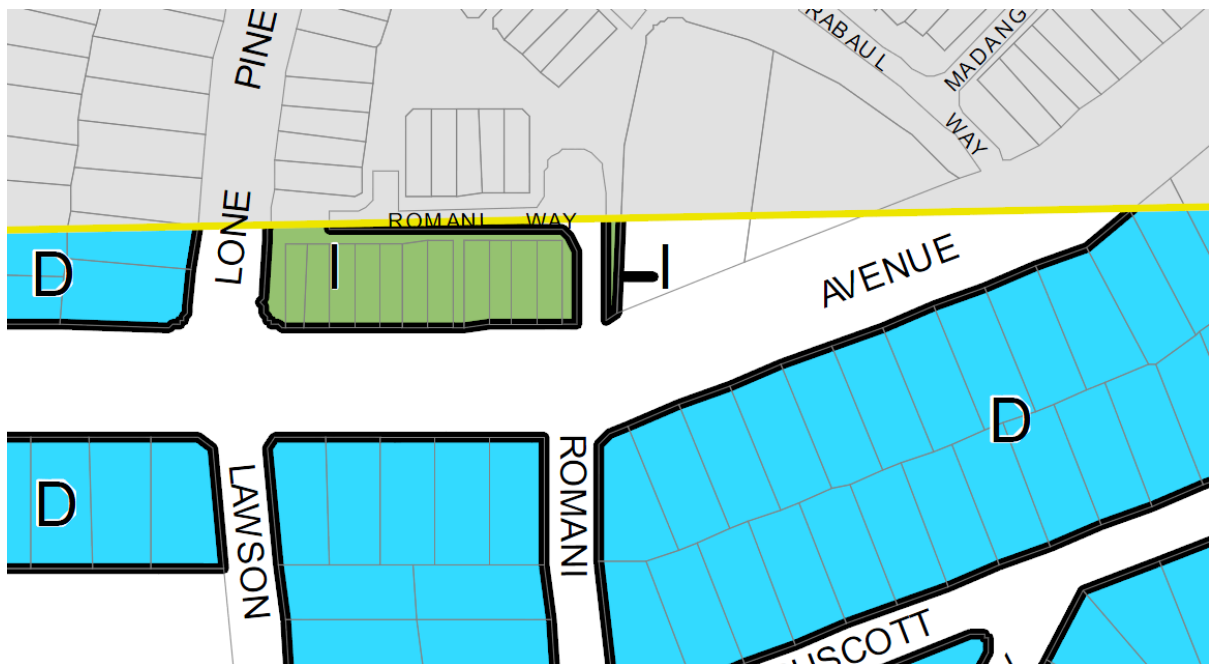


Figure 8 – Proposed Floor Space Ratio Map FSR_009

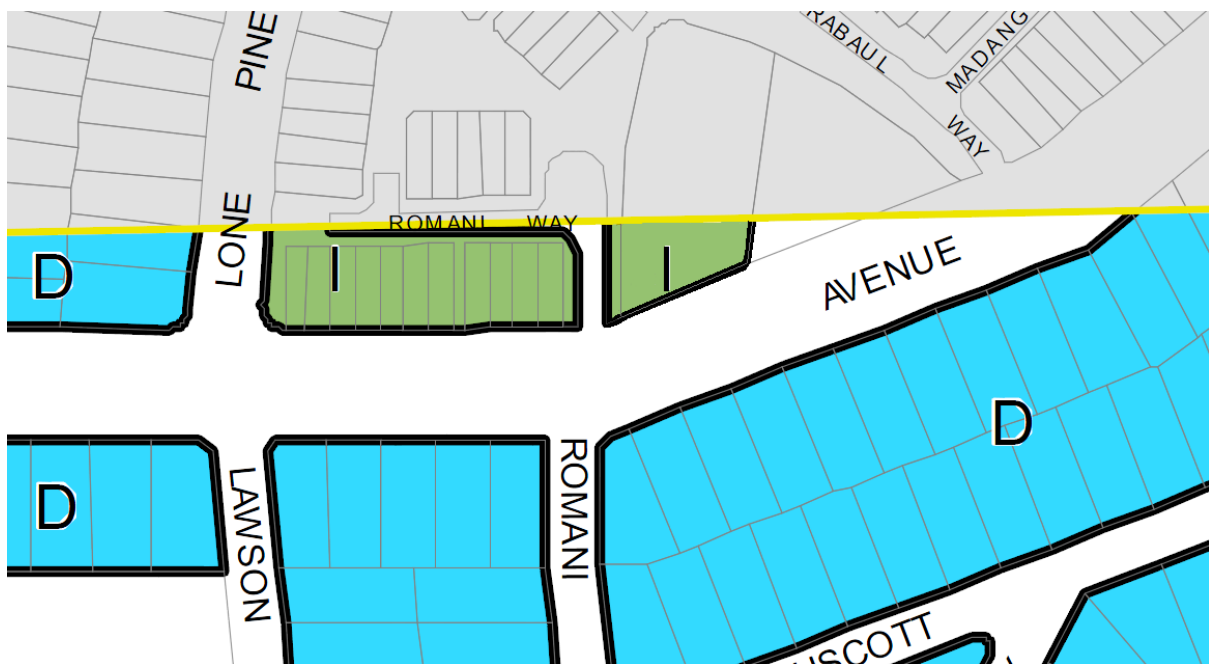


Figure 9 – Current Height of Buildings Map HOB_008

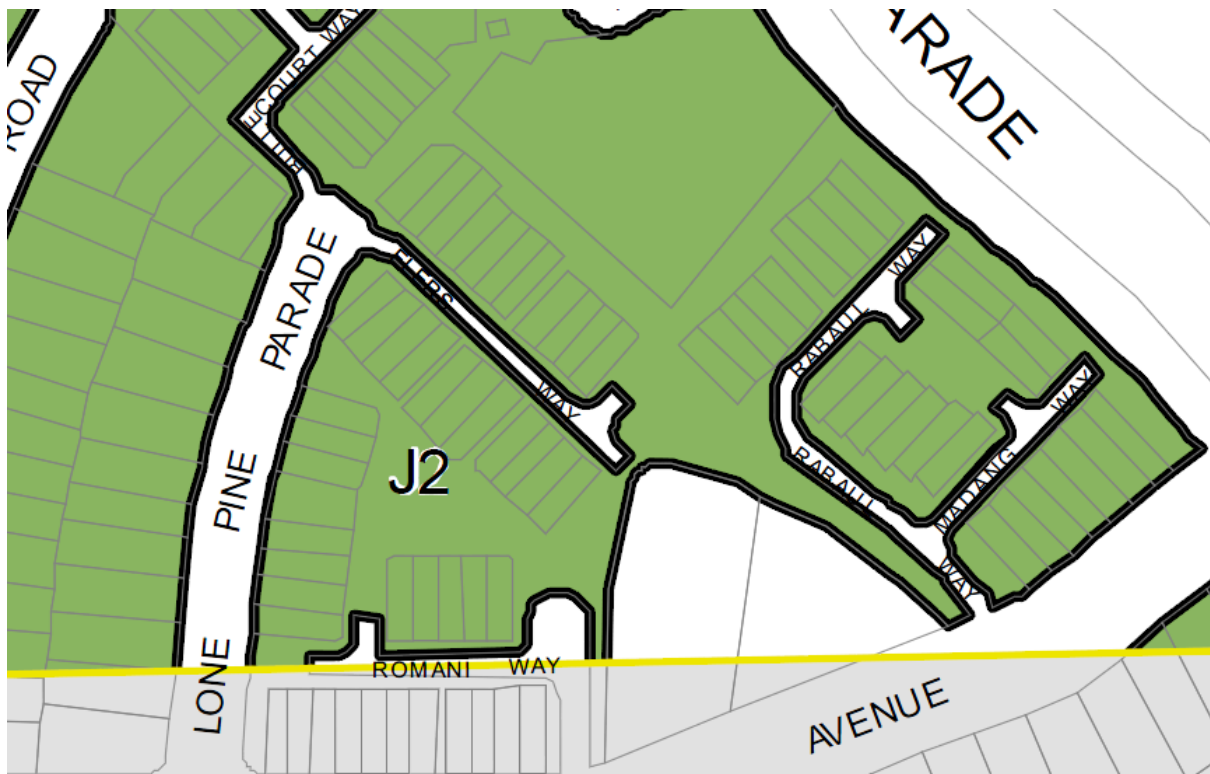


Figure 10 – Proposed Height of Buildings Map HOB_008

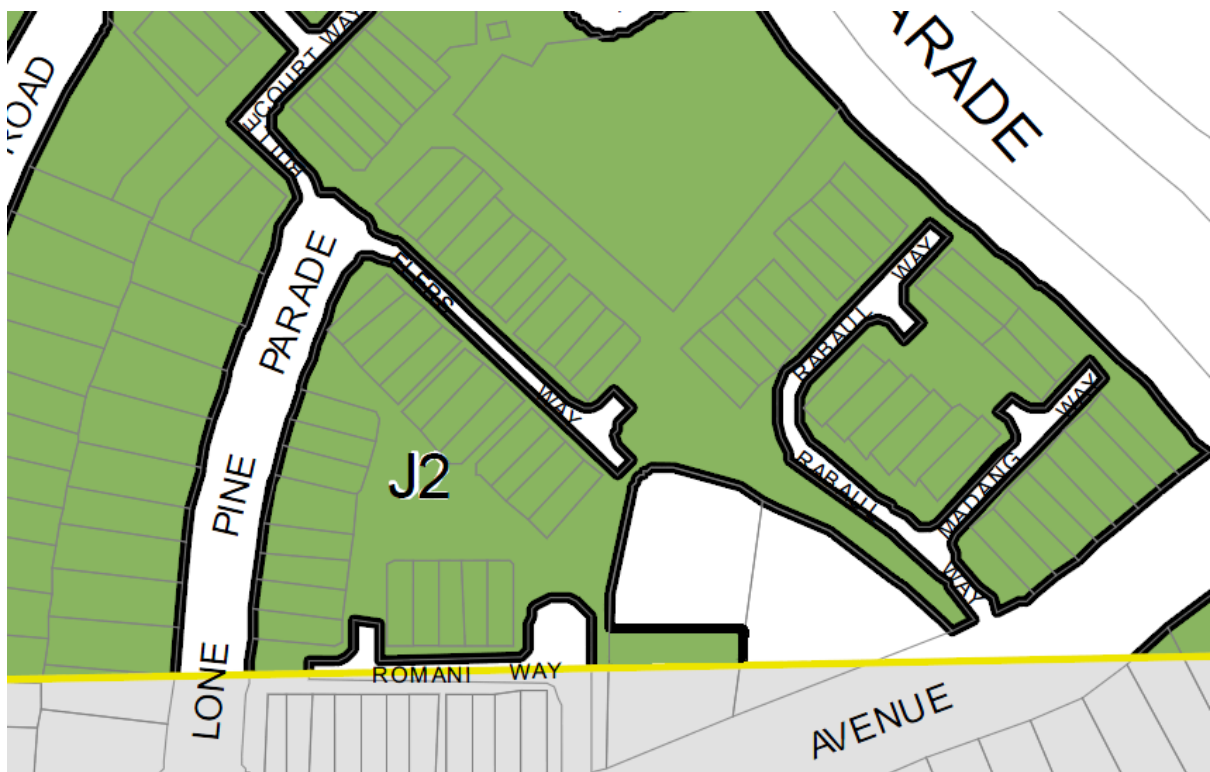


Figure 11 – Current Height of Buildings Map HOB_009

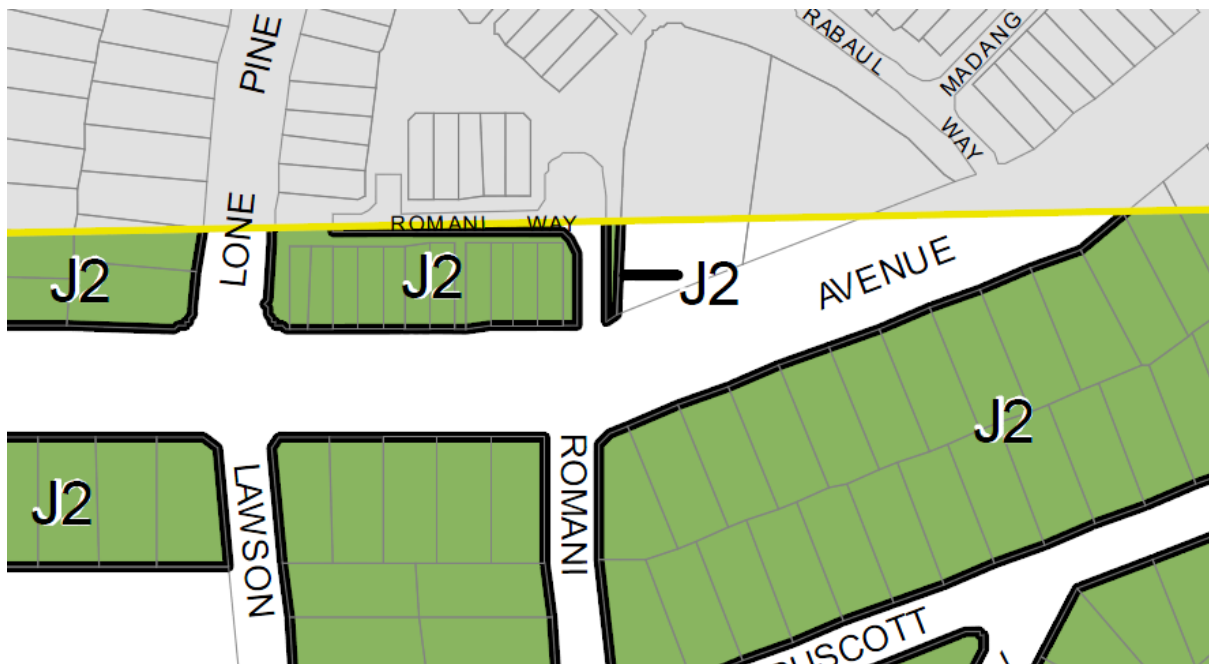


Figure 12 – Proposed Height of Buildings Map HOB_009

